

AGENDA
Nantucket Land Bank Commission
Regular Meeting of May 23, 2023
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

2. TRANSFER BUSINESS

- a. Unreported Transfer of Corporate Interest – Notice of Assessment/Notice of Lien
- b. “M” Exemption Update – Release of Liens
- c. “O” Exemption Update – Release of Liens

3. PROPERTY MANAGEMENT

- a. 125 Somerset Road/MGC Shop – 2nd Floor Apartments Update
- b. 30 Mizzenmast Ext – Renovation Design Modification Proposal
- c. Lily Pond Restoration – Update
- d. Washington/Francis Streets – Phase Two/Schematic Design Services Proposal
- e. Nobadeer Farm Road – Pickle/Paddle Dust Issue Discussion
- f. Mobile Food Units – Health Department Policy Discussion
- g. Cisco Beach – Mobile Food Unit (Sushi 11:11) License Request
- h. Cisco Beach – Mobile Food Unit (NanTaco) License Request
- i. 204 Cliff Road/113 Madaket Road – Naming Discussion
- j. 2 Milestone Rd/Creeks Preserve – AAN En Plein Air (2-Hour Quick Paint) Request (6/15/23)
- k. Discovery & Codfish Park Playground – A Safe Place Request
- l. 30 Washington Street – Maria Mitchell Fundraiser Request (7/6/23)
- m. Cisco Beach – Surfboard Swap Event Request (6/10/23)
- n. 19 Wauwinet Road/Eat Fire Spring – Landscaping Discussion

4. GOLF BUSINESS

- a. Sconset Golf Course – Manager’s Monthly Review (April)
- b. Miacomet Golf Course – Manager’s Monthly Review (April)
- c. Warrant Authorization – Golf Capital Funds Transfer Request

5. APPROVAL OF MINUTES

- a. Regular Meeting of May 9, 2023 and Special Meeting of May 15, 2023

6. FINANCIAL BUSINESS

- a. Monthly Financial Report – April
- b. Warrant Authorization – Cash Disbursement

7. COMMISSIONER/STAFF ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more*

third parties; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to ongoing litigation. The Commission will not reconvene in open session at the conclusion of executive session.

1. Approval of Executive Session Minutes
2. Ongoing Litigation Matters:
 - a. Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank Commission (3 & 3B Wyer's Way)
 - b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoo Nominee Trust (6 Wesco Place)
 - c. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
3. Real Estate Acquisition

C. ADJOURNMENT

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of May 23, 2023

1. Unreported Transfer of Corporate Interest: Notice of Assessment/Notice of Lien:

Richmond Great Point Development, LLC and
The Richmond Company Inc.

2. “M” Exemption Updates:

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

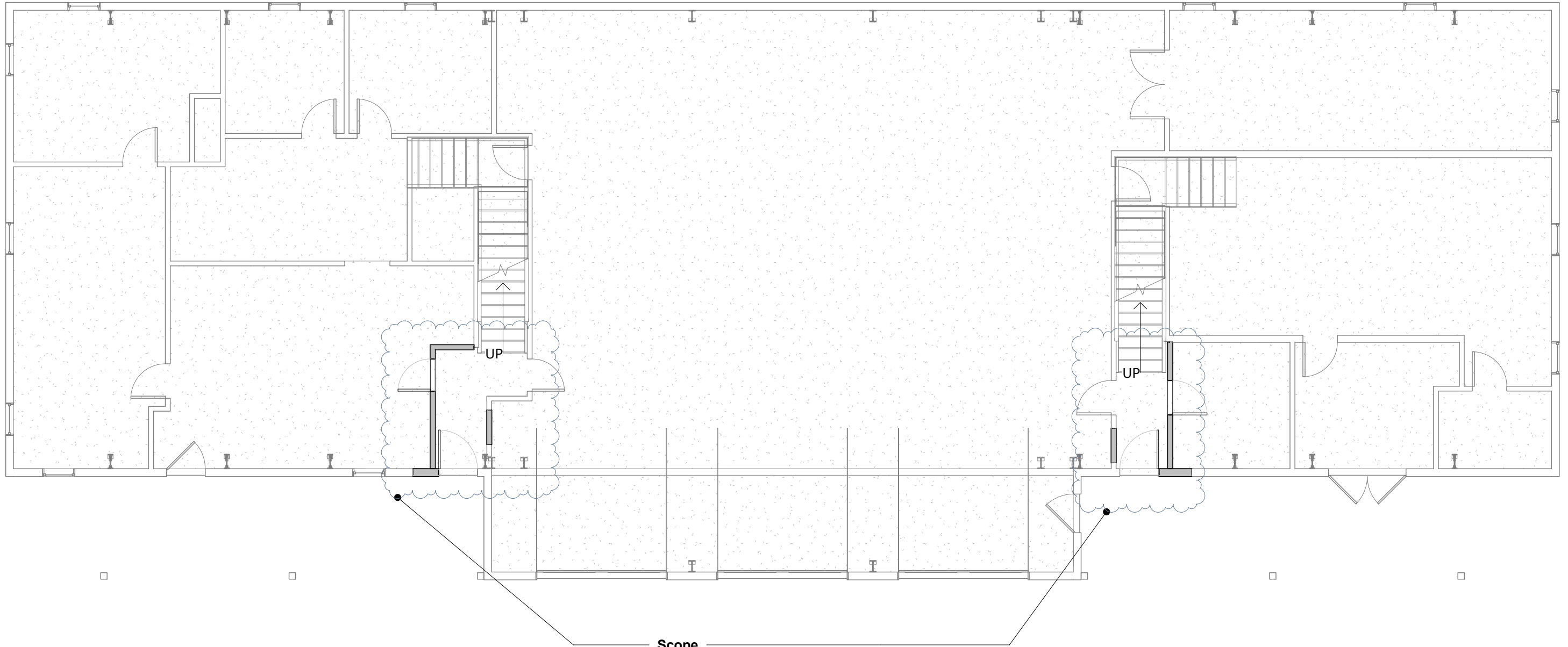
No. 39647 Steven D’Agostino and Shawn Thompson
No. 39728 Melissa L. Pigue

3. “O” Exemption Update:

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

No. 39671 Kostas Vadoklis and Vilma Vadoklis

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Scope

- Add direct access to the exterior
- Two new entry doors

① **Floor 1**
1/8" = 1'-0"

Nantucket Islands Land Bank

125 Somerset Rd
Nantucket, MA 02554

Warehouse

66 / 69

Design

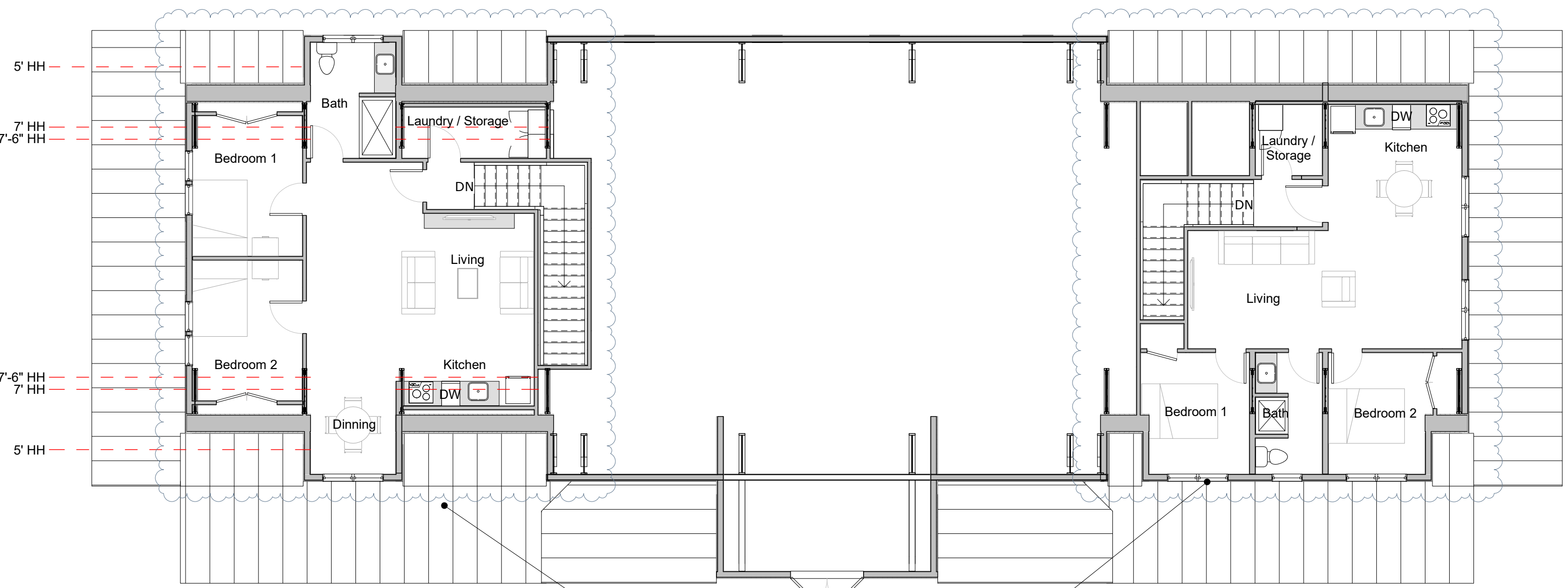
No.	Description	Date
2	SD1	2023.05.18

SD1.1



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- Scope**
- Add dormers
 - (2) Two bedroom apartments

1 **Floor 2 - Proposed**
1/8" = 1'-0"

Nantucket Islands Land Bank

125 Somerset Rd
Nantucket, MA 02554

Warehouse

66 / 69

Design

No.	Description	Date
2	SD1	2023.05.18

SD1.2



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① **North - Front Elevation**
1/8" = 1'-0"

