

AGENDA
Nantucket Land Bank Commission
Regular Meeting of September 23, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/85706996650?pwd=2N2B0lF4Kb07xdqgJaQHwfssb5dLKQ.1>

Webinar ID: 857 0699 6650

Passcode: 103259

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

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. GOLF BUSINESS
 - a. Sconset Golf Course – Monthly Review
 - b. Miacomet Golf Course – Monthly Review
 - c. Warrant Authorization – Golf Capital Funds Transfer Request
4. PROPERTY MANAGEMENT
 - a. Approval of RFQ Evaluation Committee Recommendation to Award Contract for OPM Services for 41 Jefferson Building Move Project
 - b. Approval to Award Contract for Gardner Farm Forest Understory Management Services
 - c. One Day Art Installation – Date and Location to be determined
5. REGULAR BUSINESS
 - a. Website Update – Proposal
6. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Advisory Committee
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of September 9, 2025
9. PERSONNEL BUSINESS
 - a. Executive Director – Annual Review
10. CONSENT ITEMS
 - a. Monthly Financial Report – August
 - b. Warrant Authorization – Cash Disbursements

11. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will 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 9/9/25.
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

**Miacomet
Balance Sheet
August 2025**

Assets

	Current YTD	Prior YTD
Due from Elavon ACH online	\$0.00	\$162,537.23
Due from Elavon Credit Card online	\$0.00	\$70,259.87
NGM - MIA Operating Account	\$232,624.14	\$738,700.68
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	\$2,149.38	\$70,407.52
ACH Payment Admin	\$2,844.80	\$63,564.83
MGC Savings Account	\$1,573,389.42	\$701,760.49
Total Cash	\$1,814,707.74	\$1,810,930.62
Accounts Receivable	\$301,906.18	\$266,887.70
Accounts Receivable-Siasconset Golf	\$198,648.99	\$116,203.74
Total Accounts Receivable	\$500,555.17	\$383,091.44
Inventory Golf Shop	\$274,866.64	\$309,661.10
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 Pesicides	\$107,291.23	\$133,278.77
Total Inventory	\$419,435.03	\$514,263.41
Prepaid Expenses- Administration	\$90,912.65	\$83,601.67
Total Prepaid Expenses	\$90,912.65	\$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	\$158,598.09	\$96,726.10
Total CE Payments - Funds in Transit	\$158,598.09	\$96,726.10
Due from NGM	\$0.00	\$0.00
Total Due from NGM	\$0.00	\$0.00
Total Current Assets	\$3,054,551.32	\$2,956,765.40
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
Website	\$3,850.00	\$3,850.00
Total Website	\$3,850.00	\$3,850.00
Clubhouse	\$11,777,928.77	\$11,767,714.72
Clubhouse Grounds	\$39,899.96	\$39,899.96
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

**Miacomet
Balance Sheet
August 2025**

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
Golf Course Renov 2	\$4,157,458.70	\$4,157,458.70
House Renovations	\$59,704.92	\$46,239.61
Land Improvements	\$3,055,423.52	\$2,973,747.71
Leasehold Improvements	\$4,272,852.96	\$4,272,668.76
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$95,443.74	\$95,443.74
Unspecified- (Equipment)	\$243,458.16	\$148,138.13
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	\$16,788,576.24	\$17,173,293.54
Accumulated Amortization	(\$1,851.19)	(\$1,322.39)
Total Accumulated Amortization	(\$1,851.19)	(\$1,322.39)
Total Fixed Assets	\$16,978,497.81	\$17,459,282.17
Total Assets	\$20,033,049.13	\$20,416,047.57

**Miacomet
Balance Sheet
August 2025**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$158,046.42	\$160,139.74
Total Accounts Payable	\$158,046.42	\$160,139.74
Total Accounts Payable	\$158,046.42	\$160,139.74
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	\$454,007.32	\$596,987.36
Total Lease Liability - Wells Fargo - New Golf Carts 202	\$454,007.32	\$596,987.36
Lease Liability - DLL - 101-0601264-000	\$67,089.20	\$81,721.93
Total Lease Liability - DLL - 101-0601264-000	\$67,089.20	\$81,721.93
Lease Liability - Wells Fargo - 603-0141374-005	\$22,620.41	\$49,859.34
Total Lease Liability - Wells Fargo - 603-0141374-005	\$22,620.41	\$49,859.34
Lease Liability - DLL - Toro Proforce Blower	\$14,054.06	\$0.00
Total Lease Liability - DLL - Toro Proforce Blower	\$14,054.06	\$0.00
Lease Liability - DLL - 101-0623515-000	\$103,638.27	\$0.00
Total Lease Liability - DLL - 101-0623515-000	\$103,638.27	\$0.00
Lease Liability - DLL - 101-0630604-000	\$48,645.91	\$0.00
Total Lease Liability - DLL - 101-0630604-000	\$48,645.91	\$0.00
Lease Liability - DLL - NEW	(\$2,523.42)	\$0.00
Total Lease Liability - DLL - NEW	(\$2,523.42)	\$0.00
Golf Schools	\$2,325.00	\$2,325.00
MA Sales Tax Payables Golf	\$36,483.85	\$18,763.50
MA Meals Tax Payable	\$59,724.84	\$32,674.83
Total Accounts Payable	\$98,533.69	\$53,763.33
Accrued Payroll & Related Expenses	(\$19,583.33)	\$166,887.79
Employee Bonus Fund	\$8,969.12	\$5,719.12
Total Payroll	(\$10,614.21)	\$172,606.91
Chit CR Book (Tourn. Gift Cert.)	\$7,314.05	\$9,946.53
Gift Certificate Issued	\$157,272.70	\$132,627.80
Total Gift Certificate	\$164,586.75	\$142,574.33
Deferred Revenue	\$14,666.01	\$0.00
Total Deferred Revenue	\$14,666.01	\$0.00
Gratuity Liability Bar	(\$4,517.65)	(\$3,530.93)
Total Gratuity	(\$4,517.65)	(\$3,530.93)
Lease Payable- PNC #1188236-1	\$0.00	\$17,921.09
Lease Liability - 2022 Cafe Express	\$6,803.93	\$9,256.07
Lease Liability - 2020 Visage Club	\$0.45	\$0.45
Total Lease Payable	\$6,804.38	\$27,177.61
Land Bank Advance on Operations	\$19,324,069.39	\$19,727,301.41
Total Other Funds	\$19,324,069.39	\$19,727,301.41
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	\$45,199.45	\$67,107.86
Total Lease Liability - DLL - 101-0576193-000	\$45,199.45	\$67,107.86
Lease Liability - DLL - 101-0568608-000	\$51,098.12	\$68,748.36

**Miacomet
Balance Sheet
August 2025**

Total Lease Liability - DLL - 101-0568608-000	\$51,098.12	\$68,748.36
Lease Liability - DLL - 101-0570758-000	\$18,691.54	\$24,701.11
Total Lease Liability - DLL - 101-0570758-000	\$18,691.54	\$24,701.11
Lease Liability - Wells Fargo - 603-0273367-000	\$4,782.73	\$6,719.30
Total Lease Liability - Wells Fargo - 603-0273367-000	\$4,782.73	\$6,719.30
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	\$39,138.35	\$73,339.38
Total Lease Liability - Wells Fargo - 603-0141374-006	\$39,138.35	\$73,339.38
Total Current Liabilities	\$24,869,798.77	\$25,535,835.72
Total Liabilities	\$25,027,845.19	\$25,695,975.46
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	\$1,073,505.88	\$455,567.11
Total Equity	(\$4,994,796.06)	(\$5,279,927.89)
Total Liabilities and Equity	\$20,033,049.13	\$20,416,047.57

Miacomet August, 2025 Summary		Month To Date						YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	6,578	6,450	128	6,368	210	2%	22,370	22,920	(550)	22,471	(101)	-2%
	Covers	8,778	8,300	478	8,299	479	6%	36,146	35,085	1,061	35,355	791	3%
Revenue													
	Golf Shop Revenue	1,260,272	1,182,070	78,202	1,061,310	198,962	7%	3,871,507	3,807,595	63,912	3,503,404	368,103	2%
	Food & Beverage	367,401	340,750	26,651	330,105	37,296	8%	1,429,105	1,399,850	29,255	1,370,738	58,367	2%
	Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Membership Dues	(3,865)	0	(3,865)	(3,650)	(215)	#DIV/0!	1,459,849	1,424,290	35,559	1,469,793	(9,944)	2%
	Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Miscellaneous	16,098	19,990	(3,892)	18,080	(1,982)	-19%	555,033	118,820	436,213	108,429	446,604	367%
	Total Revenue	1,639,906	1,542,810	97,096	1,405,845	234,061	6%	7,315,493	6,750,555	564,938	6,452,364	863,130	8%
Cost of Goods Sold													
	Golf Shop	132,975	96,100	36,875	82,234	50,741	38%	441,211	340,000	101,211	283,056	158,155	30%
	Food & Beverage	126,553	119,200	7,353	115,945	10,608	6%	468,684	480,290	(11,606)	461,510	7,175	-2%
	Total Cost of Goods Sold	259,528	215,300	44,228	198,179	61,349	21%	909,896	820,290	89,606	744,566	165,330	11%
	Gross Profit	1,380,378	1,327,510	52,868	1,207,667	172,712	4%	6,405,597	5,930,265	475,332	5,707,798	697,800	8%
Payroll Expense													
	Golf Shop	113,203	127,067	(13,864)	117,583	(4,380)	-11%	465,575	525,739	(60,164)	480,888	(15,313)	-11%
	Food & Beverage	108,581	107,983	598	95,596	12,984	1%	538,903	585,166	(46,263)	532,835	6,068	-8%
	General & Administrative	53,477	54,250	(773)	51,939	1,538	-1%	432,846	433,997	(1,151)	424,768	8,078	0%
	Grounds	131,707	130,782	925	130,087	1,620	1%	754,282	765,755	(11,473)	702,124	52,158	-1%
	Total Payroll	406,968	420,082	(13,114)	395,206	11,762	-3%	2,191,606	2,310,657	(119,051)	2,140,615	50,991	-5%
Operating Expenses													
	Golf Shop	37,463	45,799	(8,336)	20,813	16,650	-18%	162,913	174,756	(11,843)	20,894	142,019	-7%
	Food & Beverage	20,331	16,910	3,421	18,063	2,268	20%	111,307	130,075	(18,768)	94,488	16,819	-14%
	Membership	1,642	0	1,642	1,000	642	#DIV/0!	1,642	1,500	142	1,600	42	9%
	Maintenance	16,325	7,650	8,675	9,337	6,988	113%	89,840	83,782	6,058	62,903	26,938	7%
	General & Administrative	213,798	197,126	16,672	210,148	3,651	8%	1,420,411	1,468,938	(48,527)	1,479,933	(59,521)	-3%
	Grounds	30,617	38,953	(8,336)	47,945	(17,328)	-21%	691,818	430,325	261,493	566,963	124,856	61%
	Total Operating Expenses	320,177	306,438	13,739	307,307	12,870	4%	2,477,932	2,289,376	188,556	2,226,780	251,152	8%
	Total Expense	727,145	726,520	625	702,512	24,633	0%	4,669,538	4,600,033	69,505	4,367,395	(117,681)	2%
	Income/(Loss) from Operations	653,234	600,990	52,244	505,154	148,079	9%	1,736,059	1,330,232	405,827	1,340,403	395,656	31%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	659,789	472,804	186,985	884,720	(224,931)	40%
	Net After Depreciation	653,234	600,990	52,244	505,154	148,079	9%	1,076,270	857,428	218,842	455,683	620,587	26%