Nantucket Islands Land Bank

125 Somerset Rd
Nantucket, MA 02554

Warehouse

66 / 69

No.	Description	Date
2	SD1	2023.05.18

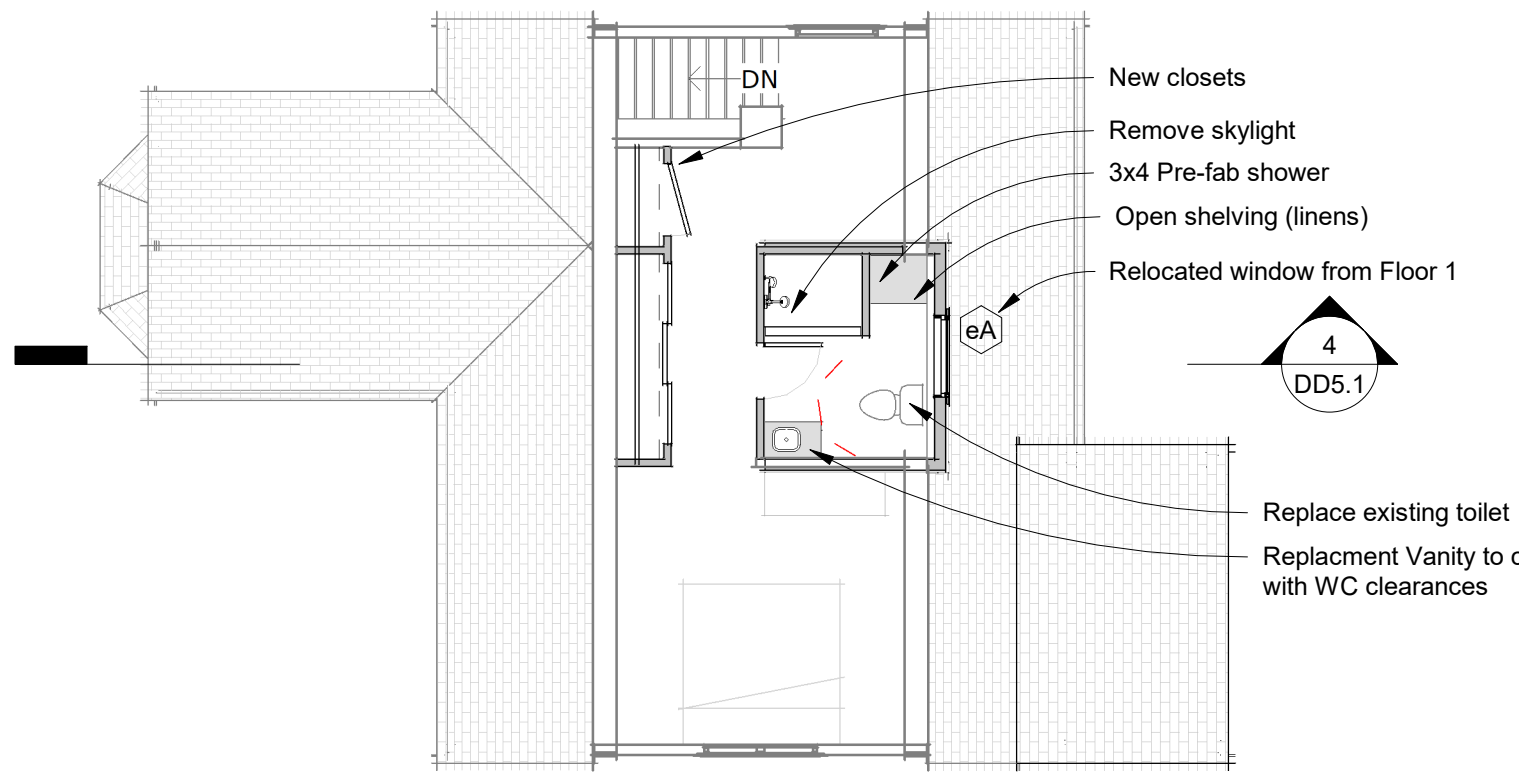
Design

SD1.3

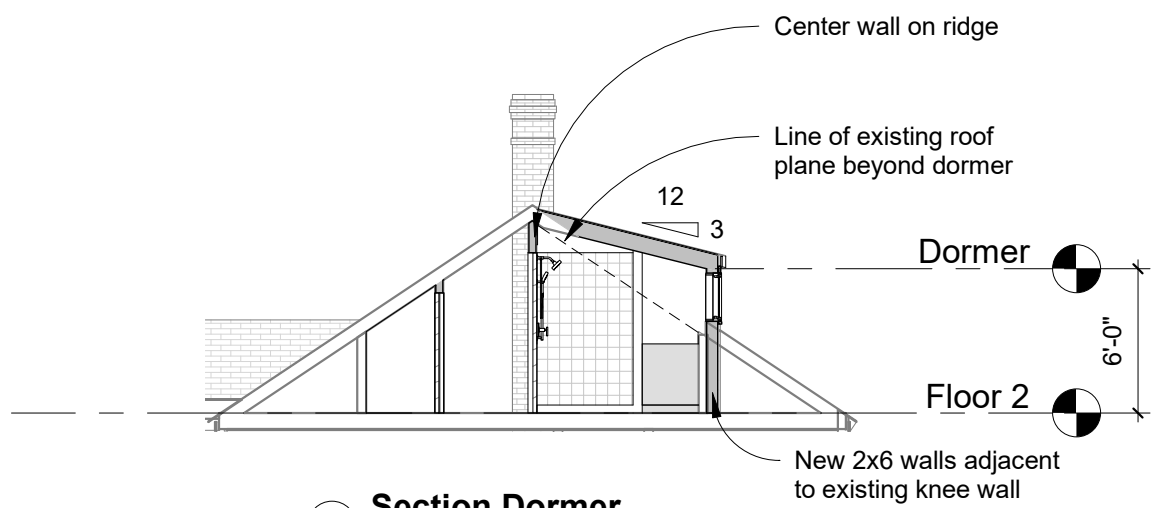


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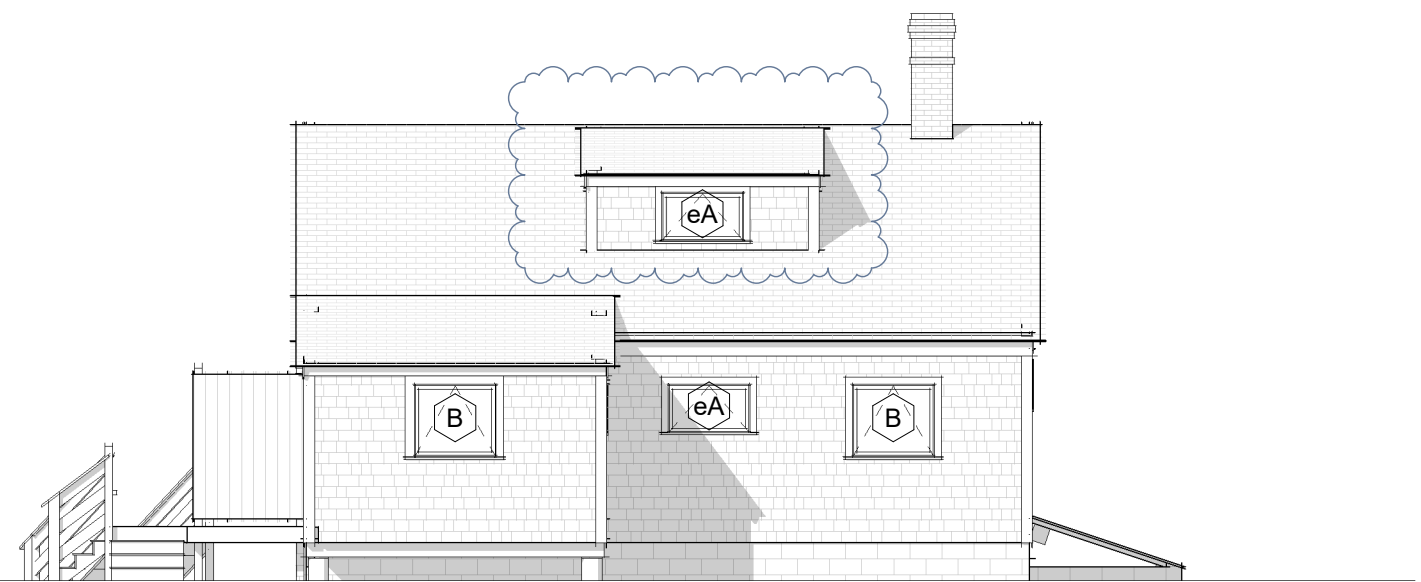
① **Floor 2 SK**
1/8" = 1'-0"



④ **Section Dormer**
1/8" = 1'-0"



② **South East - SK**
1/8" = 1'-0"



③ **North East - SK**
1/8" = 1'-0"

Nantucket Islands Land Bank 30 Mizenmast Extension
Nantucket MA

House 66 / 433 CD

No.	Description	Date
5	Dormer	2023.05.19

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

DD5.1

Susan Campese

From: Jesse Bell
Sent: Thursday, May 18, 2023 11:58 AM
To: Susan Campese
Cc: Rachael Freeman; Eleanor Antonietti
Subject: Fwd: Cisco Beach Food Trucks/Carts
Attachments: Land Bank.pdf; mobile-food-establishments-standards.pdf

Can you put this on the next agenda and include this email in the Commission's packet? Thanks.

Begin forwarded message:

From: Cathy Flynn <cmflynn@nantucket-ma.gov>
Date: May 18, 2023 at 11:50:43 AM EDT
To: Jack Decker <nantucketbeachdogs@gmail.com>
Cc: Jesse Bell <jbell@nantucketlandbank.org>, Amy Baxter <aBaxter@police.nantucket-ma.gov>, Kathy LaFavre <KLaFavre@nantucket-ma.gov>, "John D. Hedden" <jdhedden@nantucket-ma.gov>, Sean Reid <sreid@nantucket-ma.gov>, Jake Visco <jvisco@nantucket-ma.gov>, Heather Nardone <hnardone@nantucket-ma.gov>
Subject: Cisco Beach Food Trucks/Carts

Good Morning,

Due to the increase in Mobile Food Units and multiple requests to be located in areas not accessible to a "brick and mortar" restroom, the Health Department has decided to allow Mobile Food Units to serve to the public with a **time limitation of two hours for the 2023 season**. This is contingent provided that:

1. A site plan be submitted indicating the location of the respective food truck.
2. A porta pottie be provided for the food truck employees, ideally equipped with a hand sink, running hot water, hand soap and paper towels.
3. A schedule indicating the beginning date and ending date for the 2023 season; hours of operations and which days of the week they will be on site.

Although we (the Health Department) approved Nantucket Beach Dogs permit in 2015 <https://records.nantucket-ma.gov/WebLink/DocView.aspx?id=146239&dbid=0&repo=TownofNantucket> to be stationed at Cisco Beach with porta potties, I don't think that anyone in the Health Department or the Licensing Department could have predicted such a demand. The Health Department will be drafting a policy for Mobile Food Units for next season. Within that policy will be the requirement that Mobile Food Unit employees have access to bathrooms located in a "brick and mortar" establishment within close proximity. Please refer to the attached document "Retail Food Code Standards for Mobile Food Establishments".

If you have any questions please feel free to reach out,

Cathy

Cathy Flynn
Health Inspector

Town of Nantucket
131 Pleasant Street
Nantucket, MA 02554
cmflynn@nantucket-ma.gov
508-228-7200 x7062

SUSHI SEAN 11:11 APPLICANT

19 Nobadeer Farm Rd Nantucket, Mass, 02554. 508-685-6123. sushisean1111@gmail.com

MAY 8, 2023

SEAN DURNIN

OWNER, OPERATOR

SUSHI SEAN 11:11 LLC

5 CHUCK HOLLOW RD

NANTUCKET, MASS 02554

Re: Cisco Beach consession

To whom it may concern,

I would like to submit my application for the beach consession opening at Cisco beach this summer. Please accept this letter and the attached application.

In the previous summer, I successfully operated at the same location with a very similar business model.

We hope to represent our business and spread cheer and sushi to our summer visitors and friends.

Sincerely,

Sean Durnin

APPENDIX E

CONCESSION/FOOD PERMIT APPLICATION



APPLICATION FORM
Cisco Beach Mobile Food Vendor Concession

I. Contact Information:

Sean Durnin May 8, 2023

Name (please print) Date

5 Chuck Hollow, Nantucket, Mass 02584

Address # and Street, PO Box City and State Zip Code

508-685-6123 Same sushisean1111@gmail.com

Telephone Daytime Evening E-mail address

II. BUSINESS INFORMATION:

Sushi Sean 11:11 llc Po box 2224 Nantucket, Mass, 025

Name & mailing address of business operation

7 508-685-6123 sushisean1111@gmail.com

Number of years in operation Business Phone Business email

Yes

Have you previously been granted approval to conduct mobile food vendor concessions by the Land Bank, Town, or County of Nantucket? IF YES, see Section III.

III. Prior Approvals (If applicable).

	GRANTING AUTHORITY	Time period of approval	Location(s) of approved activity
1	Land bank		Cisco Beach
2			
3			

IV. Description of Business:

PLEASE ATTACH PROPOSED PLAN OF OPERATION AND MENU OR LIST OF ALL FOOD ITEMS TO BE SOLD WITH A PRICE LIST

Description of Business: Sushi catering and sushi food truck vendor

Years of experience in managing a food service business: 9 Number of Employees: 2

Names & Titles of Employees: Elias Turkish - window attendant

Chris James - window attendant

V. Business/Personal References: (A minimum of three references are required. Please do not write "see resume.")

Name	Address	Phone	Relationship
Maggie Phillips	9 Pleasant St. Nantucket, mass	508 901 3011	Business relationship
Niko Vallote	3 Macy Lane, Nantucket, Mass	+1 508-332-0593	Mechanic and friend
Chris Morris	4 Bartlett rd	774 236 0984	Private chef colleague

believe your Mobile Food Unit offers that is unique from other providers of concessionaire services.

VI. Supplemental: Please list any other information you feel is relevant and describe how your Mobile Food Unit is unique:

Our food philosophy is CLEAN HEALTHY and CREATIVE

VII. Signature:

CAREFULLY READ ALL PARTS OF THIS APPLICATION FORM BEFORE SIGNING.

- A. I understand that acceptance of this application by the Nantucket Land Bank does not imply that my proposal will be accepted.
- B. The information that I have provided is true and complete. I understand that misrepresentation or omission of any fact in my application, or in any other materials, or as provided during interviews, can be justification for refusal of my proposal or can be justification for termination of License, if granted.
- C. In processing my application, the Nantucket Land Bank may verify all the information provided by me. I hereby agree to release the Land Bank from any and all liability arising out of the verification process.
- D. I authorize the Land Bank to take whatever steps deemed necessary to obtain information regarding my qualifications for the operation of a mobile food vendor concession, including contacting my present and former employers, by contacting individuals listed as business or personal references, and by contacting other individuals to provide or further clarify information about me.
- E. I hereby release my present and former employers and all individuals contacted for factual information about me from any and all liability damages arising from furnishing the requested information.
- F. I understand that the Land Bank may request that supplementary information be furnished to assure that I have the technical competence, the business and technical organization, and the financial resources adequate to successfully perform the necessary work.
- G. I understand that my License may be terminated with or without cause at any time.

My signature certifies that I have read and agree with the above statement and all statements contained in this Application.

Sean Durnin

Applicant Name (Please Print)


Applicant Signature

May 8 2023

Date

APPENDIX A

NON-COLLUSION

The undersigned certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity.



Authorized Person's Signature

Sean Durnin, owner

Print Name & Title of Signatory

Sushi Sean 11:11 I

Name of Contractor

May 8 2023

Date

APPENDIX B

TAX CERTIFICATION

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.



Authorized Person's Signature

Sean Durnin, owner

Print Name & Title of Signatory

Sushi Sean 11:11 I

Name of Contractor

May 8 2023

Date

Sean Durnin

Professional Summary

Sushi Chef
Serve Safe Managment
Serve Safe Food And Allergen

Work History

Sushi Sean 11:11 - Private Sushi Chef

Nantucket, MA

05/2016 - Current

I am the owner and sole proprietor of my own private sushi catering business - Sushi Sean 11:11.

Nantucket Culinary Center - Assistant Chef

Nantucket, MA

03/2016 - 03/2018

- Assisted head chef in cooking dishes according to ingredients.
- Checked food inventory and ordered ingredients as needed.
- Chopped ingredients and garnishes.
- Cleaned kitchen work area by sanitizing all cooking equipment, utensils, and counters.
- Stored food in a safe and orderly manner in freezer and refrigerator.
- Guided guests through menus while demonstrating thorough knowledge of the food, beverages and ingredients.

Lola 41 - Sushi Chef

Nantucket, MA

05/2011 - 09/2015

- Pleasantly welcomed and greeted patrons entering the sushi bar.
- Actively participated in planning the sushi menu and crafted new items for special events.
- Prepared sushi for the guests
- Used various types of knives, hand tools and utensils to fillet fish in preparation for sushi.
- Maintained a safe and clean workspace by regularly wiping down and sanitizing counters.

sushisean1111@gmail.com

(508) 685-6123

144R Pleasant St, Unit B, Nantucket, MA
02554

- www.sushisean1111.com
-

Skills

- Self-motivated
 - Extremely organized
 - Team leadership
 - Food preparation
-

Education

Tokyo Sushi Academy

Tokyo, Japan

Sushi Chef Certified

Algonquin College

Ottawa, Canada

Associates Degree: Coulinary
Management

Cisco Beach 2023 Menu

HEALTHY SUMMER BOWLS.

Green Garden - crisp iceberg lettuce +
shaved celery + arugula
+ avocado + watermelon radish
+ pickled aspergaus + citrus miso
vinaigrette. \$14

Cisco Disco - fresh salmon sashimi +
avocado + caperberry's + sushi rice +
lemon dill aioli. \$16

Mango Tango - pepper seared tuna +
mango + cucumbers + pickled red
onion + chili soy vinaigrette \$17

Drinks

Sweet iced tea. \$6

Diet coke. \$3

Iced coffee \$6

PLAN OF DAILY OPERATIONS SUSHI SEAN @ CISCO BEACH 2023

MONDAY - SATURDAY

TIMING :

ARRIVE & SET UP 9:30 AM

BUSINESS HOURS :

10:00-3:00PM

DEPARTURE :

3:30PM —

VEHICLE STAFFING:

ELIAS TURKISH

CHRIS JAMES

TRAFFIC/PARKING MARGIN:

**ONE PERSON EXITS THE TRUCK, THE DRIVER
REMAINS IN THE TRUCK. THE OUTSIDE
PERSON DIRECTS THE DRIVER SAFELY INTO
THE DESIGNATED PARKING SPOT**

**CUSTOMER QUEUING: 2 LINES, ONE FOR ORDERING, ONE
FOR PICK UP IN DESIGNATED AREA .**

**STAFF RESTROOM PLAN: 3 PORTA POTTIES AVAILABLE
BESIDE TRASH BINS**

**TRASH PLAN :
TWO TRASH BARRELS WITH LIDS AND BAGS
ON SITE. TRASH WILL BE REMOVED AT
END OFSHIFT AND DISPOSED OF AT
COMMISSARY AT 19 NOBADEER**

RULES FOR EMPLOYEES FOOD TRUCK CISCO 2023

SERVICE WINDOW ATTENDANT:

- SERVICE WINDOW ATTENDANTS, WHO ARE IN THE FRONT OF HOUSE, TAKE CUSTOMERS' ORDERS**
- SERVE FOOD AND BEVERAGES, PREPARE ITEMIZED CHECKS, AND ACCEPT PAYMENTS.**
- MUST BE PROFESSIONAL, POLITE, AND RELIABLE.**
- EMPLOYEES MUST WASH HANDS BEFORE STARING THEIR SHIFT WITH STATIONARY SINK STATION.**
- EMPLOYEES MUST WASH THEIR HANDS UPON RETURNING FROM THE RESTROOM BEFORE RESUMING WORK.**
- NO SMOKING PERMITTED DURING SHIFT.**
- NO CELLPHONE USE UNLESS DIRE NEED.**

EMPLOYEES MUST CLOCK IN AND OUT EACH DAY.

- EMPLOYEES MUST INFORM THE MANAGER(SEAN) BEFORE LEAVING THE TRUCK PREMISES.**

EMPLOYEES MUST FORWARD ANY DISPUTES OR MISUNDERSTANDINGS WITH CUSTOMERS.

EQUIPMENT SPECIFICATIONS FOOD TRUCK

- LARGE 27 INCH STAND UP BEV AIR REFRIGERATOR.**
- 27 INCH BEV AIR FREEZER STAND UP**
- 46 INCH PREP TABLE STAINLESS STEEL**
- 46 INCH DELI FLOOR REFRIGERATOR**
- 3 COMPARTMENT SINK STATION**
- HAND WASHING SINK**
- SQUARE POS SYSTEM**
- 36 QUART FRYER**



REGISTRY OF MOTOR VEHICLES

April 7, 2023 1:00 PM

Confirmation Number: 0-401-040-544

Registry of Motor Vehicles Registration Renewal 0-401-040-544

Your request to renew your vehicle registration for W75668 has been successfully processed on April 07, 2023 at 1:00 PM in the Amount of \$400.00.

Your registration certificate and decal will be mailed to your address on record. If your registration has expired, your vehicle cannot be operated legally until you receive your new registration certificate, unless you print and carry this e-mail in the vehicle. M.G.L. c.90 s.11 allows the RMV to issue a receipt for the fees paid, which may be carried in lieu of the registration certificate for up to 60 days.

If you do not receive your registration certificate and decal within 30 days of the renewal, or if you have questions, visit our website at www.mass.gov/rmv and select the Ask the RMV link.

To increase your account security, we recommend you add an additional communication method to access your account. [Click here to log on and add an additional method.](#)

NANTUCKET INSURANCE
117 PLEASANT ST
NANTUCKET, MA 02554
1-508-228-5050

Policy number: 00403705

Underwritten by:
United Financial Casualty Company
NAIC Number: 11770
April 3, 2023
Page 1 of 1

Certificate of Insurance

Certificate Holder

SUSHI SEAN LLC
PO BOX 2224
NANTUCKET, MA 02584

Insured

SUSHI SEAN LLC
PO BOX 2224
NANTUCKET, MA 02584

Agent

NANTUCKET INSURANCE
117 PLEASANT ST
NANTUCKET, MA 02554

This document certifies that insurance policies identified below have been issued by the designated insurer to the insured named above for the period(s) indicated. This Certificate is issued for information purposes only. It confers no rights upon the certificate holder and does not change, alter, modify, or extend the coverages afforded by the policies listed below. The coverages afforded by the policies listed below are subject to all the terms, exclusions, limitations, endorsements, and conditions of these policies. Liability coverage may not apply to all scheduled vehicles.

Policy Effective Date: Mar 8, 2023

Policy Expiration Date: Mar 8, 2024

Insurance coverage(s)

Limits

Compulsory BI/PD Liability	\$20,000/\$40,000/\$5,000 each accident
Optional BI/PD Liability	\$100,000/\$300,000/\$100,000
Uninsured Motorist Bodily Injury	\$100,000/\$300,000
Underinsured Motorist Bodily Injury	\$100,000/\$300,000
Personal Injury Protection	\$0 Ded Named Insured only

Description of Location/Vehicles/Special Items

Scheduled autos only

2021 Ford F59 1F65F5KN7M0A18952

Stated Amount \$140,380

Medical Payments	\$5,000
Comprehensive	\$500 Ded w/\$0 glass Ded
Collision	\$1,000 Ded





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/15/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AP INTEGRO INSURANCE GROUP LLC 76251017 375 WOODCLIFF DRIVE STE 103 FAIRPORT NY 14450	CONTACT NAME:	
	PHONE (888) 289-2939 (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Hartford Accident and Indemnity Company	NAIC# 22357
INSURED SUSHI SEAN 1111 PO BOX 2224 NANTUCKET MA 02584-2224	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	
							MED EXP (Any one person)	
							PERSONAL & ADV INJURY	
							GENERAL AGGREGATE	
							PRODUCTS - COMP/OP AGG	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$						EACH OCCURRENCE	
							AGGREGATE	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	76 WEG AJ6URX	12/09/2022	12/09/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$1,000,000
							E.L. DISEASE -EA EMPLOYEE	\$1,000,000
							E.L. DISEASE - POLICY LIMIT	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Those usual to the Insured's Operations.

CERTIFICATE HOLDER For Informational Purposes PO Box 2224 NANTUCKET MA 02584-2224	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Susan S. Castaneda</i>
---	---

CONCESSION/FOOD PERMIT APPLICATION



APPLICATION FORM
Cisco Beach Mobile Food Vendor Concession

I. Contact Information:

Lee Milazzo

Name (please print) Date

21 South Water Street Nantucket, MA 02554

Address # and Street, PO Box City and State Zip Code

508-901-5253 917 494 3895 011-434-5090 iee@nan-taco.com

Telephone Daytime Evening E-mail address

II. BUSINESS INFORMATION:

21 South Water Street / Nantucket, MA 02554

Name & mailing address of business operation

2 YEARS 508-901-5253 contact@nan-taco.com

Number of years in operation Business Phone Business email

YES

Have you previously been granted approval to conduct mobile food vendor concessions by the Land Bank, Town, or County of Nantucket? IF YES, see Section III.

III. Prior Approvals (If applicable).

	GRANTING AUTHORITY	Time period of approval	Location(s) of approved activity
1	Nantucket Land Bank	Summer 2022	Cisco Beach Lot
2			
3			

IV. Description of Business:

PLEASE ATTACH PROPOSED PLAN OF OPERATION AND MENU OR LIST OF ALL FOOD ITEMS TO BE SOLD WITH A PRICE LIST

Description of Business: See Attached

Years of experience in managing a food service business: 2 Years Number of Employees: 5

Names & Titles of Employees: Sam Milazzo - Cook / Owen Milazzo - Counter / Sacha Cohen - Counter / Eli Holland - Counter / Amy Fix - Manager & Cook / Lee Milazzo - Manager & Cook

V. Business/Personal References: (A minimum of three references are required. Please do not write "see resume.")

Name	Address	Phone	Relationship
Amy Baxter	Nantucket Police Dept Nantucket, 02554	508-325-4100	Friend
Jason Bridges	6 Beaver St Nantucket, 02554	508-3671976	Friend
Nick Johnson	21 South Water St. Nantucket, 02554	508-325-2792	Friend / Landlord

believe your Mobile Food Unit offers that is unique from other providers of concessionaire services.

VI. Supplemental: Please list any other information you feel is relevant and describe how your Mobile Food Unit is unique:

See Attached

VII. Signature:

CAREFULLY READ ALL PARTS OF THIS APPLICATION FORM BEFORE SIGNING.

- A. I understand that acceptance of this application by the Nantucket Land Bank does not imply that my proposal will be accepted.
- B. The information that I have provided is true and complete. I understand that misrepresentation or omission of any fact in my application, or in any other materials, or as provided during interviews, can be justification for refusal of my proposal or can be justification for termination of License, if granted.
- C. In processing my application, the Nantucket Land Bank may verify all the information provided by me. I hereby agree to release the Land Bank from any and all liability arising out of the verification process.
- D. I authorize the Land Bank to take whatever steps deemed necessary to obtain information regarding my qualifications for the operation of a mobile food vendor concession, including contacting my present and former employers, by contacting individuals listed as business or personal references, and by contacting other individuals to provide or further clarify information about me.
- E. I hereby release my present and former employers and all individuals contacted for factual information about me from any and all liability damages arising from furnishing the requested information.
- F. I understand that the Land Bank may request that supplementary information be furnished to assure that I have the technical competence, the business and technical organization, and the financial resources adequate to successfully perform the necessary work.
- G. I understand that my License may be terminated with or without cause at any time.

My signature certifies that I have read and agree with the above statement and all statements contained in this Application.

LEEMILAZZO
Applicant Name (Please Print)

[Signature]
Applicant Signature

5-18-23
Date



Overview:

We are excited to apply for a spot at Cisco Beach for another Summer. Last year was such a great success for us, we had so many people tell us how much they loved the addition of food trucks to Cisco Beach! Our brick & mortar location in town was open all winter so that we could connect with the year-round community. NanTaco sponsored the boys and girls hockey teams this winter. We will be employing several Nantucket high school kids this summer. The food truck at Cisco Beach will employ 2 – 3 people during the day at the beach.