Miacomet
August, 2025
Departmental Summary

		Month To Date						Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	6,578	6,450	128	6,368	210	2%	22,370	22,920	(550)	22,471	(101)	-2%
	Covers	8,778	8,300	478	8,299	479	6%	36,146	35,085	1,061	35,355	791	3%
Golf Shop													
Revenue		1,260,272	1,182,070	78,202	1,061,310	198,962	7%	3,871,507	3,807,595	63,912	3,503,404	368,103	2%
Cost of Goods Sold		132,975	96,100	36,875	82,234	50,741	38%	441,211	340,000	101,211	283,056	158,155	30%
Payroll Expense		113,203	127,067	(13,864)	117,583	(4,380)	-11%	465,575	525,739	(60,164)	480,888	(15,313)	-11%
Operating Expense		37,463	45,799	(8,336)	20,813	16,650	-18%	162,913	174,756	(11,843)	20,894	142,019	-7%
Net Profit / (Loss)		976,631	913,104	63,527	840,680	135,951	7%	2,801,807	2,767,100	34,707	2,718,566	83,241	1%
Food & Beverage													
Revenue		367,401	340,750	26,651	330,105	37,296	8%	1,429,105	1,399,850	29,255	1,370,738	58,367	2%
Cost of Goods Sold		126,553	119,200	7,353	115,945	10,608	6%	468,684	480,290	(11,606)	461,510	7,175	-2%
Payroll Expense		108,581	101,283	7,298	95,596	12,984	7%	538,903	551,666	(12,763)	532,835	6,068	-2%
Operating Expense		20,331	16,910	3,421	18,063	2,268	20%	111,307	130,075	(18,768)	94,488	16,819	-14%
Net Profit / (Loss)		111,936	103,357	8,579	100,501	11,435	8%	310,210	237,819	72,391	281,905	28,306	30%
Membership													
Dues		(3,865)	0	(3,865)	(3,650)	(215)	#DIV/0!	1,459,849	1,424,290	35,559	1,469,793	(9,944)	2%
Initiation Fees		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		1,642	0	1,642	1,000	642	#DIV/0!	1,642	1,500	142	1,600	42	9%
Net Profit / (Loss)		(5,507)	0	(5,507)	(4,650)	(857)	#DIV/0!	1,458,207	1,422,790	35,417	1,468,193	(9,986)	2%
Grounds													
Payroll Expense		131,707	130,782	925	130,087	1,620	1%	754,282	765,755	(11,473)	702,124	52,158	-1%
Operating Expense		30,617	38,953	(8,336)	47,945	(17,328)	-21%	334,672	430,325	(95,653)	309,276	25,396	-22%
Net Profit / (Loss)		(162,324)	(169,735)	7,411	(178,033)	15,709	-4%	(1,088,954)	(1,196,080)	107,126	(1,011,400)	(77,554)	-9%
General & Administrative													
Revenue		16,098	19,990	(3,892)	18,080	(1,982)	-19%	172,576	118,820	53,756	108,429	64,148	45%
Payroll Expense		53,477	54,250	(773)	51,939	1,538	-1%	432,846	433,997	(1,151)	424,768	8,078	0%
Operating Expense		213,798	197,126	16,672	210,148	3,651	8%	1,419,883	1,468,938	(49,055)	1,479,404	(59,521)	-3%
Net Profit / (Loss)		(251,177)	(231,386)	(19,791)	(244,007)	(7,171)	9%	(1,680,152)	(1,784,115)	103,963	(1,795,743)	115,591	-6%
Maintenance													
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		16,325	7,650	8,675	9,337	6,988	113%	89,840	83,782	6,058	62,903	26,938	7%
Net Profit / (Loss)		(16,325)	(7,650)	(8,675)	(9,337)	(6,988)	113%	(89,840)	(83,782)	(6,058)	(62,903)	(26,938)	7%
Income/(Loss) from Operations		653,234	607,690	45,544	505,154	148,079	7%	1,711,278	1,363,732	347,546	1,598,618	112,660	25%
Depreciation Expense		0	0	0	0	0	#DIV/0!	659,789	472,804	186,985	884,720	(224,931)	40%
Net After Depreciation		653,234	607,690	45,544	505,154	148,079	7%	1,051,489	890,928	160,561	713,898	337,591	18%

Miacomet August, 2025 Golf Shop														
Month To Date								Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue														
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	0	#DIV/0!
Winter Membership	0	0	0	0	0	#DIV/0!	2	4,250	7,200	(2,950)	6,800	(2,550)	-41%	
Resident Discount Cards	8,625	7,500	1,125	7,100	1,525	15%	3	120,000	119,375	625	94,200	25,800	1%	
Handicap (Non-Members)	0	0	0	0	0	#DIV/0!	4	0	0	0	0	0	0	#DIV/0!
Greens Fees	794,130	763,000	31,130	676,461	117,670	4%	5	2,267,237	2,293,800	(26,563)	2,034,090	233,147	-1%	
Tee Time No Show Charge	315	100	215	770	(455)	215%	6	1,365	300	1,065	1,050	315	355%	
Cart Fees	97,723	107,000	(9,277)	92,328	5,395	-9%	7	319,374	345,700	(26,326)	308,546	10,829	-8%	
Golf Club Repair	262	200	62	353	(91)	31%	8	1,187	1,050	137	1,113	75	13%	
Range Ball Sales	49,780	48,500	1,280	48,662	1,118	3%	9	158,665	152,750	5,915	155,499	3,167	4%	
Club Rental Sets	30,230	21,000	9,230	21,802	8,428	44%	10	90,587	70,500	20,087	68,329	22,259	28%	
Walking Trolley Rental	6,794	5,270	1,524	5,552	1,242	29%	11	17,145	15,420	1,725	15,785	1,360	11%	
Club/Cart Storage	0	0	0	(800)	800	#DIV/0!	12	30,117	35,000	(4,883)	36,517	(6,400)	-14%	
Lessons	45,220	60,000	(14,780)	60,770	(15,550)	-25%	13	121,378	143,000	(21,622)	144,380	(23,002)	-15%	
Golf Clinics	6,270	3,500	2,770	760	5,510	79%	14	9,045	3,500	5,545	1,560	7,485	158%	
Tournaments	(1,991)	0	(1,991)	(4,017)	2,026	#DIV/0!	15	34,089	17,000	17,089	30,817	3,272	101%	
League Income	3,171	6,000	(2,829)	5,700	(2,529)	-47%	16	13,011	18,000	(4,989)	15,247	(2,236)	-28%	
Merchandise	219,677	160,000	59,677	144,706	74,971	37%	17	688,715	563,000	125,715	535,367	153,348	22%	
Over/Under	0	0	0	238	(238)	#DIV/0!		(0)	0	(0)	151	(152)	#DIV/0!	
Total Revenue	1,260,207	1,182,070	78,137	1,060,385	199,822	7%		3,876,167	3,785,595	90,572	3,449,451	426,716	2%	
Cost of Goods Sold														
Golf Shop	132,099	95,000	37,099	81,018	51,082	39%	18	435,978	335,300	100,678	277,242	158,736	30%	
Member 10% Shop Discounts	875	1,100	(225)	1,216	(341)	-20%		5,233	4,700	533	5,814	(581)	11%	
Total Cost of Goods Sold	132,975	96,100	36,875	82,234	50,741	38%		441,211	340,000	101,211	283,056	158,155	30%	
Gross Profit	1,127,232	1,085,970	41,262	978,151	149,081	4%		3,434,956	3,445,595	(10,639)	3,166,395	268,561	0%	
Payroll Expense														
Golf Lessons	30,724	40,000	(9,276)	45,107	(14,382)	-23%	19	89,448	101,000	(11,552)	106,521	(17,074)	-11%	
Gripping	114	600	(486)	350	(236)	-81%	20	990	1,400	(410)	1,119	(129)	-29%	
Golf Clinic	7,230	4,000	3,230	873	6,357	81%	21	11,728	9,000	2,728	2,187	9,541	30%	
Director of Golf Gross	12,281	12,017	264	11,923	358	2%	22	96,265	96,135	130	92,695	3,570	0%	
Head Golf Pro	10,457	9,950	507	10,087	370	5%	23	60,141	60,824	(683)	58,491	1,650	-1%	
Golf Professional Subs	5,314	5,500	(186)	5,314	0	-3%	24	12,600	19,380	(6,780)	12,429	171	-35%	
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	17,108	21,000	(3,892)	15,213	1,895	-19%	27	86,426	117,500	(31,074)	99,371	(12,945)	-26%	
Outside Services Payroll	29,975	34,000	(4,025)	28,716	1,259	-12%	28	107,977	120,500	(12,523)	108,075	(98)	-10%	
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Payroll	113,203	127,067	(13,864)	117,583	(4,380)	-11%		465,575	525,739	(60,164)	480,888	(15,313)	-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	2,000	(2,000)	2,627	(2,627)	-100%	30	4,135	8,900	(4,765)	7,706	(3,571)	-54%	

Travel and Education	152	0	152	0	152	#DIV/0!	31	5,758	4,500	1,258	1,226	4,532	28%
Electricity - Cart Barn	1,078	1,250	(172)	1,174	(96)	-14%		9,898	8,000	1,898	9,133	765	24%
Club Car/Golf Car Lease	0	705	(705)	0	0	-100%	32	826	3,525	(2,699)	(42,199)	43,025	-77%
Visage GPS	3,163	3,136	27	6,272	(3,109)	1%	33	(18,789)	25,088	(43,877)	(9,408)	(9,381)	-175%
Range Supplies	1,567	0	1,567	522	1,045	#DIV/0!	34	13,937	14,000	(63)	3,175	10,762	0%
Golf Cart Repairs & Maintenance	129	500	(371)	342	(213)	-74%	35	10,418	12,390	(1,972)	13,272	(2,854)	-16%
Range Picker Repair & Maintenance	0	0	0	0	0	#DIV/0!	36	0	1,000	(1,000)	0	0	-100%
Range Balls	0	0	0	0	0	#DIV/0!	37	17,138	12,300	4,838	13,088	4,050	39%
Tees, Markers, Etc.	1,795	2,000	(205)	1,673	122	-10%	38	7,777	9,000	(1,223)	5,614	2,162	-14%
Score Cards	3,264	0	3,264	0	3,264	#DIV/0!	39	5,409	4,400	1,009	0	5,409	23%
Uniforms / Clothing Allowance	0	1,000	(1,000)	466	(466)	-100%	40	4,320	8,000	(3,680)	3,408	913	-46%
Bag Tags	0	0	0	0	0	#DIV/0!	41	0	1,750	(1,750)	0	0	-100%
Shipping (ups/fedex)	(185)	0	(185)	30	(215)	#DIV/0!	42	(77)	1,755	(1,832)	1,375	(1,453)	-104%
Office/Shop Supplies	0	208	(208)	543	(543)	-100%	43	499	1,748	(1,249)	754	(255)	-71%
Cell Phones	0	0	0	0	0	#DIV/0!	44	0	0	0	0	0	#DIV/0!
Handicaps	3,845	0	3,845	0	3,845	#DIV/0!	45	3,845	1,000	2,845	(780)	4,625	285%
Golf Course Water Supplies	385	1,000	(615)	1,125	(740)	-62%	46	1,458	2,750	(1,292)	1,990	(532)	-47%
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	47	26	0	26	0	26	#DIV/0!
Rental Clubs	0	0	0	0	0	#DIV/0!	48	35,275	1,500	33,775	(8,761)	44,036	2252%
Golf Clinic Equipment	0	0	0	192	(192)	#DIV/0!	49	0	500	(500)	192	(192)	-100%
Golf Shop Small Equipment	0	500	(500)	117	(117)	-100%	50	0	1,500	(1,500)	117	(117)	-100%
League Expense	0	1,000	(1,000)	0	0	-100%	51	1,649	3,200	(1,551)	2,734	(1,085)	-48%
Tournament Expenses	21,966	32,000	(10,034)	5,423	16,543	-31%	52	52,083	36,250	15,833	8,091	43,993	44%
Tournament Supplies	0	0	0	0	0	#DIV/0!	53	75	1,500	(1,425)	1,563	(1,488)	-95%
Simulator Expense	0	0	0	0	0	#DIV/0!		4,627	5,200	(573)	5,226	(599)	
Supplies	304	500	(196)	306	(2)	-39%	54	2,627	3,500	(873)	1,879	747	-25%
Total Operating Expenses	37,463	45,799	(8,336)	20,813	16,650	-18%		162,913	174,756	(11,843)	20,894	142,019	-7%
Income/(Loss) from Operations	976,566	913,104	63,462	839,755	136,811	7%		2,806,467	2,745,100	61,367	2,664,612	141,855	2%