Our offerings are unique to the island, we serve good, fast, and quality authentic Mexican food that you can't find anywhere else on Nantucket. All our food is made fresh every day. Our queso & guacamole are made from scratch and our seasonings have been perfected by our head chef Claudia Erickson. Claudia is originally from Mexico and now lives full time on Nantucket. She loves it here!

The Taco Truck is currently on island and is ready to start serving delicious food to hungry beachgoers starting May 27th through September 16th. We have added some cooking equipment this year so that we can expand our menu. We can now offer Chips & Salsa, Churros and Taquitos in addition to our tacos, burritos, and bowls. We have been working closely with the fire and health departments all winter to make sure we are in total compliance with the town regulations. Sean from the health department has been very helpful getting us ready. We have been working with Joe Townsend on the installation of a brand-new ventilation hood and fire suppression. Our food truck is up to date with the fire and health department and ready to rock.

Last summer we provided trash & recycling for our guests as well as a table for guests to sit and eat. We had no issues last year and plan on building on the good will we created with our customers last summer.

I have read the entire "Mobile Food Vender Concession Application" and I thoroughly understand the application guidelines.

Rules for Employees:

All employees must follow the current ServSafe guidelines for food prep and service. In addition they must follow all additional rules set by NanTaco for garbage removal, cleaning of the food truck and related responsibilities.



Food Items and Price List

Tacos

Quessobirria / Carne Asada / Chicken / Shrimp / Fish / Street Corn (Vegetarian Option) \$8.00 Each

Burritos

California / Breakfast Burrito / Bean & Cheese 12.00 to \$18.00 each

Bowls

Carne Asada / Chicken / Shrimp / Fish / Street Corn (Vegetarian Option) \$18.00 Each

Quesadillas

Plain Cheese / Carne Asada / Chicken \$8.00 to \$14.00 each

Other Items

Nachos / Taquitos / Chips & Salsa or Guacamole \$4.00 to \$14.00 each

1. A current and valid Mobile Food Unit License from the Town of Nantucket Select Board or a sufficient demonstration that this License is in process and immediately forthcoming.

We have a Valid Mobile Food Unit License.

2. Minimum acceptable guaranteed license amount: \$300.

Guaranteed!

3. The proposal must be from an established company or individual with experience in managing a food service business. A description of the business and number of employees is required.

I have been running NanTaco since July 2022. Description above

4. Pictures of the Mobile Food Unit and a complete description of the vehicle and equipment required to run the operation must be provided. Preference will be given to operations that generate less noise.

Pictures Attached. We were successful last summer running the NanTaco truck with no complaints about noise.

5. The proposer must provide a list of the names and titles of personnel who will be assigned to represent the business and who will be the principals and key personnel. Preference will be given to individually run, owner-operator businesses.

NANTACO

- Lee Milazzo – Owner of NanTaco. I will be running the taco truck with my two son's and other local kids.
- Sam Milazzo – Cook & Window
- Owen – Window
- Eli Holland – Window
- Nik
- Sacha Cohen – Window

6. A proposed plan of operation.

We will be ready to open May 27th and have the staff to stay open every day at Cisco Beach from 11:00 3:00

Photos



NANTACO



APPENDIX A

NON-COLLUSION

The undersigned certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity.



Authorized Person's Signature

May 20th 2023

Date

Lee Milazzo Owner of NanTaco

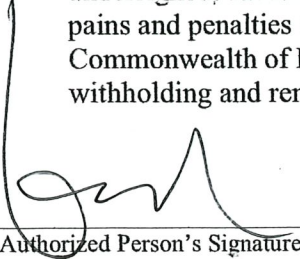
Print Name & Title of Signatory

Name of Contractor

APPENDIX B

TAX CERTIFICATION

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.



Authorized Person's Signature

May 20th 2023

Date

Lee Milazzo *OWNER*

Print Name & Title of Signatory

Name of Contractor

CERTIFICATE OF CORPORATE AUTHORITY

At a duly authorized meeting of the Board of Directors of ~~NANTAC~~ NANTACO
(Name of Corporation)

held on May 18th 2023 it was VOTED that:
(Date)

Lee Milazzo
(Name)

Owner
(Title)

~~By~~ this corporation, he and he/she hereby is authorized to submit bids and proposals, execute contracts, deeds and bonds in the name and on behalf of said corporation, and affix its corporate seal thereto; and such execution of any contract, deed or obligation in this corporation's name on its behalf by such _____ under seal of the company, shall be valid and binding upon this corporation.

A True Copy,

ATTEST: _____

TITLE: _____

PLACE OF BUSINESS: _____

DATE OF THIS CERTIFICATE: _____

I hereby certify that I am the clerk of ~~the~~ _____
(Corporation)

that _____ is the duly elected _____ of
(Name) (Title)

said corporation, and that the above vote has not been amended or rescinded and remains in full force and effect as of the date of this Certification.

(Clerk)

CORPORATE SEAL:

APPENDIX D

MOBILE FOOD LICENSE FROM TOWN OF NANTUCKET

IF YOU HAVE NOT YET RECEIVED YOUR 2023 MFU LICENSE FROM THE TOWN OF NANTUCKET BY THE SUBMISSION DATE, PLEASE PROVIDE INFORMATION INDICATING WHEN YOUR MFU LICENSE APPLICATION WILL BE PRESENTED TO THE SELECT BOARD AND DOCUMENTATION CONFIRMING THAT YOU HAVE BEGUN THE PROCESS WITH THE APPROPRIATE TOWN LICENSING AUTHORITY.



THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.

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. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

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

APPLICANT NAME: Artists Assn. of Nantucket, Robert Frazier, Artistic Director

MAILING ADDRESS: 24 Amelia Drive, Nantucket, MA. 02554

TELEPHONE: (_508_)- _680_ - _6784_ cell (_508_)- _228_ - _0722_ work

E-MAIL: bobby@nantucketarts.org

Location of EVENT: The Creeks Preserve / Hays prop.

DATE of EVENT: 6/15/23 **TIME of EVENT:** 10 am - 12:30 pm

Description of attendees (i.e. friends, family, catering staff...): AAN Artist members

Anticipated number of attendees: 6 - 8 artists

PLEASE DESCRIBE THE EVENT:

As part of AAN's annual Plein Air Nantucket festival, now in its 12th year, we'll host a "quick paint" - participants are given 2 hours to complete an artwork. We allocate 15 minutes for arrival and set up, 2 hours timed painting, 15 minutes to pack up and clean sweep the area. We welcome the public to watch and interact with participants. We will be carpooling.

Other relevant information: Our members are well versed in Leave No Trace procedure, as well as working designated areas and avoiding private properties. This event is different than our all-day Paint Out, which this year is being held 6/14/23 under existing 2023 permissions obtained thru Yvonne at the UMass Field Station and Carlisle at Shipwreck Museum, both sites overlooking Folger's Marsh.

Approved/Denied: _____

Executive Director

Date: _____

Land Bank Meeting date

Comments: _____



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

APPLICANT NAME: A Safe Place Nantucket
MAILING ADDRESS: 5B Windy Way
TELEPHONE: () - - cell () - - home (508) 228-0561 work
E-MAIL: sfronzuto@asafeplacenantucket.org

Location of EVENT: Discovery Park Playground
DATE of EVENT: ~~And~~ 6/16 **TIME of EVENT:** 7-10-1

Description of attendees (i.e. friends, family, catering staff...):
Anticipated number of attendees: Unknown

PLEASE DESCRIBE THE EVENT:
 staff with volunteer -
 table set up with our information and
 some swag.

Other relevant information: Suzanne Franzutto is the point person this year if you have any questions

Approved/Denied: _____ **Date:** _____
 Executive Director Land Bank Meeting date

Comments: _____



THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.
 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. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

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

APPLICANT NAME: A Safe Place Nantucket
 MAILING ADDRESS: 5B Windy Way
 TELEPHONE: () - - cell () - - home () - - work
 E-MAIL: Sfronzutto@asafeplacenantucket.org 508.228.0561

Location of EVENT: Codfish Park

DATE of EVENT: 6/9 TIME of EVENT: 10-1

Description of attendees (i.e. friends, family, catering staff...):

Anticipated number of attendees: n/a

PLEASE DESCRIBE THE EVENT:
Staff w/ volunteer setting up table
with our information describing
services.
Some swag

Other relevant information:
Suzanne Fronzutto is the point
person this year if you have any
questions

Approved/Denied: _____ Date: _____
 Executive Director Land Bank Meeting date

Comments: _____



THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.

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REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES

APPLICANT NAME: Man Mitchell Associates
MAILING ADDRESS: 4 Vestal St.
TELEPHONE: (508)-441-4131 cell ()-__-__ home ()-__-__ work
E-MAIL: jroche@maniamitchell.com

Location of EVENT: Washington Street / next to AQ
DATE of EVENT: 7/6 TIME of EVENT: 4:30 - 6:30
Description of attendees (i.e. friends, family, catering staff...): supporters of the MMA
Anticipated number of attendees: 100 - 125

PLEASE DESCRIBE THE EVENT:

MMA family Picnic - families + supporters of the MMA - games + fun on lawn
Island Kitchen catering 4:30 - 6:30pm July 6th

Other relevant information: this is the same fundraiser/friendraiser we had last year. Parking will be allowed at 33 Wash + in the town lot as we did last year + guests will be encouraged to carpool or walk. There will be a tent, there will be music, not amplified. Yes, there will be alcohol + Island Kitchen is responsible for that permit. we have spoken w/ Amy Baxter.

Approved/Denied: _____ Date: _____
Executive Director Land Bank Meeting date

Comments: _____



THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.
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. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

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

APPLICANT NAME: DWIGHT FENTON (STOKEACK)
MAILING ADDRESS: PO BOX 991, NANTUCKET, MA 02554
TELEPHONE: (917)-4566307 cell ()-__-__ home ()-__-__ work
E-MAIL: dwright@stokeack.com

Location of EVENT: CISCO BEACH LOT
DATE of EVENT: 6-10-23 TIME of EVENT: 2 PM - 6 PM
Description of attendees (i.e. friends, family, catering staff...): BOARD SWAP - LOCAL SURFERS
Anticipated number of attendees: 30 max (?)

PLEASE DESCRIBE THE EVENT:

SURFBOARD SWAP, FOOD (USING ALREADY APPROVED CISCO VENDORS)
PEOPLE WILL COME AND GO OVER THE 4 HOURS

Other relevant information: GARY (NISS) WILL BE AWARE OF THE EVENT
AND WE'LL MOST LIKELY DO IT IN CONJUNCTION.
JUST WAITING ON CONF BEFORE FORMALIZING.

Approved/Denied: _____

Executive Director

Date: _____

Land Bank Meeting date

Comments: _____

**Siasconset Golf
Balance Sheet
April 2023**

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
SGC Savings Account	\$50,000.00	\$0.00
NGM - SGC Operating Account	\$30,373.69	\$306,803.95
Golf Shop Cash	\$500.00	\$300.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	\$2,732.04	\$0.00
Credit Cards F&B	\$115.00	\$0.00
Management Contract escrow	\$2,666.72	\$1,741.67
Total Cash	<u>\$86,887.45</u>	<u>\$309,345.62</u>
Accounts Receivable-Miacomet Golf	(\$12,605.30)	(\$60,107.39)
Accounts Receivable	\$2,654.81	\$0.00
Total Accounts Receivable	<u>(\$9,950.49)</u>	<u>(\$60,107.39)</u>
Inventory Golf Shop	\$36,146.45	\$22,284.85
Rental Club Inventory	\$710.40	\$0.00
Inventory Food	\$1,562.01	\$204.13
Inventory Bar	\$3,769.24	\$1,309.90
Inventory - Wine	\$346.32	\$564.60
Total Inventory	<u>\$42,534.42</u>	<u>\$24,363.48</u>
Prepaid Expenses- Administration	\$5,921.69	\$3,564.69
Total Prepaid Expenses	<u>\$5,921.69</u>	<u>\$3,564.69</u>
Total Current Assets	<u>\$125,393.07</u>	<u>\$277,166.40</u>
Accumulated Amortization	(\$481.45)	(\$355.87)
Total Accumulated Amortization	<u>(\$481.45)</u>	<u>(\$355.87)</u>
Logo	\$3,768.00	\$3,768.00
Golf Course Equipment	\$286,474.83	\$286,474.83
Accum Depreciation	(\$757,595.67)	(\$699,189.89)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,544,221.91	\$8,524,589.37
Leasehold Improvements	\$3,087,800.50	\$2,783,280.50
Vehicle & Dump Trailer	\$2,149.00	\$2,149.00
Unspecified- (Equipment)	\$5,185.23	\$1,215.99
Total Fixed Assets	<u>\$11,346,603.80</u>	<u>\$11,076,887.80</u>
Total Fixed Assets	<u>\$11,346,122.35</u>	<u>\$11,076,531.93</u>
Total Assets	<u><u>\$11,471,515.42</u></u>	<u><u>\$11,353,698.33</u></u>

**Siasconset Golf
Balance Sheet
April 2023**

Liabilities and Equity

	<u>Current YTD</u>	<u>Prior YTD</u>
Accounts Payable	\$3,003.31	\$0.00
Total Accounts Payable	<u>\$3,003.31</u>	<u>\$0.00</u>
Total Accounts Payable	\$3,003.31	\$0.00
Gift Certificate Issued	\$1,883.25	\$1,087.25
Total Gift Certificate	<u>\$1,883.25</u>	<u>\$1,087.25</u>
Gratuity Liability Bar	\$115.00	\$90.00
Total Gratuity	<u>\$115.00</u>	<u>\$90.00</u>
Land Bank Advance on Operations	\$10,881,817.64	\$11,108,215.86
Total Note Payable	<u>\$10,881,817.64</u>	<u>\$11,108,215.86</u>
MA Sales Tax Payables Golf	\$0.00	\$0.00
MA Meals Tax Payable	\$0.00	\$0.00
Total Tax	<u>\$0.00</u>	<u>\$0.00</u>
Total Current Liabilities	\$10,883,815.89	\$11,109,393.11
Total Liabilities	\$10,886,819.20	\$11,109,393.11
Retained Earnings	\$626,343.59	\$282,540.69
Total Retained Earnings	<u>\$626,343.59</u>	<u>\$282,540.69</u>
Total Current Year P&L	<u>(\$41,647.37)</u>	<u>(\$38,235.47)</u>
Total Equity	\$584,696.22	\$244,305.22
Total Liabilities and Equity	<u>\$11,471,515.42</u>	<u>\$11,353,698.33</u>

Siasconset
April, 2023
Summary

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Covers	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Revenue												
Golf Shop Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Miscellaneous	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Cost of Goods Sold												
Golf Shop	0	0	0	0	0	#DIV/0!	0	0	0	798	(798)	#DIV/0!
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Cost of Sales	0	0	0	0	0	#DIV/0!	0	0	0	798	(798)	#DIV/0!
Gross Profit	0	0	0	0	0	#DIV/0!	0	0	0	(798)	798	#DIV/0!
Payroll Expense												
Golf Shop	(330)	0	(330)	0	(330)	#DIV/0!	0	0	0	5,572	(5,572)	#DIV/0!
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
General & Administrative	2,028	0	2,028	0	2,028	#DIV/0!	8,498	0	8,498	0	8,498	#DIV/0!
Grounds	3,791	3,833	(42)	4,219	(428)	-1%	15,165	15,332	(167)	14,001	1,164	-1%
Total Payroll	5,490	3,833	1,657	4,219	1,271	43%	23,663	15,332	8,331	19,573	4,090	54%
Operating Expenses												
Golf Shop	0	1,100	(1,100)	0	0	-100%	0	1,100	(1,100)	0	0	-100%
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	324	1,000	(676)	301	23	-68%	324	1,000	(676)	1,717	(1,393)	-68%
General & Administrative	3,011	1,535	1,476	2,397	614	96%	11,913	9,190	2,723	13,449	(1,536)	30%
Grounds	805	2,550	(1,745)	1,725	(920)	-68%	835	16,700	(15,865)	2,714	(1,880)	-95%
Total Operating Expenses	4,140	6,185	(2,045)	4,423	(283)	-33%	13,072	27,990	(14,918)	17,881	(4,809)	-53%
Total Expense	9,630	10,018	(388)	8,642	988	-4%	36,735	43,322	(6,587)	37,454	1,880	-15%
Income/(Loss) from Operations	(9,630)	(10,018)	388	(8,642)	(988)	-4%	(36,735)	(43,322)	6,587	(38,252)	1,517	-15%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(9,630)	(10,018)	388	(8,642)	(988)	-4%	(36,735)	(43,322)	6,587	(38,252)	1,517	-15%

Siasconset
 April, 2023
 Departmental Summary

	Month To Date						Year To Date						Key
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %	
Rounds	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Covers	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Golf Shop													
Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Cost of Goods	0	0	0	0	0	#DIV/0!	0	0	0	798	(798)	#DIV/0!	
Payroll Expense	(330)	0	(330)	0	(330)	#DIV/0!	0	0	0	5,572	(5,572)	#DIV/0!	
Operating Expense	0	1,100	(1,100)	0	0	-100%	0	1,100	(1,100)	0	0	-100%	
Net Profit / (Loss)	330	(1,100)	1,430	0	330	-130%	0	(1,100)	1,100	(6,370)	6,370	-100%	6
Food & Beverage													
Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Cost of Goods	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	7
Membership													
Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Grounds													
Payroll Expense	3,791	3,833	(42)	4,219	(428)	-1%	15,165	15,332	(167)	13,985	1,180	-1%	
Operating Expense	805	2,550	(1,745)	1,725	(920)	-68%	835	16,700	(15,865)	2,714	(1,880)	-95%	
Net Profit / (Loss)	(4,596)	(6,383)	1,787	(5,944)	1,348	-28%	(15,999)	(32,032)	16,033	(16,699)	700	-50%	8
General & Administrative													
Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	2,028	0	2,028	0	2,028	#DIV/0!	8,498	0	8,498	0	8,498	#DIV/0!	
Operating Expense	3,011	1,535	1,476	2,397	614	96%	11,913	9,190	2,723	13,449	(1,536)	30%	
Net Profit / (Loss)	(5,039)	(1,535)	(3,504)	(2,397)	(2,643)	228%	(20,411)	(9,190)	(11,221)	(13,449)	(6,962)	122%	
Maintenance													
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	324	1,000	(676)	301	23	-68%	324	1,000	(676)	1,717	(1,393)	-68%	9
Net Profit / (Loss)	(324)	(1,000)	676	(301)	(23)	-68%	(324)	(1,000)	676	(1,717)	1,393	-68%	
Income/(Loss) from Operations	(9,630)	(10,018)	388	(8,642)	(988)	-4%	(36,735)	(43,322)	6,587	(38,235)	1,500	-15%	10
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net After Depreciation	(9,630)	(10,018)	388	(8,642)	(988)	-4%	(36,735)	(43,322)	6,587	(38,235)	1,500	-15%	

Siasconset
 April, 2023
 Golf Shop

	Month To Date							Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	0	#DIV/0!
Annual Pass	0	0	0	0	0	#DIV/0!	2	0	0	0	0	0	0	#DIV/0!
Resident Discount Cards	0	0	0	0	0	#DIV/0!	3	0	0	0	0	0	0	#DIV/0!
Handicap (Non-Members)	0	0	0	0	0	#DIV/0!	4	0	0	0	0	0	0	#DIV/0!
Greens Fees	0	0	0	0	0	#DIV/0!	5	0	0	0	0	0	0	#DIV/0!
Cart Fees	0	0	0	0	0	#DIV/0!	6	0	0	0	0	0	0	#DIV/0!
Golf Club Repair	0	0	0	0	0	#DIV/0!	7	0	0	0	0	0	0	#DIV/0!
Range Ball Sales	0	0	0	0	0	#DIV/0!	8	0	0	0	0	0	0	#DIV/0!
Club Rental Sets	0	0	0	0	0	#DIV/0!	9	0	0	0	0	0	0	#DIV/0!
Walking Trolley Rental	0	0	0	0	0	#DIV/0!	10	0	0	0	0	0	0	#DIV/0!
Club/Cart Storage	0	0	0	0	0	#DIV/0!	11	0	0	0	0	0	0	#DIV/0!
Lessons	0	0	0	0	0	#DIV/0!	12	0	0	0	0	0	0	#DIV/0!
Golf Clinics	0	0	0	0	0	#DIV/0!	13	0	0	0	0	0	0	#DIV/0!
Tournaments	0	0	0	0	0	#DIV/0!	14	0	0	0	0	0	0	#DIV/0!
Merchandise	0	0	0	0	0	#DIV/0!	15	0	0	0	0	0	0	#DIV/0!
Over/Under	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Cost of Goods Sold														
Golf Shop	0	0	0	0	0	#DIV/0!	16	0	0	0	798	(798)	#DIV/0!	
Member 10% Shop Discounts	0	0	0	0	0	#DIV/0!	17	0	0	0	0	0	#DIV/0!	
Total Cost of Sales	0	0	0	0	0	#DIV/0!		0	0	0	798	(798)	#DIV/0!	
Gross Profit	0	0	0	0	0	#DIV/0!		0	0	0	(798)	798	#DIV/0!	
Payroll Expense														
Golf Shop Manager	(330)	0	(330)	0	(330)	#DIV/0!	18	0	0	0	5,572	(5,572)	#DIV/0!	
Shop Clerks Gross	0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!	
Total Payroll	(330)	0	(330)	0	(330)	#DIV/0!		0	0	0	5,572	(5,572)	#DIV/0!	
Operating Expenses														
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	20	0	0	0	0	0	#DIV/0!	
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!	
Tees, Markers, Etc.	0	0	0	0	0	#DIV/0!	22	0	0	0	0	0	#DIV/0!	
Score Cards	0	1,000	(1,000)	0	0	-100%	23	0	1,000	(1,000)	0	0	-100%	
Uniforms / Clothing Allowance	0	100	(100)	0	0	-100%	24	0	100	(100)	0	0	-100%	
Shipping (ups/fedex)	0	0	0	0	0	#DIV/0!	25	0	0	0	0	0	#DIV/0!	
Office/Shop Supplies	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!	
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	27	0	0	0	0	0	#DIV/0!	
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	28	0	0	0	0	0	#DIV/0!	
Rental Clubs	0	0	0	0	0	#DIV/0!	29	0	0	0	0	0	#DIV/0!	
Supplies	0	0	0	0	0	#DIV/0!	30	0	0	0	0	0	#DIV/0!	
Total Operating Expenses	0	1,100	(1,100)	0	0	-100%		0	1,100	(1,100)	0	0	-100%	
Income/(Loss) from Operations	330	(1,100)	1,430	0	330	-130%		0	(1,100)	1,100	(6,370)	6,370	-100%	

Siasconset
 April, 2023
 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	2,473	2,500	(27)	2,308	165	-1%	46	9,890	10,000	(110)	8,818	1,072	-1%
Assistant Superintendent	1,319	1,333	(14)	1,154	165	-1%	47	5,275	5,332	(57)	4,409	865	-1%
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!
Mechanic Gross	0	583	(583)	0	0	-100%	49	2,000	2,332	(332)	0	2,000	-14%
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
Seasonal Labor	0	0	0	757	(757)	#DIV/0!	51	0	0	0	757	(757)	#DIV/0!
Total Payroll	3,791	4,416	(625)	4,219	(428)	-14%		17,165	17,664	(499)	13,985	3,180	-3%
Operating Expenses													
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!
Golf Course Supplies	795	0	795	290	505	#DIV/0!	53	795	1,000	(205)	1,228	(433)	-21%
Fertilizer	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	55	0	0	0	0	0	#DIV/0!
Surfactants	0	0	0	0	0	#DIV/0!	56	0	10,500	(10,500)	0	0	-100%
Tools	0	0	0	0	0	#DIV/0!	57	0	0	0	0	0	#DIV/0!
Shop Supplies	0	1,000	(1,000)	0	0	-100%	58	0	2,000	(2,000)	0	0	-100%
Electric - Pump House & Irrigation	0	0	0	0	0	#DIV/0!	59	0	0	0	0	0	#DIV/0!
Electric - Maintenance Building	10	50	(40)	10	(0)	-80%	60	40	200	(160)	62	(22)	-80%
Raw Materials & Topdressing	0	0	0	1,425	(1,425)	#DIV/0!	61	0	0	0	1,425	(1,425)	#DIV/0!
Seed	0	500	(500)	0	0	-100%	62	0	500	(500)	0	0	-100%
Gas, Oil & Diesel	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	64	0	0	0	0	0	#DIV/0!
Golf Course Repairs & Main	0	500	(500)	0	0	-100%	65	0	1,000	(1,000)	0	0	-100%
Equipment - Repairs & Main	0	500	(500)	0	0	-100%	66	0	500	(500)	0	0	-100%
Irrigation - Repair & Main	0	0	0	0	0	#DIV/0!	67	0	0	0	0	0	#DIV/0!
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!
Contract Services	0	0	0	0	0	#DIV/0!	69	0	0	0	0	0	#DIV/0!
Small Equipment Rental	0	0	0	0	0	#DIV/0!	70	0	0	0	0	0	#DIV/0!
Consultants	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!
Uniforms	0	0	0	0	0	#DIV/0!	72	0	0	0	0	0	#DIV/0!
Freight	0	0	0	0	0	#DIV/0!	73	0	1,000	(1,000)	0	0	-100%
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	74	0	0	0	0	0	#DIV/0!
Total Operating Expenses	805	2,550	(1,745)	1,725	(920)	-68%		835	16,700	(15,865)	2,714	(1,880)	-95%
Income/(Loss) from Operations	(4,596)	(6,966)	2,370	(5,944)	1,348	-34%		(17,999)	(34,364)	16,365	(16,699)	(1,300)	-48%