Miacomet
August, 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	211,232	200,750	10,482	191,084	20,149	5%	55	811,675	812,250	(575)	785,189	26,486	0%
Bar Sales	154,297	140,000	14,297	138,433	15,864	10%	56	613,689	587,100	26,589	584,580	29,109	5%
Clubhouse Usage Fees (Rental)	1,885	0	1,885	433	1,452	#DIV/0!	57	3,771	500	3,271	933	2,838	654%
Over/Under	(14)	0	(14)	156	(170)	#DIV/0!		(30)	0	(30)	35	(65)	#DIV/0!
Total Revenue	367,401	340,750	26,651	330,105	37,296	8%		1,429,105	1,399,850	29,255	1,370,738	58,367	2%
Cost of Goods Sold													
Food	92,169	79,250	12,919	79,135	13,034	16%	58	320,855	320,450	405	310,218	10,637	0%
Beer	11,945	39,200	(27,255)	16,280	(4,335)	-70%	59	51,219	156,840	(105,621)	54,746	(3,527)	-67%
Wine	9,771	0	9,771	8,866	905	#DIV/0!	60	32,056	0	32,056	32,757	(700)	#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	3,789	0	3,789	4,796	(1,006)	#DIV/0!	62	19,536	0	19,536	17,341	2,195	#DIV/0!
Bar Snacks	321	0	321	0	321	#DIV/0!	63	2,765	0	2,765	812	1,953	#DIV/0!
Liquor	8,559	0	8,559	6,868	1,691	#DIV/0!	64	42,254	0	42,254	43,921	(1,667)	#DIV/0!
Member Food 10% Discount	0	750	(750)	0	0	-100%		0	3,000	(3,000)	0	0	-100%
Total Cost of Goods Sold	126,553	119,200	7,353	115,945	10,608	6%		468,684	480,290	(11,606)	461,510	7,175	-2%
Gross Profit	240,848	221,550	19,298	214,161	26,687	9%		960,421	919,560	40,861	909,228	51,193	4%
Payroll Expense													
Food & Beverage Manager	7239.01	7333	(94)	7068.68	170	-1%	65	56,786	58,666	(1,880)	55,637	1,148	-3%
Restaurant Manager	4650	5000	(350)	4857.4	(207)	-7%	66	36,450	34,800	1,650	38,294	(1,844)	5%
Chef Gross	11497	11250	247	10730.75	767	2%	67	90,124	90,000	124	84,461	5,662	0%
Payroll Bar/Wait Staff	44564	40000	4,564	35332.63	9,231	11%	68	171,801	162,000	9,801	155,909	15,892	6%
Cook Gross	0	6700	(6,700)	6642.85	(6,643)	-100%	69	1,071	53,600	(52,529)	52,286	(51,214)	-98%
Kitchen Staff/Dishwashers Gross	40,630	31,000	9,630	30,964	9,666	31%	70	182,671	152,600	30,071	146,247	36,424	20%
Total Payroll	108,581	101,283	7,298	95,596	12,984	7%		538,903	551,666	(12,763)	532,835	6,068	-2%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	321.55	500	(178)	1,330	(1,008)	-36%	72	2,702	6,925	(4,223)	7,159	(4,456)	-61%
Travel and Education	0	500	(500)	0	0	-100%	73	6,671	7,000	(329)	2,400	4,271	-5%
Uniforms / Clothing Allowance	254.47	0	254	0	254	#DIV/0!	74	6,670	10,000	(3,330)	8,058	(1,388)	-33%
Clubhouse Cleaning Labor	11,008	10,000	1,008	9,561	1,448	10%	75	58,987	64,000	(5,013)	41,401	17,587	-8%
Clubhouse Floor Supplies	3899	2500	1,399	3,959	(60)	56%	76	15,808	15,250	558	18,145	(2,336)	4%
China, Glass & Silver	0	500	(500)	61	(61)	-100%	77	0	2,500	(2,500)	399	(399)	-100%
Kitchen Cleaning & Dishwasher Supplies	118	150	(32)	944	(827)	-22%	78	1,090	3,150	(2,060)	1,409	(319)	-65%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	0	500	(500)	0	0	-100%	80	974	2,000	(1,026)	591	383	-51%
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)	0	390	-22%
Kitchen Small Equipment	0	0	0	0	0	#DIV/0!	83	3,821	3,000	821	2,587	1,234	27%
Clubhouse Small Equipment	0	0	0	0	0	#DIV/0!	84	0	2,500	(2,500)	687	(687)	-100%
Kitchen Laundry	90	150	(60)	415	(325)	-40%	85	295	800	(505)	1,116	(821)	-63%
Kitchen Paper & Supplies	4,641	1,500	3,141	1,792	2,848	209%	86	13,180	8,500	4,680	9,079	4,101	55%
Clubhouse Cleaning & Supplies	0	500	(500)	0	0	-100%	87	486	2,750	(2,264)	1,084	(599)	-82%
Flowers/Decorations	0	110	(110)	0	0	-100%	88	233	600	(367)	170	64	-61%
Total Operating Expenses	20,331	16,910	3,421	18,063	2,268	20%		111,307	130,075	(18,768)	94,488	16,819	-14%
Income/(Loss) from Operations	111,936	103,357	8,579	100,501	11,435	8%		310,210	237,819	72,391	281,905	28,306	30%

Miacomet
August, 2025
Membership

August, 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		(3,865)	0	(3,865)	(3,650)	(215)	#DIV/0!	90	1,459,849	1,424,290	35,559	1,469,793	(9,944)	2%
Member Finance Charges		0	0	0	0	0	#DIV/0!	91	0	0	0	0	0	#DIV/0!
Total Revenue		(3,865)	0	(3,865)	(3,650)	(215)	#DIV/0!		1,459,849	1,424,290	35,559	1,469,793	(9,944)	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		1,642	0	1,642	1,000	642	#DIV/0!	93	1,642	1,500	142	1,600	42	9%
Total Operating Expenses		1,642	0	1,642	1,000	642	#DIV/0!		1,642	1,500	142	1,600	42	9%
Income/(Loss) from Operations		(5,507)	0	(5,507)	(4,650)	(857)	#DIV/0!		1,458,207	1,422,790	35,417	1,468,193	(9,986)	2%

Miacomet
August, 2025
Grounds

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Golf Course Superintendent Gross	13,201	12,917	284	12,775	426	2%	94	103,475	103,335	140	100,549	2,926	0%
Assistant Superintendent	8,379	8,199	180	8,135	244	2%	95	65,682	65,592	90	64,030	1,652	0%
Asst. Superintendent #2	7,068	6,916	152	6,813	255	2%	96	55,404	55,328	76	45,065	10,339	0%
Mechanic Gross	7,920	7,750	170	7,665	255	2%	97	62,085	62,000	85	49,810	12,275	0%
Hourly Labor Gross	6,574	10,000	(3,426)	4,571	2,003	-34%	98	52,320	65,500	(13,180)	48,568	3,752	-20%
Seasonal Labor	88,565	85,000	3,565	90,128	(1,563)	4%	99	415,316	414,000	1,316	394,102	21,214	0%
Total Payroll	131,707	130,782	925	130,087	1,620	1%		754,282	765,755	(11,473)	702,124	52,158	-1%
Operating Expenses													
Water	262	450	(188)	718	(456)	-42%	100	1,493	2,150	(657)	1,246	247	-31%
Golf Course Supplies	0	0	0	0	0	#DIV/0!	101	15,496	11,000	4,496	10,578	4,918	41%
Fertilizer	2,328	0	2,328	2,278	50	#DIV/0!	102	26,153	20,000	6,153	12,267	13,886	31%
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	103	78,937	82,000	(3,063)	59,780	19,157	-4%
Surfactants	0	0	0	0	0	#DIV/0!	104	25,084	22,000	3,084	20,131	4,953	14%
Tools	0	0	0	139	(139)	#DIV/0!	105	5,235	10,000	(4,765)	7,448	(2,212)	-48%
Shop Supplies	254	0	254	2,417	(2,163)	#DIV/0!	106	5,964	10,000	(4,036)	9,247	(3,282)	-40%
Electric - Pump House & Irrigation	3,876	2,000	1,876	3,150	726	94%	107	8,031	11,850	(3,819)	7,023	1,008	-32%
Electric - Maintenance Building	783	800	(17)	1,517	(734)	-2%	108	3,643	5,900	(2,257)	4,224	(580)	-38%
Electric - Dorm	978	1,000	(22)	(201)	1,179	-2%	109	13,878	7,500	6,378	9,489	4,388	85%
Liquid Propane	0	450	(450)	365	(365)	-100%	110	6,918	9,700	(2,782)	11,115	(4,197)	-29%
Cell Phones	300	220	80	200	100	36%	111	2,130	1,760	370	1,917	213	21%
Raw Materials & Topdressing	2,393	7,000	(4,607)	17,045	(14,652)	-66%	112	27,019	35,000	(7,981)	35,574	(8,555)	-23%
Seed	0	0	0	1,388	(1,388)	#DIV/0!	113	0	2,500	(2,500)	1,388	(1,388)	-100%
Gas, Oil & Diesel	83	4,500	(4,417)	6,126	(6,043)	-98%	114	18,440	22,500	(4,060)	19,035	(595)	-18%
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	115	2,334	1,500	834	1,377	957	56%
Golf Course Repairs & Main	0	0	0	0	0	#DIV/0!	116	302	3,750	(3,448)	0	302	-92%
Equipment - Repairs & Main	13,025	3,000	10,025	3,999	9,026	334%	117	34,405	27,000	7,405	26,929	7,477	27%
Irrigation - Repair & Main	3,477	5,000	(1,523)	2,016	1,461	-30%	118	5,403	17,500	(12,097)	5,918	(514)	-69%
Roads / Fences - Repair & Main	0	0	0	2,890	(2,890)	#DIV/0!	119	2,480	3,000	(520)	3,040	(560)	-17%
Contract Services	528	0	528	1,310	(782)	#DIV/0!	120	6,283	10,000	(3,717)	7,994	(1,711)	-37%
Cleaning Dorm	0	1,250	(1,250)	0	0	-100%	121	2,516	10,000	(7,484)	8,908	(6,392)	-75%
Small Equipment Rental	0	0	0	0	0	#DIV/0!	122	0	750	(750)	0	0	-100%
Leases (Utility Vehicles)	702	10,433	(9,731)	0	702	-93%	123	1,596	52,165	(50,569)	(6,629)	8,225	-97%
Consultants	0	0	0	318	(318)	#DIV/0!	124	815	4,000	(3,185)	3,332	(2,517)	-80%
Office Supplies	0	0	0	0	0	#DIV/0!	125	210	1,500	(1,290)	1,177	(967)	-86%
Cable TV & Internet	128	550	(422)	536	(407)	-77%	126	3,304	4,400	(1,096)	4,085	(781)	-25%
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	8,000	(5,700)	4,693	(2,393)	-71%
Dues & Subscriptions	0	0	0	210	(210)	#DIV/0!	129	3,797	2,500	1,297	4,719	(922)	52%
Uniforms	0	0	0	0	0	#DIV/0!	130	6,316	7,500	(1,184)	5,753	563	-16%
Storage Container Rental	0	0	0	0	0	#DIV/0!	131	0	0	0	0	0	#DIV/0!
Employee Relations	0	300	(300)	0	0	-100%	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	1,499	2,000	(501)	1,524	(25)	-25%	134	12,887	16,000	(3,113)	23,831	(10,944)	-19%
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	135	11,162	6,000	5,162	3,689	7,473	86%
Total Operating Expenses	30,617	38,953	(8,336)	47,945	(17,328)	-21%		334,672	430,325	(95,653)	309,276	25,396	-22%
Income/(Loss) from Operations	(162,324)	(169,735)	7,411	(178,033)	15,709	-4%		(1,088,954)	(1,196,080)	107,126	(1,011,400)	(77,554)	-9%