Siasconset

April, 2023

Maintenance

Operating Expenses

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Clubhouse Repair & Maintenance	324	0	324	64	260	#DIV/0!	75	324	0	324	64	260	#DIV/0!
Golf Course Building Repair & Maint	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	77	0	0	0	0	0	#DIV/0!
Clubhouse HVAC R&M	0	0	0	0	0	#DIV/0!	78	0	0	0	0	0	#DIV/0!
Clubhouse Electrical R&M	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	80	0	0	0	0	0	#DIV/0!
Clubhouse Plumbing R&M	0	1,000	(1,000)	0	0	-100%	81	0	1,000	(1,000)	1,416	(1,416)	-100%
Oakson Septic System	0	0	0	0	0	#DIV/0!	82	0	0	0	0	0	#DIV/0!
Golf Course Building Plumbing R&M	0	0	0	0	0	#DIV/0!	83	0	0	0	0	0	#DIV/0!
Alarm System/Activity	0	0	0	237	(237)	#DIV/0!	84	0	0	0	237	(237)	#DIV/0!
Refrigeration	0	0	0	0	0	#DIV/0!	85	0	0	0	0	0	#DIV/0!
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Operating Expenses	324	1,000	(676)	301	23	-68%		324	1,000	(676)	1,717	(1,393)	-68%
Income/(Loss) from Operations	(324)	(1,000)	676	(301)	(23)	-68%		(324)	(1,000)	0	(1,717)	1,393	-68%

Siasconset
 April, 2023
 General & Administrative

	Month To Date							Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Other Income	0	0	0	0	0	#DIV/0!	86	0	0	0	0	0	0	#DIV/0!
Interest Income	0	0	0	0	0	#DIV/0!	87	0	0	0	0	0	0	#DIV/0!
Winter Memberships	0	0	0	0	0	#DIV/0!	88	0	0	0	0	0	0	#DIV/0!
House Rental Income	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	0	#DIV/0!
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Payroll Expense														
Management Payment	2,028	0	2,028	0	2,028	#DIV/0!	90	8,498	0	8,498	0	8,498	8,498	#DIV/0!
Total Payroll	2,028	0	2,028	0	2,028	#DIV/0!		8,498	0	8,498	0	8,498	8,498	#DIV/0!
Operating Expenses														
Office Supplies	0	0	0	0	0	#DIV/0!	91	0	0	0	0	0	0	#DIV/0!
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	0	#DIV/0!
Credit Card Merchant Services	140	35	105	35	105	301%	93	441	140	301	142	300	215%	
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	94	0	0	0	0	0	0	#DIV/0!
Travel and Education	0	0	0	0	0	#DIV/0!	95	0	0	0	0	0	0	#DIV/0!
POS Support/Computer Support	0	0	0	0	0	#DIV/0!	96	27	0	27	0	27	27	#DIV/0!
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	500	(500)	0	0	-100%	
Professional Accounting	0	0	0	0	0	#DIV/0!	98	0	0	0	0	0	0	#DIV/0!
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	0	#DIV/0!
Payroll Service	446	0	446	0	446	#DIV/0!	100	1,570	0	1,570	23	1,547	#DIV/0!	
Trash Removal	0	0	0	0	0	#DIV/0!	101	0	0	0	0	0	0	#DIV/0!
License & Fees	(100)	0	(100)	0	(100)	#DIV/0!	102	2,650	2,750	(100)	2,725	(75)	-4%	
Electricity	1,872	1,300	572	2,132	(260)	44%	103	5,078	5,200	(122)	9,451	(4,372)	-2%	
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	0	#DIV/0!
Water	35	0	35	35	0	#DIV/0!	105	140	0	140	158	(18)	#DIV/0!	
Cable TV & Internet	0	200	(200)	194	(194)	-100%	106	597	600	(3)	776	(179)	0%	
Web Site	0	0	0	0	0	#DIV/0!	107	0	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	0	#DIV/0!
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	109	0	0	0	0	0	0	#DIV/0!
Insurance - Workers Comp	0	0	0	0	0	#DIV/0!	110	0	0	0	9	(9)	#DIV/0!	
Retirement Plan	0	0	0	0	0	#DIV/0!	111	0	0	0	0	0	0	#DIV/0!
Payroll Taxes - Mgmt. & Empl. Exp.	617	0	617	0	617	#DIV/0!	112	1,409	0	1,409	165	1,244	#DIV/0!	
Clubhouse cleaning labor	0	0	0	0	0	#DIV/0!	113	0	0	0	0	0	0	#DIV/0!
Interest Expense	0	0	0	0	0	#DIV/0!	114	0	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	115	0	0	0	0	0	0	#DIV/0!
Total Operating Expenses	3,011	1,535	1,476	2,397	614	96%		11,913	9,190	2,723	13,449	(1,536)	30%	
Income/(Loss) from Operations	(5,039)	(1,535)	(3,504)	(2,397)	(2,643)	228%		(20,411)	(9,190)	(11,221)	(13,449)	(6,962)	122%	
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!	
Income/(Loss) After Depreciation	(5,039)	(1,535)	(3,504)	(2,397)	(2,643)	228%		(20,411)	(9,190)	(11,221)	(13,449)	(6,962)	122%	

**Miacomet
Balance Sheet
April 2023**

Assets

	Current YTD	Prior YTD
MGC Savings Account	\$200,000.00	\$0.00
NGM - MIA Operating Account	\$234,406.70	\$876,098.54
Golf Shop Cash	\$600.00	\$600.00
Restaurant Cash	\$1,800.00	\$1,800.00
Change Bank	\$1,000.00	\$2,414.83
Petty Cash	\$567.03	\$300.00
Credit Cards Pro Shop	(\$7,243.81)	\$11,986.14
Credit Cards F&B	\$10,318.01	\$17,933.17
ACH Payment Admin	(\$681.09)	\$674.04
Total Cash	\$440,766.84	\$911,806.72
Accounts Receivable	\$111,352.27	\$99,861.82
Accounts Receivable-Siasconset Golf	\$10,489.83	\$63,821.39
Total Accounts Receivable	\$121,842.10	\$163,683.21
Inventory Golf Shop	\$350,533.40	\$166,034.34
Inventory Food	\$13,120.42	\$9,952.99
Inventory Bar	\$18,548.15	\$16,151.96
Inventory Wine	\$29,429.55	\$16,118.69
Inventory Pesticides	\$116,371.34	\$91,552.47
Total Inventory	\$528,002.86	\$299,810.45
Prepaid Expenses- Administration	\$67,930.26	\$66,172.26
Total Prepaid Expenses	\$67,930.26	\$66,172.26
House Rental Security Deposit	\$17,600.00	\$1,000.00
Management Contract Escrow	\$30,674.73	\$26,014.69
Total Other Assets	\$48,274.73	\$27,014.69
CE Payments - Funds in Transit	\$39,967.57	\$0.00
Total CE Payments - Funds in Transit	\$39,967.57	\$0.00
Total Current Assets	\$1,246,784.36	\$1,468,487.33
Clubhouse	\$11,661,390.26	\$11,661,390.26
Clubhouse Grounds	\$124,132.96	\$39,900.00
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$704,783.51	\$998,364.52
Accum Depr/Amort	(\$11,204,153.95)	(\$10,791,082.26)
10 Year assets for expansion	\$349,835.00	\$349,835.00
20 Year assets for expansion	\$3,740.00	\$3,740.00
7 Year assets for expansion	\$971.00	\$971.00
Clubhouse Furn & Fix	\$35,139.04	\$35,139.04
Computer System	\$157,727.40	\$157,727.40
Golf Course Expansion (GC Exp-3 Yr)	\$803,986.00	\$803,986.00
Furniture & Fixtures	\$1,169,698.34	\$1,169,698.34
Golf Cart Storage	\$27,677.56	\$27,677.56
Golf Course Renov 2	\$3,548,414.31	\$3,548,414.31
House Renovations	\$11,009.00	\$11,009.00
Land Improvements	\$2,924,115.00	\$2,924,115.00

**Miacomet
Balance Sheet
April 2023**

Leasehold Improvements	\$4,995,315.57	\$4,229,801.05
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$13,123.76	\$13,123.76
Unspecified- (Equipment)	\$160,913.00	\$160,913.00
Kitchen Equipment	\$29,298.55	\$29,299.55
Phone System	\$4,803.36	\$4,803.36
Dormitory	\$2,316,603.38	\$2,316,603.38
Logo	\$4,082.00	\$4,082.00
Right of Use Asset	\$340,216.00	\$0.00
Total Fixed Assets	<u>\$18,202,169.64</u>	<u>\$17,718,859.86</u>
Accumulated Amortization	(\$521.59)	(\$385.52)
Total Accumulated Amortization	<u>(\$521.59)</u>	<u>(\$385.52)</u>
Total Fixed Assets	<u>\$18,201,648.05</u>	<u>\$17,718,474.34</u>
Total Assets	<u><u>\$19,448,432.41</u></u>	<u><u>\$19,186,961.67</u></u>

**Miacomet
Balance Sheet
April 2023**

Liabilities and Equity

	<u>Current YTD</u>	<u>Prior YTD</u>
Accounts Payable	\$43,158.06	\$102,267.40
Total Accounts Payable	\$43,158.06	\$102,267.40
Total Accounts Payable	\$43,158.06	\$102,267.40
MA Sales Tax Payables Golf	\$1,752.24	\$1,659.85
MA Meals Tax Payable	\$7,838.92	\$9,718.66
Lease payable TCF - 008-0717174-301	\$3,402.01	\$36,764.21
Clubhouse Payment	\$0.00	(\$86,659.00)
Total Accounts Payable	\$12,993.17	(\$38,516.28)
Accrued Payroll & Related Expenses	\$108,732.62	\$65,509.97
Employee Bonus Fund	(\$100.00)	\$0.00
Total Payroll	\$108,632.62	\$65,509.97
Chit CR Book (Tourn. Gift Cert.)	\$1,966.91	\$0.00
Gift Certificate Issued	\$90,345.74	\$69,225.68
Total Gift Certificate	\$92,312.65	\$69,225.68
Deferred Revenue	\$0.00	\$17,927.25
Total Deferred Revenue	\$0.00	\$17,927.25
Gratuity Liability Bar	\$311.63	(\$239.85)
Total Gratuity	\$311.63	(\$239.85)
Lease Payable- PNC #1188236-1	\$63,189.81	\$101,907.49
Lease Payable- PNC #181297	\$0.00	(\$3,676.42)
Lease Liability - 2019 Club Cars	\$30,717.00	\$0.00
Lease Liability - 2017 Cafe Express	\$667.00	\$0.00
Lease Liability - 2022 Cafe Express	\$17,908.00	\$0.00
Lease Liability - 2020 Visage Club	\$181,090.00	\$0.00
Total Lease Payable	\$293,571.81	\$98,231.07
Land Bank Advance on Operations	\$19,932,873.60	\$19,930,857.44
Total Other Funds	\$19,932,873.60	\$19,930,857.44
Note Payable- Nantucket Land Bank	\$4,329,733.00	\$4,329,733.00
Total Note Payable	\$4,329,733.00	\$4,329,733.00
Total Current Liabilities	\$24,770,428.48	\$24,472,728.28
Total Liabilities	\$24,813,586.54	\$24,574,995.68
Retained Earnings	(\$5,783,914.77)	(\$5,871,274.65)
Total Retained Earnings	(\$5,783,914.77)	(\$5,871,274.65)
NLB Equity Contribution	\$0.00	\$3,676.42
Total NLB Equity Contribution	\$0.00	\$3,676.42
Total Current Year P&L	\$418,760.64	\$479,564.22
Total Equity	(\$5,365,154.13)	(\$5,388,034.01)
Total Liabilities and Equity	\$19,448,432.41	\$19,186,961.67

**Miacomet
April, 2023
Summary**

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	1,752	2,100	(348)	2,071	(319)	-17%	3,961	4,300	398	4,218	(257)	-8%
Covers	3,480	4,600	(1,120)	4,005	(525)	-24%	9,153	12,014	(2,861)	10,522	(1,369)	-24%
Revenue												
Golf Shop Revenue	121,760	71,354	50,406	71,817	49,942	71%	197,102	140,768	56,334	146,175	50,927	40%
Food & Beverage	111,947	155,000	(43,053)	135,979	(24,032)	-28%	315,472	415,000	(99,528)	363,661	(48,189)	-24%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership Dues	(9,816)	0	(9,816)	(1,400)	(8,416)	#DIV/0!	1,478,124	1,540,208	(62,084)	1,444,551	33,573	-4%
Member Finance Charges	0	0	0	74	(74)	#DIV/0!	(44)	0	(44)	165	(210)	#DIV/0!
Miscellaneous	10,513	9,600	913	8,189	2,324	10%	30,382	33,100	(2,718)	30,401	(18)	-8%
Total Revenue	234,403	235,954	(1,551)	214,660	19,744	-1%	2,021,037	2,129,076	(108,039)	1,984,953	36,084	-5%
Cost of Goods Sold												
Golf Shop	15,689	12,300	3,389	13,170	2,519	28%	30,238	22,300	7,938	22,648	7,590	36%
Food & Beverage	36,986	48,150	(11,164)	41,524	(4,538)	-23%	107,264	129,350	(22,086)	142,697	(35,434)	-17%
Total Cost of Goods Sold	52,674	60,450	(7,776)	54,694	(2,019)	-13%	137,501	151,650	(14,149)	165,345	(27,844)	-9%
Gross Profit	181,729	175,504	6,225	159,966	21,763	4%	1,883,535	1,977,426	(93,891)	1,819,608	63,928	-5%
Payroll Expense												
Golf Shop	34,877	20,833	14,044	22,980	11,896	67%	106,769	79,332	27,437	78,898	27,871	35%
Food & Beverage	48,730	53,031	(4,301)	47,257	1,473	-8%	174,481	219,790	(45,309)	173,006	1,475	-21%
General & Administrative	53,670	48,923	4,747	44,926	8,744	10%	203,606	195,689	7,917	189,457	14,149	4%
Grounds	83,954	74,563	9,391	60,118	23,836	13%	213,667	211,252	2,415	184,184	29,483	1%
Total Payroll	221,231	197,350	23,881	175,281	45,950	12%	698,523	706,063	(7,540)	625,545	72,978	-1%
Operating Expenses												
Golf Shop	27,633	14,503	13,130	21,746	5,887	91%	54,542	60,962	(6,420)	47,412	7,130	-11%
Food & Beverage	24,349	15,835	8,514	10,381	13,968	54%	60,916	53,725	7,191	37,389	23,527	13%
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	13,740	7,150	6,590	4,352	9,388	92%	47,219	42,050	5,169	29,760	17,459	12%
General & Administrative	131,462	114,540	16,922	88,040	43,421	15%	511,079	482,892	28,187	431,372	79,707	6%
Grounds	23,881	68,873	(44,992)	115,980	(92,098)	-65%	92,921	210,446	(117,525)	168,565	(75,645)	-56%
Total Operating Expenses	221,065	220,901	164	240,498	(19,434)	0%	766,677	850,075	(83,398)	714,499	52,178	-10%
Total Expense	442,295	418,251	24,044	415,779	26,516	6%	1,465,200	1,556,138	(90,938)	1,340,044	40,211	-6%
Income/(Loss) from Operations	(260,566)	(242,747)	(17,819)	(255,814)	(4,753)	7%	418,336	421,288	(2,952)	479,564	(61,228)	-1%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(260,566)	(242,747)	(17,819)	(255,814)	(4,753)	7%	418,336	421,288	(2,952)	479,564	(61,228)	-1%

Miacomet

April, 2023

Departmental Summary

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	1,752	2,100	(348)	2,071	(319)	-17%	3,961	4,300	398	4,218	(257)	-8%
Covers	3,480	4,600	(1,120)	4,005	(525)	-24%	9,153	12,014	(2,861)	10,522	(1,369)	-24%
Golf Shop												
Revenue	121,760	71,354	50,406	71,817	49,942	71%	197,102	140,768	56,334	146,175	50,927	40%
Cost of Goods Sold	15,689	12,300	3,389	13,170	2,519	28%	30,238	22,300	7,938	22,648	7,590	36%
Payroll Expense	34,877	20,833	14,044	22,980	11,896	67%	106,769	79,332	27,437	78,898	27,871	35%
Operating Expense	27,633	14,503	13,130	21,746	5,887	91%	54,542	60,962	(6,420)	47,412	7,130	-11%
Net Profit / (Loss)	43,562	23,718	19,844	13,921	29,640	84%	5,554	(21,826)	27,380	(2,782)	8,336	-125%
Food & Beverage												
Revenue	111,947	155,000	(43,053)	135,979	(24,032)	-28%	315,472	415,000	(99,528)	363,661	(48,189)	-24%
Cost of Goods Sold	36,986	48,150	(11,164)	41,524	(4,538)	-23%	107,264	129,350	(22,086)	142,697	(35,434)	-17%
Payroll Expense	48,730	53,031	(4,301)	47,257	1,473	-8%	174,481	219,790	(45,309)	173,006	1,475	-21%
Operating Expense	24,349	15,835	8,514	10,381	13,968	54%	60,916	53,725	7,191	37,389	23,527	13%
Net Profit / (Loss)	1,883	37,984	(36,101)	36,818	(34,935)	-95%	(27,188)	12,135	(39,323)	10,569	(37,757)	-324%
Membership												
Dues	(9,816)	0	(9,816)	(1,400)	(8,416)	#DIV/0!	1,478,124	1,540,208	(62,084)	1,444,551	33,573	-4%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0	0	74	(74)	#DIV/0!	(44)	0	0	165	(210)	#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)	(9,816)	0	(9,816)	(1,326)	(8,490)	#DIV/0!	1,478,080	1,540,208	(62,128)	1,444,716	33,364	-4%
Grounds												
Payroll Expense	83,954	74,563	9,391	60,118	23,836	13%	213,667	211,252	2,415	184,184	29,483	1%
Operating Expense	23,881	68,873	(44,992)	115,980	(92,098)	-65%	92,921	210,446	(117,525)	168,565	(75,645)	-56%
Net Profit / (Loss)	(107,836)	(143,436)	35,600	(176,098)	68,262	-25%	(306,588)	(421,698)	115,110	(352,750)	46,161	-27%
General & Administrative												
Revenue	10,513	7,000	3,513	8,189	2,324	50%	30,382	25,500	4,882	30,401	(18)	19%
Payroll Expense	53,670	48,923	4,747	44,926	8,744	10%	203,606	195,689	7,917	189,457	14,149	4%
Operating Expense	131,462	114,540	16,922	88,040	43,421	15%	511,079	482,892	28,187	431,372	79,707	6%
Net Profit / (Loss)	(174,619)	(156,463)	(18,156)	(124,777)	(49,842)	12%	(684,303)	(653,081)	(31,222)	(590,429)	(93,874)	5%
Maintenance												
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense	13,740	7,150	6,590	4,352	9,388	92%	47,219	42,050	5,169	29,760	17,459	12%
Net Profit / (Loss)	(13,740)	(7,150)	(6,590)	(4,352)	(9,388)	92%	(47,219)	(42,050)	(5,169)	(29,760)	(17,459)	12%
Income/(Loss) from Operations	(260,566)	(245,347)	(15,219)	(255,814)	(4,753)	6%	418,336	413,688	4,648	479,564	(61,228)	1%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(260,566)	(245,347)	(15,219)	(255,814)	(4,753)	6%	418,336	413,688	4,648	479,564	(61,228)	1%

Miacomet
April, 2023
Golf Shop

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	#DIV/0!
Winter Membership	0	0	0	800	(800)	#DIV/0!	2	7,200	3,400	3,800	5,600	1,600	112%
Resident Discount Cards	0	0	0	0	0	#DIV/0!	3	0	0	0	65	(65)	#DIV/0!
Handicap (Non-Members)	0	0	0	0	0	#DIV/0!	4	0	70	(70)	0	0	-100%
Greens Fees	64,189	25,500	38,689	25,550	38,639	152%	5	73,344	31,100	42,244	33,550	39,794	136%
Tee Time No Show Charge	0	0	0	0	0	#DIV/0!	6	0	0	0	0	0	#DIV/0!
Cart Fees	15,240	14,100	1,140	13,558	1,682	8%	7	24,423	20,760	3,663	20,895	3,528	18%
Golf Club Repair	102	50	52	164	(62)	103%	8	136	200	(64)	232	(97)	-32%
Range Ball Sales	6,994	5,000	1,994	5,184	1,810	40%	9	11,056	7,500	3,556	7,798	3,258	47%
Club Rental Sets	1,520	2,000	(480)	2,005	(485)	-24%	10	1,779	2,000	(221)	2,132	(353)	-11%
Walking Trolley Rental	621	204	417	235	386	205%	11	777	238	539	292	485	226%
Club/Cart Storage	(141)	0	(141)	0	(141)	#DIV/0!	12	18,494	20,000	(1,506)	19,588	(1,094)	-8%
Lessons	1,915	0	1,915	0	1,915	#DIV/0!	13	3,755	0	3,755	1,050	2,705	#DIV/0!
Golf Clinics	0	0	0	0	0	#DIV/0!	14	0	0	0	0	0	#DIV/0!
Tournaments	0	0	0	0	0	#DIV/0!	15	0	0	0	0	0	#DIV/0!
League Income	0	0	0	0	0	#DIV/0!	16	0	0	0	0	0	#DIV/0!
Merchandise	30,090	22,000	8,090	22,136	7,954	37%	17	43,369	31,000	12,369	31,848	11,521	40%
Over/Under	0	0	0	0	0	#DIV/0!		10	0	10	0	10	#DIV/0!
Total Revenue	120,530	68,854	51,676	69,632	50,897	75%		184,342	116,268	68,074	123,050	61,292	59%
Cost of Goods Sold													
Golf Shop	15,760	12,000	3,760	12,873	2,887	31%	18	30,325	21,600	8,725	22,224	8,101	40%
Member 10% Shop Discounts	(71)	300	(371)	297	(368)	-124%		(87)	700	(787)	424	(511)	-112%
Total Cost of Goods Sold	15,689	12,300	3,389	13,170	2,519	28%		30,238	22,300	7,938	22,648	7,590	36%
Gross Profit	104,841	56,554	48,287	56,463	48,378	85%		154,105	93,968	60,137	100,402	53,703	64%
Payroll Expense													
Golf Lessons	1,915	0	1,915	161	1,754	#DIV/0!	19	3,785	0	3,785	750	3,035	#DIV/0!
Gripping	113	0	113	0	113	#DIV/0!	20	144	0	144	0	144	#DIV/0!
Golf Clinic	0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!
Director of Golf Gross	10,714	10,833	(119)	9,890	824	-1%	22	43,242	43,332	(90)	39,710	3,531	0%
Head Golf Pro	4,800	4,480	320	4,121	679	7%	23	19,200	17,920	1,280	16,634	2,566	7%
Golf Professional Subs	0	0	0	0	0	#DIV/0!	24	0	0	0	0	0	#DIV/0!
Golf Shop Manager	0	0	0	0	0	#DIV/0!	25	0	0	0	0	0	#DIV/0!
Outside Service Mgr	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!
Shop Clerks Gross	10,976	3,520	7,456	3,086	7,890	212%	27	25,836	14,080	11,756	12,396	13,440	83%
Outside Services Payroll	6,358	2,000	4,358	5,723	635	218%	28	14,562	4,000	10,562	9,408	5,154	264%
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	34,877	20,833	14,044	22,980	11,896	67%		106,769	79,332	27,437	78,898	27,871	35%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	29	0	0	0	0	0	#DIV/0!