Miacomet
August, 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	7,417	3,166	4,251	441	6,976	134%	136	36,225	36,162	63	21,829	14,396	0%
Dorm Repair & Maint	970	500	470	1,292	(321)	94%	137	1,799	3,500	(1,701)	4,355	(2,556)	-49%
Golf Course Building Repair & Maint	2,280	750	1,530	0	2,280	204%	138	11,797	10,500	1,297	10,843	954	12%
Golf Course Building HVAC R&M	0	500	(500)	0	0	-100%	139	0	1,250	(1,250)	0	0	-100%
Clubhouse HVAC R&M	3,905	0	3,905	0	3,905	#DIV/0!	140	4,348	5,000	(652)	0	4,348	-13%
Clubhouse Electrical R&M	0	500	(500)	98	(98)	-100%	141	4,240	4,000	240	292	3,948	6%
Golf Course Building Electrical R&M	0	210	(210)	72	(72)	-100%	142	2,997	5,760	(2,763)	4,678	(1,681)	-48%
Clubhouse Plumbing R&M	0	416	(416)	3,708	(3,708)	-100%	143	3,348	3,996	(648)	4,261	(912)	-16%
Oakson Septic System	0	0	0	0	0	#DIV/0!	144	0	500	(500)	0	0	-100%
Golf Course Building Plumbing R&M	0	333	(333)	0	0	-100%	145	3,183	2,664	519	299	2,884	19%
Alarm System/Activity	968	675	293	2,726	(1,758)	43%	146	5,490	5,400	90	6,681	(1,191)	2%
Refrigeration	784	600	184	1,000	(216)	31%	147	8,677	5,050	3,627	8,180	497	72%
Miscellaneous	0	0	0	0	0	#DIV/0!		7,737	0	7,737	1,486	6,251	#DIV/0!
Total Operating Expenses	16,325	7,650	8,675	9,337	6,988	113%		89,840	83,782	6,058	62,903	26,938	7%
Income/(Loss) from Operations	(16,325)	(7,650)	(8,675)	(9,337)	(6,988)	113%		(89,840)	(83,782)	0	(62,903)	(26,938)	7%

Miacomet
August, 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	10,000	59,932	12,616	57,316	599%
Winter Memberships	0	0	0	0	0	#DIV/0!	150	0	0	0	0	0	#DIV/0!
House Rental Income	16,098	18,740	(2,642)	18,080	(1,982)	-14%	151	102,644	108,820	(6,176)	95,812	6,831	-6%
	0	0	0	0		#DIV/0!		0	0	0	0		#DIV/0!
Total Revenue	16,098	19,990	(2,642)	18,080	(1,982)	-19%		172,576	118,820	(6,176)	108,429	64,148	45%
Payroll Expense													
Controller	9,964	9,750	214	9,538	426	2%	152	78,107	78,000	107	75,077	3,030	0%
Administrative Services Manager	3,746	5,166	(1,420)	4,905	(1,160)	-27%	153	39,856	41,332	(1,476)	34,951	4,905	-4%
General Manager	20,184	19,750	434	19,162	1,022	2%	154	158,217	158,000	217	150,824	7,393	0%
Management Payment	19,583	19,584	(1)	18,333	1,250	0%	155	156,667	156,665	2	163,916	(7,249)	0%
Total Payroll	53,477	54,250	(773)	51,939	1,538	-1%		432,846	433,997	(1,151)	424,768	8,078	0%
Operating Expenses													
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	156	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	2,631	2,800	(169)	2,010	620	-6%	157	16,734	13,850	2,884	12,155	4,579	21%
Office Supplies	2,015	2,000	15	1,675	340	1%	158	6,654	6,950	(296)	6,584	70	-4%
Bank & Finance Charges	232	42	190	263	(32)	452%	159	27	336	(309)	2,091	(2,063)	-92%
Credit Card Merchant Services	44,240	36,000	8,240	38,322	5,918	23%	160	145,913	127,250	18,663	132,522	13,391	15%
Nant Land Bank Debt - Interest	0	0		0				0	0		0		
Office Equipment Leases	0	200	(200)	0	0	-100%	161	(364)	1,600	(1,964)	(631)	267	-123%
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	0	100	(100)	0	0	-100%	164	1,980	1,100	880	1,329	651	80%
Dues and Subscriptions	1,052	800	252	1,650	(598)	32%	165	1,915	4,000	(2,085)	4,584	(2,669)	-52%
Travel and Education	3,390	2,166	1,224	902	2,488	57%	166	24,275	21,328	2,947	18,033	6,242	14%
POS Support/Computer Support	14,278	6,788	7,490	4,294	9,984	110%	167	66,636	75,304	(8,668)	78,385	(11,749)	-12%
Legal Fees	0	0	0	0	0	#DIV/0!	168	0	4,500	(4,500)	0	0	-100%
Professional Accounting	0	10,000	(10,000)	5,000	(5,000)	-100%	169	7,200	36,230	(29,030)	8,600	(1,400)	-80%
Cell Phones	362	350	12	321	41	3%	170	2,285	2,800	(515)	2,631	(347)	-18%
Payroll Service	5,462	4,000	1,462	3,829	1,632	37%	171	26,264	27,500	(1,236)	44,412	(18,148)	-4%
Trash Removal	4,178	4,500	(322)	7,283	(3,105)	-7%	172	22,416	26,600	(4,184)	25,151	(2,735)	-16%
Employee Relations	92	0	92	0	92	#DIV/0!	173	890	500	390	348	542	78%
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	174	0	12,000	(12,000)	0	0	-100%
License & Fees	0	0	0	0	0	#DIV/0!	175	1,664	2,600	(936)	554	1,110	-36%
Miscellaneous	0	0		0				0	0	0	3,308	(3,308)	#DIV/0!
Electricity	4,742	4,000	742	3,666	1,075	19%	176	35,542	28,200	7,342	27,994	7,549	26%
Liquid Propane	0	2,600	(2,600)	2,348	(2,348)	-100%	177	23,803	26,350	(2,547)	22,249	1,554	-10%
Telephone	156	60	96	65	91	160%	178	547	480	67	522	25	14%
Heating Fuel	0	0	0	0	0	#DIV/0!	179	0	0	0	0	0	#DIV/0!
Water	471	400	71	488	(17)	18%	180	3,059	3,700	(641)	4,053	(994)	-17%
Cable TV & Internet	2,040	1,750	290	1,985	54	17%	181	16,768	14,560	2,208	15,337	1,431	15%
Web Site	0	0	0	0	0	#DIV/0!	182	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	183	0	5,500	(5,500)	27	(27)	-100%
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	184	61,332	86,028	(24,696)	41,067	20,265	-29%
Professional Liability	0	0	0	0	0	#DIV/0!	185	6,849	5,500	1,349	7,604	(754)	25%

Insurance - Workers Comp	0	2,000	(2,000)	5,326	(5,326)	-100%	186	22,474	12,750	9,724	13,138	9,336	76%
Excise Tax/Truck Registration	0	0	0	0	0	#DIV/0!	187	0	1,400	(1,400)	407	(407)	-100%
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%
Bad Debt	0	0	0	0	0	#DIV/0!	190	0	0	0	0	0	#DIV/0!
Retirement Plan	2,993	2,600	393	1,922	1,071	15%	191	22,475	19,000	3,475	17,121	5,354	18%
Payroll Taxes - Mgmt. & Empl. Exp.	62,878	52,000	10,878	50,175	12,704	21%	192	285,807	310,500	(24,693)	306,733	(20,925)	-8%
Employee Housing Rent	24,300	24,000	300	28,300	(4,000)	1%	193	225,050	224,500	550	227,900	(2,850)	0%
Employee Housing - Utilities	5,519	2,000	3,519	12,237	(6,719)	176%	194	52,729	50,000	2,729	61,605	(8,876)	5%
Employee Housing R&M	3,680	200	3,480	2,744	935	1740%	195	12,425	11,400	1,025	26,724	(14,299)	9%
Dorm Rent	10,000	10,000	0	10,000	0	0%	196	40,000	45,000	(5,000)	82,400	(42,400)	-11%
Health Insurance	18,555	25,000	(6,445)	24,975	(6,421)	-26%	197	186,784	215,237	(28,453)	211,912	(25,128)	-13%
Manager Clothing Allowance	0	0	0	0	0	#DIV/0!	198	540	1,200	(660)	258	282	-55%
Employee Severence Expense	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	65	120	(55)	0	65	-46%	200	315	660	(345)	152	163	-52%
Food & Bev Manager Comp Charges	469	450	19	342	127	4%	201	3,207	3,100	107	2,188	1,019	3%
Golf Course Manager Comp Charges	0	100	(100)	0	0	-100%	202	58	400	(342)	0	58	-86%
Director of Golf Comp Charges	0	100	(100)	22	(22)	-100%	203	261	500	(239)	274	(13)	-48%
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	(0)	0	#DIV/0!
Total Operating Expenses	213,798	197,126	16,672	210,148	3,651	8%		1,418,349	1,463,938	(45,589)	1,478,870	(60,521)	-3%
Income/(Loss) from Operations	(251,177)	(231,386)	(18,541)	(244,007)	(7,171)	9%		(1,678,618)	(1,779,115)	40,564	(1,795,209)	116,590	-6%
Depreciation Expense	0	0	0	0	0	#DIV/0!		659,789	472,804	186,985	884,720	(224,931)	40%
Income/(Loss) After Depreciation	(251,177)	(231,386)	(19,791)	(244,007)	(7,171)	9%		(2,338,407)	(2,251,919)	(86,488)	(2,679,929)	341,522	4%

MGC August Variance Report

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
	GOLF SHOP					
	Revenue					
1	Play Cards	0	0	0	0%	
2	Winter Membership	4,250	7,200	(2950)	-41%	
3	Resident Discount Cards	120,000	119,375	625	1%	
4	Handicap (Non-Members)	0	0	0	0%	
5	Greens Fees	2,267,237	2,293,800	(26563)	-1%	
6	Tee Time No Show Charge	1,365	300	1065	355%	
7	Cart Fees	319,374	345,700	(26326)	-8%	
8	Golf Club Repair	1,187	1,050	137	13%	
9	Range Ball Sales	158,665	152,750	5915	4%	
10	Club Rental Sets	90,587	70,500	20087	28%	
11	Walking Trolley Rental	17,145	15,420	1725	11%	
12	Club/Cart Storage	30,117	35,000	(4883)	-14%	
13	Lessons	121,378	143,000	(21622)	-15%	
14	Golf Clinics	9,045	3,500	5545	158%	
15	Tournaments	34,089	17,000	17089	101%	
16	League Income	13,011	18,000	(4989)	-28%	
17	Merchandise	688,715	563,000	125715	22%	
	Cost of Goods Sold					
18	Golf Shop	435,978	335,300	100678	30%	
	Payroll Expense					
19	Golf Lessons	89,448	101,000	(11552)	-11%	
20	Gripping	990	1,400	(410)	-29%	
21	Golf Clinic	11,728	9,000	2728	30%	
22	Director of Golf Gross	96,265	96,135	130	0%	
23	Head Golf Pro	60,141	60,824	(683)	-1%	
24	Golf Professional Subs	12,600	19,380	(6780)	-35%	
25	Golf Shop Manager	0	0	0	0%	
26	Outside Service Mgr	0	0	0	0%	
27	Shop Clerks Gross	86,426	117,500	(31074)	-26%	
28	Outside Services Payroll	107,977	120,500	(12523)	-10%	
	Operating Expenses					
29	Advertising	0	1,500	(1500)	-100%	
30	Dues and Subscriptions	4,135	8,900	(4765)	-54%	
31	Travel and Education	5,758	4,500	1258	28%	Timing as I budgeted for this over a three-month period
32	Club Car/Golf Car Lease	826	3,525	(2699)	-77%	
33	Visage GPS	(18,789)	25,088	(43877)	-175%	
34	Range Supplies	13,937	14,000	(63)	0%	
35	Golf Cart Repairs & Maintenance	10,418	12,390	(1972)	-16%	
36	Range Picker Repair & Maintenance	0	1,000	(1000)	-100%	
37	Range Balls	17,138	12,300	4838	39%	We had our ball washing machine go down, and we needed to purchase another round of balls
38	Tees, Markers, Etc.	7,777	9,000	(1223)	-14%	
39	Score Cards	5,409	4,400	1009	23%	Started to run low and purchased more boxes
40	Uniforms / Clothing Allowance	4,320	8,000	(3680)	-46%	
41	Bag Tags	0	1,750	(1750)	-100%	
42	Shipping (ups/fedex)	(77)	1,755	(1832)	-104%	
43	Office/Shop Supplies	499	1,748	(1249)	-71%	
44	Cell Phones	0	0	0	0%	
45	Handicaps	3,845	1,000	2845	285%	We had more members sign up, and Mass Golf was previously covering the cost.
46	Golf Course Water Supplies	1,458	2,750	(1292)	-47%	
47	Damaged Goods/Outdated Merchandise	26	0	26	#DIV/0!	
48	Rental Clubs	35,275	1,500	33775	2252%	We return at the end of the season and receive a credit.
49	Golf Clinic Equipment	0	500	(500)	-100%	
50	Golf Shop Small Equipment	0	1,500	(1500)	-100%	
51	League Expense	1,649	3,200	(1551)	-48%	
52	Tournament Expenses	52,083	36,250	15833	44%	Purchasing for member guest tournaments (men's, women's) later in the year. Timing.
53	Tournament Supplies	75	1,500	(1425)	-95%	
54	Supplies	2,627	3,500	(873)	-25%	
	FOOD & BEVERAGE					
	Revenue					
55	Food Sales	811,675	812,250	(575)	0%	COGS food is 40%
56	Bar Sales	613,689	587,100	26589	5%	COGS Bar is 24%
57	Clubhouse Usage Fees (Rental)	3,771	500	3271	654%	
	Cost of Goods Sold					
58	Food	320,855	320,450	405	0%	
59	Beer	51,219	156,840	(105621)	-67%	
60	Wine	32,056	0	32056	#DIV/0!	
61	Bar Paper/Supply Cost	0	0	0	0%	
62	Non- Alcoholic Beverage	19,536	0	19536	#DIV/0!	
63	Bar Snacks	2,765	0	2765	#DIV/0!	
64	Liquor	42,254	0	42254	#DIV/0!	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
	Payroll Expense					
65	Food & Beverage Manager	56,786	58,666	(1880)	-3%	
66	Restaurant Manager	36,450	34,800	1650	5%	
67	Chef Gross	90,124	90,000	124	0%	
68	Payroll Bar/Wait Staff	171,801	162,000	9801	6%	
69	Cook Gross	1,071	53,600	(52529)	-98%	
70	Kitchen Staff/Dishwashers Gross	182,671	152,600	30071	20%	One area of OT. We have been watching closely. Very busy August in F&B
	Operating Expenses					
71	Advertising	0	0	0	0%	
72	Dues and Subscriptions	2,702	6,925	(4223)	-61%	
73	Travel and Education	6,671	7,000	(329)	-5%	
74	Uniforms / Clothing Allowance	6,670	10,000	(3330)	-33%	
75	Clubhouse Cleaning Labor	58,987	64,000	(5013)	-8%	
76	Clubhouse Floor Supplies	15,808	15,250	558	4%	
77	China, Glass & Silver	0	2,500	(2500)	-100%	
78	Kitchen Cleaning & Dishwasher Supplies	1,090	3,150	(2060)	-65%	
79	Kitchen Equipment Lease	0	0	0	0%	
80	Kitchen Equipment Repair & Maint	974	2,000	(1026)	-51%	
81	Bar Repair & Maintenance	0	600	(600)	-100%	
82	Bar Small Equipment	390	500	(110)	-22%	
83	Kitchen Small Equipment	3,821	3,000	821	27%	Timing. Had to replace a mixer
84	Clubhouse Small Equipment	0	2,500	(2500)	-100%	
85	Kitchen Laundry	295	800	(505)	-63%	
86	Kitchen Paper & Supplies	13,180	8,500	4680	55%	Timing. I budgeted for this over a few months.
87	Clubhouse Cleaning & Supplies	486	2,750	(2264)	-82%	
88	Flowers/Decorations	233	600	(367)	-61%	
	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	1,500	142	9%	
	GROUNDS					
	Payroll Expense					
94	Golf Course Superintendent Gross	103,475	103,335	140	0%	
95	Assistant Superintendent	65,682	65,592	90	0%	
96	Asst. Superintendent #2	55,404	55,328	76	0%	
97	Mechanic Gross	62,085	62,000	85	0%	
98	Hourly Labor Gross	52,320	65,500	(13180)	-20%	
99	Seasonal Labor	415,316	414,000	1316	0%	
	Operating Expenses					
100	Water	1,493	2,150	(657)	-31%	
101	Golf Course Supplies	15,496	11,000	4496	41%	Bought some new tee markers that were not budgeted for.
102	Fertilizer	26,153	20,000	6153	31%	
103	Chemicals/Weed Control	78,937	82,000	(3063)	-4%	
104	Surfactants	25,084	22,000	3084	14%	
105	Tools	5,235	10,000	(4765)	-48%	
106	Shop Supplies	5,964	10,000	(4036)	-40%	
107	Electric - Pump House & Irigation	8,031	11,850	(3819)	-32%	
108	Electric - Maintenance Building	3,643	5,900	(2257)	-38%	
109	Electric - Dorm	13,878	7,500	6378	85%	The dorm was high at the beginning of the year, and we are not catching up.
110	Liquid Propane	6,918	9,700	(2782)	-29%	
111	Cell Phones	2,130	1,760	370	21%	Had to purchase a new cell phone.
112	Raw Materials & Topdressing	27,019	35,000	(7981)	-23%	
113	Seed	0	2,500	(2500)	-100%	
114	Gas, Oil & Diesel	18,440	22,500	(4060)	-18%	
115	Debris Disposal Removal	2,334	1,500	834	56%	Cleaned out one of the buildings. One more pick-up.
116	Golf Course Repairs & Main	302	3,750	(3448)	-92%	
117	Equipment - Repairs & Main	34,405	27,000	7405	27%	2 larger repairs to the equipment that were not foreseen
118	Irrigation - Repair & Main	5,403	17,500	(12097)	-69%	
119	Roads / Fences - Repair & Main	2,480	3,000	(520)	-17%	
120	Contract Services	6,283	10,000	(3717)	-37%	
121	Cleaning Dorm	2,516	10,000	(7484)	-75%	
122	Small Equipment Rental	0	750	(750)	-100%	
123	Leases (Utility Vehicles)	1,596	52,165	(50569)	-97%	
124	Consultants	815	4,000	(3185)	-80%	
125	Office Supplies	210	1,500	(1290)	-86%	
126	Cable TV & Internet	3,304	4,400	(1096)	-25%	
127	Telephone	0	0	0	0%	
128	Travel and Education	2,300	8,000	(5700)	-71%	
129	Dues & Subscriptions	3,797	2,500	1297	52%	Timing
130	Uniforms	6,316	7,500	(1184)	-16%	
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	16,000	(3113)	-19%	
135	Clubhouse Grounds	11,162	6,000	5162	86%	Timing. I budgeted for this more throughout the year.
	MAINTENANCE					
	Operating Expenses					
136	Clubhouse Repair & Maintenance	36,225	36,162	63	0%	
137	Dorm Repair & Maintenance	1,799	3,500	(1701)	-49%	
138	Golf Course Building Repair & Maint	11,797	10,500	1297	12%	
139	Golf Course Building HVAC R&M	0	1,250	(1250)	-100%	
140	Clubhouse HVAC R&M	4,348	5,000	(652)	-13%	
141	Clubhouse Electrical R&M	4,240	4,000	240	6%	
142	Golf Course Building Electrical R&M	2,997	5,760	(2763)	-48%	
143	Clubhouse Plumbing R&M	3,348	3,996	(648)	-16%	
144	Oakson Septic System	0	500	(500)	-100%	
145	Golf Course Building Plumbing R&M	3,183	2,664	519	19%	Small repairs to outside bathrooms
146	Alarm System/Activity	5,490	5,400	90	2%	
147	Refrigeration	8,677	5,050	3627	72%	Had to replace a few compressors in the refrigeration units.
	GENERAL & ADMINISTRATIVE					
	Revenue					
148	Other Income	0	0	0	0%	
149	Interest Income	69,932	10,000	59932	599%	
150	Winter Memberships	0	0	0	0%	
151	House Rental Income	102,644	108,820	(6176)	-6%	
	Payroll Expense					
152	Controller	78,107	78,000	107	0%	
153	Administrative Services Manager	39,856	41,332	(1476)	-4%	
154	General Manager	158,217	158,000	217	0%	
155	Management Payment	156,667	156,665	2	0%	
	Operating Expenses					
156	Cleaning Admin. Office	0	0	0	0%	
157	Employee Shift Meals 100%	16,734	13,850	2884	21%	We have been bouncing around all year. We are watching this
158	Office Supplies	6,654	6,950	(296)	-4%	
159	Bank & Finance Charges	27	336	(309)	-92%	
160	Credit Card Merchant Services	145,913	127,250	18663	15%	More income more expense with credit cards
	NLB Debt / Interest	0	0	0	0%	
161	Office Equipment Leases	(364)	1,600	(1964)	-123%	
162	Office Furniture	582	0	582	#DIV/0!	
163	Advertising	1,500	0	1500	#DIV/0!	
164	Postage & Shipping	1,980	1,100	880	80%	
165	Dues and Subscriptions	1,915	4,000	(2085)	-52%	
166	Travel and Education	24,275	21,328	2947	14%	
167	POS Support/Computer Support	66,636	75,304	(8668)	-12%	
168	Legal Fees	0	4,500	(4500)	-100%	
169	Professional Accounting	7,200	36,230	(29030)	-80%	
170	Cell Phones	2,285	2,800	(515)	-18%	
171	Payroll Service	26,264	27,500	(1236)	-4%	
172	Trash Removal	22,416	26,600	(4184)	-16%	
173	Employee Relations	890	500	390	78%	Bought pizza's for staff
174	Incentive Bonuses'	0	12,000	(12000)	-100%	
175	License & Fees	1,664	2,600	(936)	-36%	
176	Electricity	35,542	28,200	7342	26%	We seem to be struggling with electricity in every building
177	Liquid Propane	23,803	26,350	(2547)	-10%	
178	Telephone	547	480	67	14%	
179	Heating Fuel	0	0	0	0%	
180	Water	3,059	3,700	(641)	-17%	
181	Cable TV & Internet	16,768	14,560	2208	15%	
182	Web Site	0	0	0	0%	
183	EPLI Insurance	0	5,500	(5500)	-100%	
184	Insurance - Property/Liability	61,332	86,028	(24696)	-29%	
185	Professional Liability	6,849	5,500	1349	25%	Timing
186	Insurance - Workers Comp	22,474	12,750	9724	76%	Timing, I had a meeting with another company. Shopping around
187	Excise Tax/Truck Registration	0	1,400	(1400)	-100%	
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	22,475	19,000	3475	18%	More employees have signed up.
192	Payroll Taxes - Mgmnt. & Empl. Exp.	285,807	310,500	(24693)	-8%	
193	Employee Housing Rent	225,050	224,500	550	0%	
194	Employee Housing - Utilities	52,729	50,000	2729	5%	
195	Employee Housing R&M	12,425	11,400	1025	9%	
196	Dorm Rent	40,000	45,000	(5000)	-11%	
197	Health Insurance	186,784	215,237	(28453)	-13%	
198	Manager Clothing Allowance	540	1,200	(660)	-55%	
199	Employee Severence Expense	0	0	0	0%	
200	General Manager Comp Charges	315	660	(345)	-52%	
201	Food & Bev Manager Comp Charges	3,207	3,100	107	3%	
202	Golf Course Manager Comp Charges	58	400	(342)	-86%	
203	Director of Golf Comp Charges	261	500	(239)	-48%	

204	Interest Expense	53,474	0	53474	#DIV/0!	Burke and Lamb adjustment. Lease equipment packages are in here
205	Penalties	7,829	0	7829	#DIV/0!	
206	Suspense	0	0	0	0%	

**Siasconset Golf
Balance Sheet
August 2025**

Assets

	Current YTD	Prior YTD
CE Payments - Funds in Transit	\$0.00	\$0.00
Total CE Payments - Funds in Transit	\$0.00	\$0.00
SGC Savings Account	\$1,016,541.08	\$552,410.96
NGM - SGC Operating Account	\$325,112.45	\$383,034.08
Golf Shop Cash	\$500.00	\$500.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	\$26,537.29	\$17,301.94
Management Contract escrow	\$4,000.08	\$4,000.08
Total Cash	\$1,373,190.90	\$957,747.06
Accounts Receivable-Miacomet Golf	(\$151,118.90)	(\$95,338.45)
Accounts Receivable	\$46.00	\$0.00
Total Accounts Receivable	(\$151,072.90)	(\$95,338.45)
Inventory - Non-Alcoholic	\$3,115.93	\$561.93
Inventory Golf Shop	\$41,222.86	\$37,889.65
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	\$59,902.16	\$67,963.89
Prepaid Expenses- Administration	\$4,953.37	\$8,763.69
Total Prepaid Expenses	\$4,953.37	\$8,763.69
Total Current Assets	\$1,286,973.53	\$939,136.19
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	\$8,563,894.23	\$8,544,221.91
Leasehold Improvements	\$3,103,976.41	\$2,967,162.05
Vehicle & Dump Trailer	\$37,704.00	\$37,704.00
Unspecified- (Equipment)	\$5,185.23	\$5,185.23
Total Fixed Assets	\$11,276,795.11	\$11,263,154.43
Total Fixed Assets	\$11,275,560.30	\$11,262,170.62
Total Assets	\$12,562,533.83	\$12,201,306.81

Siasconset Golf
Balance Sheet
August 2025

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$44,162.22	\$10,767.57
Total Accounts Payable	\$44,162.22	\$10,767.57
Total Accounts Payable	\$44,162.22	\$10,767.57
Gift Certificate Issued	\$7,641.75	\$5,077.50
Total Gift Certificate	\$7,641.75	\$5,077.50
Gratuity Liability Bar	\$97.02	\$192.02
Total Gratuity	\$97.02	\$192.02
Land Bank Advance on Operations	\$10,922,034.59	\$10,993,190.02
Total Note Payable	\$10,922,034.59	\$10,993,190.02
Accrued Payroll	\$833.33	\$21,130.52
Total Payroll	\$833.33	\$21,130.52
MA Sales Tax Payables Golf	\$5,550.75	\$2,574.28
MA Meals Tax Payable	\$5,856.18	\$2,279.70
Total Tax	\$11,406.93	\$4,853.98
Total Current Liabilities	\$10,942,013.62	\$11,024,444.04
Total Liabilities	\$10,986,175.84	\$11,035,211.61
Retained Earnings	\$1,189,982.54	\$856,283.50
Total Retained Earnings	\$1,189,982.54	\$856,283.50
Total Current Year P&L	\$386,375.45	\$309,811.70
Total Equity	\$1,576,357.99	\$1,166,095.20
Total Liabilities and Equity	\$12,562,533.83	\$12,201,306.81

Siasconset													
August, 2025		Month To Date						YearTo Date					
Summary		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	3,196	4,123	(927)	2,979	217	-22%	8,659	11,297	(2,638)	7,948	711	-23%
	Covers	789	850	(61)	772	17	-7%	2,186	2,575	(389)	2,316	(130)	-15%
Revenue													
	Golf Shop Revenue	259,734	233,355	26,379	223,968	35,765	11%	934,516	820,254	114,262	810,002	124,514	14%
	Food & Beverage	32,126	24,425	7,701	24,298	7,828	32%	92,306	67,875	24,431	67,875	24,431	36%
	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	240	13,890	2,045	12,085	5788%
	Total Revenue	291,860	257,810	34,050	248,266	43,593	13%	1,040,951	888,369	152,582	879,922	161,030	17%
Cost of Goods Sold													
	Golf Shop	31,105	27,850	3,255	25,931	5,174	12%	82,738	82,225	513	61,790	20,947	1%
	Food & Beverage	5,342	5,580	(238)	6,371	(1,029)	-4%	32,532	16,825	15,707	22,034	10,497	93%
	Total Cost of Sales	36,446	33,430	3,016	32,302	4,144	9%	115,269	99,050	16,219	83,825	31,445	16%
	Gross Profit	255,414	224,380	31,034	215,965	39,449	14%	925,682	789,319	136,363	796,097	129,585	17%
Payroll Expense													
	Golf Shop	29,879	21,668	8,211	24,002	5,876	38%	84,959	78,666	6,293	79,381	5,578	8%
	Food & Beverage	6,335	3,500	2,835	3,290	3,045	81%	13,517	10,500	3,017	9,448	4,069	29%
	General & Administrative	4,808	3,333	1,474	2,555	2,253	44%	27,949	26,667	1,282	20,056	7,893	5%
	Grounds	22,189	15,833	6,356	18,267	3,922	40%	86,700	96,666	(9,966)	83,862	2,837	-10%
	Total Payroll	63,211	44,334	18,876	48,115	15,096	43%	213,124	212,499	626	192,748	20,377	0%
Operating Expenses													
	Golf Shop	5,791	0	5,791	2,688	3,103	#DIV/0!	7,572	4,500	3,072	3,168	4,404	68%
	Food & Beverage	0	200	(200)	0	0	-100%	2,802	700	2,102	827	1,975	300%
	Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Maintenance	537	500	37	785	(248)	7%	2,414	3,175	(761)	3,385	(971)	-24%
	General & Administrative	17,959	15,950	2,009	10,529	7,431	13%	114,509	92,871	21,638	81,022	33,486	23%
	Grounds	630	625	5	3,622	(2,993)	1%	22,372	48,875	(26,503)	58,882	(36,510)	-54%
	Total Operating Expenses	24,917	17,275	7,642	17,624	7,293	44%	149,669	150,121	(453)	147,285	2,384	0%
	Total Expense	88,128	61,609	26,519	65,739	22,389	43%	362,793	362,620	173	340,032	47,007	0%
	Income/(Loss) from Operations	167,286	162,771	4,515	150,226	17,060	3%	562,889	426,699	136,190	456,065	106,825	32%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	150,641	56,233	94,408	131,337	19,304	168%
	Net After Depreciation	167,286	162,771	4,515	150,226	17,060	3%	412,248	370,466	41,782	324,728	87,520	11%

Siasconset
August, 2025
Departmental Summary

		Month To Date						Year To Date						Key
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %	
	Rounds	3,196	4,123	(927)	2,979	217	-22%	8,659	11,297	(2,638)	7,948	711	-23%	
	Covers	789	850	(61)	772	17	-7%	2,186	2,575	(389)	2,316	(130)	-15%	
Golf Shop														
Revenue		259,734	233,355	26,379	223,968	35,765	11%	934,516	820,254	114,262	810,002	124,514	14%	
Cost of Goods		31,105	27,850	3,255	25,931	5,174	12%	82,738	82,225	513	61,790	20,947	1%	
Payroll Expense		29,879	21,668	8,211	24,002	5,876	38%	84,959	78,666	6,293	79,381	5,578	8%	
Operating Expense		5,791	0	5,791	2,688	3,103	#DIV/0!	7,572	4,500	3,072	3,168	4,404	68%	
Net Profit / (Loss)		192,959	183,837	9,122	171,347	21,612	5%	759,247	654,863	104,384	665,662	93,585	16%	6
Food & Beverage														
Revenue		32,126	24,425	7,701	24,298	7,828	32%	92,306	67,875	24,431	67,875	24,431	36%	
Cost of Goods		5,342	5,580	(238)	6,371	(1,029)	-4%	32,532	16,825	15,707	22,034	10,497	93%	
Payroll Expense		6,335	3,500	2,835	3,290	3,045	81%	13,517	10,500	3,017	9,448	4,069	29%	
Operating Expense		0	200	(200)	0	0	-100%	2,802	700	2,102	827	1,975	300%	
Net Profit / (Loss)		20,449	15,145	5,304	14,637	5,812	35%	43,455	39,850	3,605	35,565	7,891	9%	7
Membership														
Dues		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Initiation Fees		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Member Finance Charges		0	0		0	0	#DIV/0!	0	0		0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Grounds														
Payroll Expense		22,143	15,833	6,310	18,267	3,876	40%	86,540	96,666	(10,126)	83,862	2,678	-10%	
Operating Expense		630	625	5	3,622	(2,993)	1%	22,372	48,875	(26,503)	58,882	(36,510)	-54%	
Net Profit / (Loss)		(22,773)	(16,458)	(6,315)	(21,889)	(883)	38%	(108,912)	(145,541)	36,629	(142,744)	33,831	-25%	8
General & Administrative														
Revenue		0	30	(30)	0	0	-100%	14,130	240	13,890	2,045	12,085	5788%	
Payroll Expense		4,808	3,333	1,474	2,555	2,253	44%	27,949	26,667	1,282	20,056	7,893	5%	
Operating Expense		17,959	15,950	2,009	10,529	7,431	13%	114,509	92,871	21,638	81,022	33,486	23%	
Net Profit / (Loss)		(22,767)	(19,253)	(3,514)	(13,084)	(9,683)	18%	(128,327)	(119,298)	(9,030)	(99,033)	(29,294)	8%	
Maintenance														
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense		537	500	37	785	(248)	7%	2,414	3,175	(761)	3,385	(971)	-24%	9
Net Profit / (Loss)		(537)	(500)	(37)	(785)	248	7%	(2,414)	(3,175)	761	(3,385)	971	-24%	
Income/(Loss) from Operations		167,331	162,771	4,561	150,226	17,106	3%	563,049	426,699	136,349	456,065	106,984	32%	10
Depreciation Expense		0	0	0	0	0	#DIV/0!	150,641	56,233	94,408	131,337	19,304	168%	
Net After Depreciation		167,331	162,771	4,561	150,226	17,106	3%	412,408	370,466	41,941	324,728	87,680	11%	

Siasconset
August, 2025
Golf Shop

August, 2025		Month To Date						Year To Date						
Golf Shop		Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue														
Play Cards		3,000	4,200	(1,200)	4,200	(1,200)	-29%	1	60,800	40,600	20,200	43,200	17,600	50%
Annual Pass		2,500	0	2,500	1,045	1,455	#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		163,280	148,500	14,780	141,325	21,955	10%	5	448,450	392,125	56,325	385,974	62,476	14%
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		25,040	20,500	4,540	20,440	4,600	22%	9	67,440	50,800	16,640	52,930	14,510	33%
Walking Trolley Rental		10,704	11,500	(796)	9,692	1,012	-7%	10	28,292	27,794	498	25,123	3,169	2%
Club/Cart Storage		0	0	0	0	0	#DIV/0!	11	0	0	0	0	0	#DIV/0!
Lessons		0	250	(250)	0	0	-100%	12	0	700	(700)	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		55,245	47,000	8,245	47,305	7,940	18%	15	159,749	138,750	20,999	145,689	14,060	15%
Over/Under		(36)	0	(36)	(39)	3	#DIV/0!		(45)	0	(45)	(29)	(16)	#DIV/0!
Total Revenue		259,734	231,950	27,784	223,968	35,765	12%		934,516	816,369	118,147	810,002	124,514	14%
Cost of Goods Sold														
Golf Shop		31,105	27,850	3,255	25,931	5,174	12%	16	82,815	82,225	590	61,790	21,025	1%
Member 10% Shop Discounts		0	0	0	0	0	#DIV/0!	17	(77)	0	(77)	0	(77)	#DIV/0!
Total Cost of Sales		31,105	27,850	3,255	25,931	5,174	12%		82,738	82,225	513	61,790	20,947	1%
Gross Profit		228,629	204,100	24,529	198,038	30,591	12%		851,778	734,144	117,634	748,212	103,566	16%
Payroll Expense														
Golf Shop Manager		10,000	8,668	1,332	11,071	(1,071)	15%	18	38,891	34,666	4,225	39,643	(752)	12%
Shop Clerks Gross		19,879	13,000	6,879	12,931	6,948	53%	19	46,068	44,000	2,068	39,738	6,330	5%
Total Payroll		29,879	21,668	8,211	24,002	5,876	38%		84,959	78,666	6,293	79,381	5,578	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	2,688	(2,688)	#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	0	0	#DIV/0!
Rental Clubs		5,791	0	5,791	0	5,791	#DIV/0!	29	5,791	0	5,791	0	5,791	#DIV/0!
Supplies		0	0	0	0	0	#DIV/0!	30	0	0	0	0	0	#DIV/0!
Total Operating Expenses		5,791	0	5,791	2,688	3,103	#DIV/0!		7,572	4,500	3,072	2,688	4,884	68%
Income/(Loss) from Operations		192,959	182,432	10,527	171,347	21,612	6%		759,247	650,978	108,269	666,142	93,105	17%

Siasconset
August, 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	2,616	1,925	691	1,858	758	36%	31	6,986	4,625	2,361	4,143	2,843	51%
Bar Sales	29,510	22,500	7,010	22,443	7,067	31%	32	85,320	63,250	22,070	63,572	21,748	35%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	33	0	0	0	0	0	#DIV/0!
Over/Under	0	0	0	(3)	3	#DIV/0!		0	0	0	160	(160)	#DIV/0!
Total Revenue	32,126	24,425	7,701	24,298	7,828	32%		92,306	67,875	24,431	67,875	24,431	36%
Cost of Goods Sold													
Food	0	630	(630)	2,532	(2,532)	-100%	34	2,095	1,520	575	2,532	(437)	38%
Beer	3,633	3,300	333	3,395	238	10%	35	19,505	10,300	9,205	8,896	10,609	89%
Wine	0	425	(425)	444	(444)	-100%	36	1,558	1,350	208	3,271	(1,713)	15%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	37	37	0	37	0	37	#DIV/0!
Non- Alcoholic Beverage	1,709	800	909	0	1,709	114%	38	5,559	2,450	3,109	5,769	(211)	127%
Bar Snacks	0	425	(425)	0	0	-100%	39	3,778	1,205	2,573	1,566	2,212	214%
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	5,342	5,580	(238)	6,371	(1,029)	-4%		32,532	16,825	15,707	22,034	10,497	93%
Gross Profit	26,785	18,845	7,940	17,927	8,858	42%		59,774	51,050	8,724	45,840	13,934	17%
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	6335	3500	2835	3290	3045	81%	41	13,517	10,500	3,017	9,448	4,069	29%
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	6,335	3,500	2,835	3,290	3,045	81%		13,517	10,500	3,017	9,448	4,069	29%
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	100	(100)	0	0	-100%	44	2,712	400	2,312	310	2,402	578%
Clubhouse Cleaning & Supplies	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	100	(100)	0	0	-100%		2,712	400	2,312	386	2,326	578%
Income/(Loss) from Operations	20,449	15,245	5,204	14,637	5,812	34%		43,545	40,150	3,395	36,006	7,539	8%

**Siasconset
August, 2025
Membership**

August, 2025 Membership	Month To Date						Year To 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
August, 2025
Grounds

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Golf Course Superintendent Gross	3,462	3,750	(288)	3,404	57	-8%	46	29,423	30,000	(577)	25,645	3,779	-2%
Assistant Superintendent	1,923	2,083	(160)	1,703	220	-8%	47	16,346	16,666	(320)	12,791	3,555	-2%
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!
Mechanic Gross	0	0	0	0	0	#DIV/0!	49	5,000	5,000	0	0	5,000	0%
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
Seasonal Labor	16,758	10,000	6,758	13,159	3,599	68%	51	40,771	50,000	(9,229)	45,427	(4,655)	-18%
Total Payroll	22,143	15,833	6,310	18,267	3,876	40%		91,540	101,666	(10,126)	83,862	7,678	-10%
Operating Expenses													
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!
Golf Course Supplies	0	0	0	0	0	#DIV/0!	53	226	1,500	(1,274)	1,749	(1,523)	-85%
Fertilizer	0	0	0	0	0	#DIV/0!	54	0	500	(500)	0	0	-100%
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	55	0	1,400	(1,400)	0	0	-100%
Surfactants	0	0	0	0	0	#DIV/0!	56	10,125	22,000	(11,875)	41,527	(31,402)	-54%
Tools	0	0	0	0	0	#DIV/0!	57	0	1,000	(1,000)	138	(138)	-100%
Shop Supplies	0	0	0	298	(298)	#DIV/0!	58	0	750	(750)	298	(298)	-100%
Electric - Pump House & Irrigation	0	25	(25)	0	0	-100%	59	83	125	(42)	0	83	-34%
Electric - Maintenance Building	366	100	266	157	208	266%	60	802	600	202	351	452	34%
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	61	2,431	3,000	(569)	0	2,431	-19%
Seed	0	0	0	0	0	#DIV/0!	62	0	0	0	0	0	#DIV/0!
Gas, Oil & Diesel	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	64	0	0	0	0	0	#DIV/0!
Golf Course Repairs & Main	0	500	(500)	0	0	-100%	65	0	1,000	(1,000)	0	0	-100%
Equipment - Repairs & Main	264	0	264	422	(158)	#DIV/0!	66	3,827	2,000	1,827	689	3,138	91%
Irrigation - Repair & Main	0	0	0	2,545	(2,545)	#DIV/0!	67	2,257	2,000	257	9,976	(7,719)	13%
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	68	0	3,000	(3,000)	0	0	-100%
Contract Services	0	0	0	200	(200)	#DIV/0!	69	676	1,500	(824)	200	476	-55%
Small Equipment Rental	0	0	0	0	0	#DIV/0!	70	0	500	(500)	0	0	-100%
Consultants	0	0	0	0	0	#DIV/0!	71	0	3,000	(3,000)	0	0	-100%
Uniforms	0	0	0	0	0	#DIV/0!	72	0	0	0	0	0	#DIV/0!
Freight	0	0	0	0	0	#DIV/0!	73	0	2,000	(2,000)	1,245	(1,245)	-100%
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	74	1,945	3,000	(1,055)	2,709	(764)	-35%
Total Operating Expenses	630	625	5	3,622	(2,993)	1%		22,372	48,875	(26,503)	58,882	(36,510)	-54%
Income/(Loss) from Operations	(22,773)	(16,458)	(6,315)	(21,889)	(883)	38%		(113,912)	(150,541)	36,629	(142,744)	28,831	-24%

Siasconset
August, 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	537	100	437	545	(8)	437%	75	1,610	1,300	310	1,457	153	24%
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	0	1,000	(1,000)	0	0	-100%
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	80	0	0	0	0	0	#DIV/0!
Clubhouse Plumbing R&M	0	150	(150)	0	0	-100%	81	435	600	(165)	0	435	-28%
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	240	(240)	#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	537	500	37	785	(248)	7%		2,414	3,175	(761)	3,385	(971)	-24%
Income/(Loss) from Operations	(537)	(500)	(37)	(785)	248	7%		(2,414)	(3,175)	0	(3,385)	971	-24%

Siasconset
August, 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	240	13,890	2,045	12,085	5788%
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	240	0	2,045	12,085	5788%
Payroll Expense													#DIV/0!
Management Payment	4,808	3,333	1,474	2,555	2,253	44%	90	27,949	26,667	1,282	20,056	7,893	5%
Total Payroll	4,808	3,333	1,474	2,555	2,253	44%		27,949	26,667	1,282	20,056	7,893	5%
Operating Expenses													
Office Supplies	0	400	(400)	0	0	-100%	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	8,307	7,500	807	7,301	1,006	11%	93	30,086	25,750	4,336	26,056	4,030	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	500	(183)	0	318	-37%	96	5,577	2,450	3,127	6,410	(834)	128%
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	1,500	(1,500)	0	0	-100%
Professional Accounting	2,400	0	2,400	2,000	400	#DIV/0!	98	2,400	11,500	(9,100)	2,000	400	-79%
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	2,500	(145)	2,180	175	-6%
Trash Removal	256	300	(44)	576	(320)	-15%	101	1,103	1,200	(97)	1,024	79	-8%
License & Fees	0	0	0	0	0	#DIV/0!	102	2,650	3,250	(600)	3,173	(523)	-18%
Electricity	389	400	(11)	346	43	-3%	103	1,432	6,250	(4,818)	1,257	175	-77%
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	177	(177)	#DIV/0!
Water	9	100	(91)	98	(89)	-91%	105	335	400	(65)	504	(169)	-16%
Cable TV & Internet	214	250	(36)	207	7	-14%	106	1,923	2,000	(77)	1,658	264	-4%
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	34,785	13,138	21,647	27,173	7,612	165%
Insurance - Workers Comp	0	0	0	0	0	#DIV/0!	110	0	0	0	0	0	#DIV/0!
Retirement Plan	0	0	0	0	0	#DIV/0!	111	0	0	0	0	0	#DIV/0!
Payroll Taxes - Mgmt. & Empl. Exp.	0	4,500	(4,500)	0	0	-100%	112	28,120	14,533	13,587	5,505	22,615	93%
Clubhouse cleaning labor	3,625	1,500	2,125	0	3,625	142%	113	3,625	7,000	(3,375)	3,088	537	-48%
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	17,959	15,950	2,009	10,529	7,431	13%		115,752	92,871	22,881	81,022	34,729	25%
Income/(Loss) from Operations	(22,767)	(19,253)	(3,484)	(13,084)	(9,683)	18%		(129,570)	(119,298)	(24,163)	(99,033)	(30,537)	9%
Depreciation Expense	0	0	0	0	0	#DIV/0!		150,641	56,233	94,408	131,337	19,304	168%
Income/(Loss) After Depreciation	(22,767)	(19,253)	(3,514)	(13,084)	(9,683)	18%		(280,211)	(175,531)	(104,681)	(230,370)	(49,841)	60%

Nantucket Islands Land Bank
Golf Capital Fund Transfer Request
06.19.25 – 09.18.25

Miacomet Golf

B.E. Byrne, Inc. (Bunker project)	\$10,050.00
DAF Services, Inc. (Pump station)	\$18,222.70
DLL Finance, LLC (June Lease 101-0576193-000)	\$2,238.92
DLL Finance, LLC (July Lease 101-0576193-000)	\$2,238.92
DLL Finance, LLC (August Lease 101-0576193-000)	\$2,238.92
DLL Finance, LLC (Sept Lease 101-0576193-000)	\$2,238.92
DLL Finance, LLC (June Lease 101-0570758-000)	\$658.19
DLL Finance, LLC (July Lease 101-0570758-000)	\$658.19
DLL Finance, LLC (August Lease 101-0570758-000)	\$658.19
DLL Finance, LLC (Sept Lease 101-0570758-000)	\$658.19
DLL Finance, LLC (June Lease 101-0568608-000)	\$1,906.54
DLL Finance, LLC (July Lease 101-0568608-000)	\$1,906.54
DLL Finance, LLC (August Lease 101-0568608-000)	\$1,906.54
DLL Finance, LLC (Sept Lease 101-0568608-000)	\$1,906.54
DLL Finance, LLC (June Lease 101-0601264-000)	\$1,753.69
DLL Finance, LLC (July Lease 101-0601264-000)	\$1,753.69
DLL Finance, LLC (August Lease 101-0601264-000)	\$1,753.69
DLL Finance, LLC (Sept Lease 101-0601264-000)	\$1,753.69
DLL Finance, LLC (June Lease 101-0613102-000)	\$425.90
DLL Finance, LLC (July Lease 101-0613102-000)	\$425.90
DLL Finance, LLC (Aug Lease 101-0613102-000)	\$425.90
DLL Finance, LLC (Sept Lease 101-0613102-000)	\$425.90
DLL Finance, LLC (June Lease 101-0630604-000)	\$1,511.71
DLL Finance, LLC (July Lease 101-0630604-000)	\$1,261.71
DLL Finance, LLC (Aug Lease 101-0630604-000)	\$1,261.71
DLL Finance, LLC (Sept Lease 101-0630604-000)	\$1,261.71
DLL Finance, LLC (June Lease 101-0623515-000)	\$2,975.50

DLL Finance, LLC (July Lease 101-0623515-000)	\$2,975.50
DLL Finance, LLC (August Lease 101-0623515-000)	\$2,975.50
DLL Finance, LLC (Sept Lease 101-0623515-000)	\$2,975.50
John Deere Government Services (Utility Tractor)	\$80,935.74

Total Miacomet Golf Capital Expenditures to be reimbursed	\$154,340.24
--	---------------------

Siasconset Golf

Country Club Enterprises (Golf cart)	\$7,795.00
Turf Products (Irrigation)	\$49,363.66
Turf Products (Utility cart)	\$31,704.81
Turf Products (Top dresser)	\$19,672.32

Total Siasconset Golf Capital Expenditures to be reimbursed	\$108,535.79
--	---------------------



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.¹

APPLICANT NAME: Thomas Jackson

MAILING ADDRESS: 1354 Arbordale Rd., Wynnwood, PA 19096

TELEPHONE: (917)-856- 0066 **E-MAIL:** studio.thomasjackson@gmail.com

Proposed Location of EVENT: Sanford Meadows, Head of the Plains or Gardner Farm?

DATE of EVENT: 2 or 3 days btw 9/30 and 10/12 / **TIME of EVENT:** 10am to dusk

Description / Anticipated # of attendees friends, family, catering staff: 1 to 2

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

I CREATE AND PHOTOGRAPH SITE-SPECIFIC INSTALLATIONS, USUALLY MADE FROM FABRIC, IN NATURAL LANDSCAPES. THE FOOTPRINT OF THESE INSTALLATION IS USUALLY ABOUT 30'X20'. THE INSTALLATIONS ARE SUPPORTED BY OF FOUR STANDS WITH MONOFILAMENT STRUNG BETWEEN THEM. I START MY INSTALLATIONS IN THE MORNING, PHOTOGRAPH THEM AT DUSK, THEN DISMANTLE AND REMOVE ALL TRACES OF THEM BY NIGHTFALL. FROM A PLANNING PERSPECTIVE MY WORK IS CHALLENGING BECAUSE I AM VERY DEPENDENT ON WEATHER AND WIND. IF POSSIBLE I WOULD LOVE IF WE COULD WORK OUT AN AGREEMENT WHERE, WHEN I'M ON THE ISLAND, I COULD SECURE PERMISSION TO SHOOT AT LOCATION TWO OR THREE DAYS IN ADVANCE, BY WHICH TIME I'LL KNOW WHAT THE CONDITIONS WILL BE LIKE ON THE GROUND. IS THAT SOMETHING THAT WOULD BE POSSIBLE? AS I MENTIONED

TO ELEANOR, I MADE TWO INSTALLATIONS AT SANFORD MEADOWS IN 2022 WITH PERMISSION SECURED BY ASTRID BURNS AND THE WHITE ELEPHANT. IT WAS A WONDERFUL EXPERIENCE AND I'D BE THRILLED TO DO IT AGAIN. THANK YOU VERY MUCH.

*

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

Staff Comments: _____

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

From: [Thomas Jackson](#)
To: [Seanor Antonetti](#)
Subject: Re: art installation/permission/land bank
Date: Monday, September 15, 2025 1:18:57 PM

Sure thing. First two are from Sanford Meadows, the following some other ones I've done on the island...

Thomas

Thomas Jackson
thomasjacksonphotography.com
917-856-0066









On Sep 15, 2025, at 13:07, Eleanor Antonietti <eantonietti@nantucketlandbank.org> wrote:

Could you please send me the outcome of the photography you did here in 2022. A link would be fine but I am sure it would be helpful to the staff and Commission in visualizing what you do.

Eleanor Weller Antonietti
Special Projects Coordinator
Nantucket Islands Land Bank
22 Broad Street
Nantucket, MA 02554
p (508) 228-7240 ext. 7111
f (508) 228-9369
eantonietti@nantucketlandbank.org
<https://www.nantucketlandbank.org/>

P Think before you print!

This electronic message and any attached files contain information from the Nantucket Islands Land Bank that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from public officials are considered to be public records and consequently may be subject to public disclosure.

From: Thomas Jackson <studio.thomasjackson@gmail.com>
Sent: Saturday, September 13, 2025 2:54 PM
To: Eleanor Antonietti <eantonietti@nantucketlandbank.org>
Subject: Re: art installation/permission/land bank

Eleanor,
Here it is as a PDF.
Glad to hear about the 9/23 meeting!
Best,
Thomas

Thomas Jackson
thomasjacksonphotography.com
917-856-0066

On Sep 13, 2025, at 14:32, Eleanor Antonietti <eantonietti@nantucketlandbank.org> wrote:

Good afternoon Thomas.

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of September 23, 2025

1. “M” Exemption Update:

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

No. 41969 Vlatko Peshnachki
No. 43044 Chad Jeremy Gingras

b. Two-Year Non-Compliance – Request for Extension:

No. 45792 Carlos Misael Aguilar Tejada

2. Unreported Transfer of Membership Interest: Payment / Request for Waiver:

No. 45130 7 White LLC

3. Unreported Transfer of Membership Interest: Payment / Release of Liens:

No. 45130 7 White LLC and Brent Fodiman, Individually
No. 45130 7 White LLC

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

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	JUL YIELD	AUG YIELD	7/31/2025	8/31/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$108,343.78	\$108,883.47
Nantucket Bank / Collection Account x7653	4.07	4.07	\$32,514,542.21	\$35,884,555.31
Nantucket Bank / Special CD x1135 <i>matures 10/20/2025</i>	3.92	3.92	\$5,626,131.67	\$5,644,893.04
Nantucket Bank / Operations Reserve Fund CD <i>matures 12/18/25</i>	4.16/3.92	3.92	\$3,816,580.35	\$3,829,307.44
TOTAL UNRESTRICTED FUNDS:			\$42,065,598.01	\$45,467,639.26

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	JUL YIELD	AUG YIELD	7/31/2025	8/31/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,567,887.61	\$1,569,817.86
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$53,026.16	\$20,920.06
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,004.25	\$20,008.50
Nantucket Bank / WTCA Escrow	0.25	0.25	\$25,005.31	\$25,010.62
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$34,398.10	\$34,405.40
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,027.14	\$10,029.27
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,075.95	\$28,081.91
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,673.59	\$1,673.95
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$309,233.21	\$309,298.87
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$331,765.39	\$331,835.83
Nantucket Bank / NGM Management Reserve CD <i>matures 7/12/25</i>	3.92	3.92	\$53,414.53	\$53,592.65
Hingham Savings / Marble Reserve CD <i>matures 9/10/25</i>	3.92	3.92	\$253,737.17	\$254,583.34
Citizens Bank / Verrill Dana Acquisition Escrow			\$60,010.00	\$60,010.00
TOTAL RESTRICTED FUNDS:			\$2,748,259.51	\$2,719,269.36
TOTAL FUNDS:			\$44,813,857.52	\$48,186,908.62

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$2,725,000	<i>Interest due 8/15/25, Principal and Interest due 2/15/26</i>	\$425,562.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$3,035,000	<i>Principal and Interest due 12/1/25, Interest due 6/1/26</i>	\$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	<i>Interest of \$25,768.60 due 9/9/25, 12/9/25, 3/9/26, 6/9/26</i>	\$103,074.40
Purple Wampum Note	\$6,500,000	<i>Principal and interest due 11/13/25 and 2/13/26</i>	\$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