Dues and Subscriptions	2,716	900	1,816	50	2,666	202%	30	7,755	4,900	2,855	2,023	5,732	58%
Travel and Education	0	0	0	510	(510)	#DIV/0!	31	1,985	6,000	(4,015)	4,142	(2,156)	-67%
Club Car/Golf Car Lease	1,732	0	1,732	14,041	(12,309)	#DIV/0!	32	1,732	0	1,732	14,041	(12,309)	#DIV/0!
Visage GPS	2,757	2,752	5	2,752	5	0%	33	11,013	11,008	5	11,008	5	0%
Range Supplies	13,094	5,000	8,094	0	13,094	162%	34	13,094	15,500	(2,406)	498	12,596	-16%
Golf Cart Repairs & Maintenance	154	0	154	767	(613)	#DIV/0!	35	154	0	154	790	(636)	#DIV/0!
Range Picker Repair & Maintenance	0	500	(500)	1,511	(1,511)	-100%	36	0	500	(500)	1,511	(1,511)	-100%
Range Balls	0	0	0	0	0	#DIV/0!	37	0	3,300	(3,300)	0	0	-100%
Tees, Markers, Etc.	0	500	(500)	0	0	-100%	38	0	1,000	(1,000)	281	(281)	-100%
Score Cards	0	0	0	0	0	#DIV/0!	39	0	2,900	(2,900)	0	0	-100%
Uniforms / Clothing Allowance	198	1,500	(1,302)	65	134	-87%	40	440	4,000	(3,560)	577	(137)	-89%
Bag Tags	0	1,250	(1,250)	0	0	-100%	41	0	3,000	(3,000)	0	0	-100%
Shipping (ups/fedex)	386	185	201	112	273	109%	42	2,373	740	1,633	356	2,017	221%
Office/Shop Supplies	769	166	603	0	769	363%	43	784	664	120	0	784	18%
Cell Phones	0	0	0	423	(423)	#DIV/0!	44	0	0	0	423	(423)	#DIV/0!
Handicaps	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	46	0	0	0	0	0	#DIV/0!
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	47	0	0	0	0	0	#DIV/0!
Rental Clubs	0	500	(500)	0	0	-100%	48	0	500	(500)	0	0	-100%
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	49	208	0	208	0	208	#DIV/0!
Golf Shop Small Equipment	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
League Expense	0	0	0	0	0	#DIV/0!	51	0	0	0	0	0	#DIV/0!
Tournament Expenses	815	250	565	0	815	226%	52	815	250	565	3,082	(2,267)	226%
Tournament Supplies	0	0	0	0	0	#DIV/0!	53	126	200	(74)	0	126	-37%
Supplies	3,461	1,000	2,461	0	3,461	246%	54	4,890	2,000	2,890	145	4,745	145%
Total Operating Expenses	26,081	14,503	11,578	20,232	5,849	80%		45,370	56,462	(11,092)	38,878	6,492	-20%
Income/(Loss) from Operations	43,883	21,218	22,665	13,250	30,633	107%		1,966	(41,826)	43,792	(17,374)	19,340	-105%

Miacomet

April, 2023

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	62,393	90,000	(27,607)	78,752	(16,359)	-31%	55	178,849	249,000	(70,151)	214,533	(35,683)	-28%
Bar Sales	49,602	65,000	(15,398)	57,227	(7,625)	-24%	56	136,670	166,000	(29,330)	149,128	(12,457)	-18%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	57	0	0	0	0	0	#DIV/0!
Over/Under	(48)	0	(48)	0	(48)	#DIV/0!		(48)	0	(48)	0	(48)	#DIV/0!
Total Revenue	111,947	155,000	(43,053)	135,979	(24,032)	-28%		315,472	415,000	(99,528)	363,661	(48,189)	-24%
Cost of Goods Sold													
Food	21,691	31,500	(9,809)	27,716	(6,025)	-31%	58	76,354	87,150	(10,796)	87,693	(11,339)	-12%
Beer	6,337	16,250	(9,913)	4,570	1,767	-61%	59	10,630	41,500	(30,870)	17,620	(6,991)	-74%
Wine	2,947	0	2,947	4,732	(1,784)	#DIV/0!	60	7,093	0	7,093	19,074	(11,980)	#DIV/0!
Bar Paper/Supply Cost	174	0	174	0	174	#DIV/0!	61	447	0	447	1,122	(675)	#DIV/0!
Non- Alcoholic Beverage	1,722	0	1,722	351	1,371	#DIV/0!	62	3,253	0	3,253	1,475	1,778	#DIV/0!
Bar Snacks	466	0	466	0	466	#DIV/0!	63	466	0	466	0	466	#DIV/0!
Liquor	3,648	0	3,648	4,156	(507)	#DIV/0!	64	9,020	0	9,020	15,713	(6,693)	#DIV/0!
Member Food 10% Discount	0	400	(400)	0	0	-100%		0	700	(700)	0	0	-100%
Total Cost of Goods Sold	36,986	48,150	(11,164)	41,524	(4,538)	-23%		107,264	129,350	(22,086)	142,697	(35,434)	-17%
Gross Profit	74,962	106,850	(31,888)	94,455	(19,494)	-30%		208,208	285,650	(77,442)	220,964	(12,755)	-27%
Payroll Expense													
Food & Beverage Manager	4788.47	6667	(1,879)	6923.08	(2,135)	-28%	65	25,558	34,334	(8,776)	27,692	(2,135)	-26%
Restaurant Manager	7000	3167	3,833	3557.14	3,443	121%	66	19,400	12,668	6,732	13,145	6,255	53%
Chef Gross	9890	10000	(110)	7417.59	2,473	-1%	67	39,560	40,000	(440)	29,670	9,890	-1%
Payroll Bar/Wait Staff	15226	24212	(8,986)	11078.33	4,148	-37%	68	52,595	96,848	(44,253)	36,936	15,659	-46%
Cook Gross	5769	5417	352	5357.14	412	7%	69	22,775	21,668	1,107	21,429	1,346	5%
Kitchen Staff/Dishwashers Gross	6,055	3,568	2,487	12,923	(6,868)	70%	70	14,593	14,272	321	44,134	(29,541)	2%
Total Payroll	48,730	53,031	(4,301)	47,257	1,473	-8%		174,481	219,790	(45,309)	173,006	1,475	-21%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	812.18	265	547	0	812	206%	72	6,107	4,595	1,512	4,541	1,566	33%
Travel and Education	0	1000	(1,000)	0	0	-100%	73	841	3,000	(2,159)	2,250	(1,409)	-72%
Uniforms / Clothing Allowance	976	2000	(1,024)	0	976	-51%	74	976	3,000	(2,024)	2,208	(1,232)	-67%
Clubhouse Cleaning Labor	20,260	8,000	12,260	8,992	11,268	153%	75	42,604	32,000	10,604	19,572	23,032	33%
Clubhouse Floor Supplies	70	500	(430)	309	(239)	-86%	76	2,731	1,100	1,631	502	2,229	148%
China, Glass & Silver	0	500	(500)	0	0	-100%	77	840	500	340	75	765	68%
Kitchen Cleaning & Dishwasher Supplies	315	300	15	298	17	5%	78	997	900	97	800	196	11%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	0	500	(500)	0	0	-100%	80	0	1,000	(1,000)	308	(308)	-100%
Bar Repair & Maintenance	0	0	0	0	0	#DIV/0!	81	0	200	(200)	143	(143)	-100%
Bar Small Equipment	177	0	177	0	177	#DIV/0!	82	177	500	(323)	42	135	-65%
Kitchen Small Equipment	170	1,000	(830)	332	(162)	-83%	83	989	2,000	(1,011)	1,738	(749)	-51%
Clubhouse Small Equipment	0	500	(500)	0	0	-100%	84	0	500	(500)	1,379	(1,379)	-100%
Kitchen Laundry	122	100	22	0	122	22%	85	122	300	(179)	0	122	-60%
Kitchen Paper & Supplies	1,163	1,000	163	450	713	16%	86	3,527	3,000	527	2,699	828	18%
Clubhouse Cleaning & Supplies	285	50	235	0	285	470%	87	1,007	650	357	606	401	55%
Flowers/Decorations	0	120	(120)	0	0	-100%	88	0	480	(480)	225	(225)	-100%
Total Operating Expenses	24,349	15,835	8,514	10,381	13,968	54%		60,916	53,725	7,191	37,089	23,827	13%
Income/(Loss) from Operations	1,883	37,984	(36,101)	36,818	(34,935)	-95%		(27,188)	12,135	(39,323)	10,869	(38,057)	-324%

**Miacomet
April, 2023
Membership**

Revenue

Initiation Fees	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!
Member Dues	(9,816)	0	(9,816)	(1,400)	(8,416)	#DIV/0!	90	1,478,124	1,540,208	(62,084)	1,444,551	33,573	-4%
Member Finance Charges	0	0	0	74	(74)	#DIV/0!	91	(44)	0	(44)	165	(210)	#DIV/0!
Total Revenue	(9,816)	0	(9,816)	(1,326)	(8,490)	#DIV/0!		1,478,080	1,540,208	(62,128)	1,444,716	33,364	-4%

Operating Expenses

Capital Fund from Init. Fees	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!
Member Relations	0	0	0	0	0	#DIV/0!	93	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	(9,816)	0	(9,816)	(1,326)	(8,490)	#DIV/0!		1,478,080	1,540,208	(62,128)	1,444,716	33,364	-4%

Month To Date							YearTo Date					
Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!
(9,816)	0	(9,816)	(1,400)	(8,416)	#DIV/0!	90	1,478,124	1,540,208	(62,084)	1,444,551	33,573	-4%
0	0	0	74	(74)	#DIV/0!	91	(44)	0	(44)	165	(210)	#DIV/0!
(9,816)	0	(9,816)	(1,326)	(8,490)	#DIV/0!		1,478,080	1,540,208	(62,128)	1,444,716	33,364	-4%
0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!	93	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
(9,816)	0	(9,816)	(1,326)	(8,490)	#DIV/0!		1,478,080	1,540,208	(62,128)	1,444,716	33,364	-4%

**Miacomet
April, 2023
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	10,714	10,833	(119)	9,890	824	-1%	94	42,473	43,332	(859)	39,560	2,912	-2%	
Assistant Superintendent	7,356	7,438	(82)	7,005	351	-1%	95	29,425	29,752	(327)	28,022	1,403	-1%	
Asst. Superintendent #2	5,192	5,250	(58)	4,945	247	-1%	96	20,769	21,000	(231)	19,780	989	-1%	
Mechanic Gross	0	7,292	(7,292)	6,840	(6,840)	-100%	97	18,751	29,168	(10,417)	27,360	(8,609)	-36%	
Hourly Labor Gross	2,134	3,750	(1,616)	2,060	73	-43%	98	8,468	15,000	(6,532)	9,512	(1,044)	-44%	
Seasonal Labor	58,558	40,000	18,558	29,377	29,181	46%	99	93,781	73,000	20,781	59,950	33,832	28%	
Total Payroll	83,954	74,563	9,391	60,118	23,836	13%		213,667	211,252	2,415	184,184	29,483	1%	
Operating Expenses														
Water	102	350	(248)	0	102	-71%	100	408	920	(512)	354	54	-56%	
Golf Course Supplies	4,244	2,500	1,744	1,035	3,209	70%	101	9,206	10,000	(794)	1,953	7,254	-8%	
Fertilizer	0	6,000	(6,000)	9,714	(9,714)	-100%	102	0	12,000	(12,000)	9,714	(9,714)	-100%	
Chemicals/Weed Control	0	27,333	(27,333)	80,309	(80,309)	-100%	103	0	54,666	(54,666)	72,225	(72,225)	-100%	
Surfactants	0	0	0	0	0	#DIV/0!	104	0	16,000	(16,000)	0	0	-100%	
Tools	370	2,500	(2,130)	1,097	(727)	-85%	105	4,450	5,000	(550)	2,133	2,317	-11%	
Shop Supplies	346	670	(324)	981	(634)	-48%	106	4,914	2,680	2,234	2,898	2,015	83%	
Electric - Pump House & Irrigation	948	750	198	0	948	26%	107	3,660	1,200	2,460	389	3,271	205%	
Electric - Maintenance Building	1,157	800	357	249	908	45%	108	3,907	2,800	1,107	917	2,990	40%	
Electric - Dorm	232	1,000	(768)	927	(695)	-77%	109	1,422	2,100	(678)	5,011	(3,589)	-32%	
Liquid Propane	0	600	(600)	958	(958)	-100%	110	4,889	5,400	(511)	5,159	(269)	-9%	
Cell Phones	210	210	0	0	210	0%	111	1,550	840	710	325	1,225	85%	
Raw Materials & Topdressing	0	1,500	(1,500)	2,985	(2,985)	-100%	112	2,238	31,750	(29,512)	2,985	(747)	-93%	
Seed	0	0	0	512	(512)	#DIV/0!	113	0	0	0	512	(512)	#DIV/0!	
Gas, Oil & Diesel	1,417	2,000	(583)	3,135	(1,718)	-29%	114	5,703	4,000	1,703	7,939	(2,236)	43%	
Debris Disposal Removal	0	0	0	60	(60)	#DIV/0!	115	779	500	279	154	626	56%	
Golf Course Repairs & Main	0	2,500	(2,500)	228	(228)	-100%	116	450	5,000	(4,550)	228	222	-91%	
Equipment - Repairs & Main	7,515	4,000	3,515	2,096	5,419	88%	117	20,987	12,000	8,987	11,337	9,650	75%	
Irrigation - Repair & Main	179	0	179	6,748	(6,568)	#DIV/0!	118	179	0	179	19,472	(19,293)	#DIV/0!	
Roads / Fences - Repair & Main	0	0	0	423	(423)	#DIV/0!	119	445	3,000	(2,555)	423	22	-85%	
Contract Services	0	10,000	(10,000)	544	(544)	-100%	120	4,599	10,000	(5,401)	544	4,055	-54%	
Cleaning Dorm	0	750	(750)	800	(800)	-100%	121	0	3,000	(3,000)	2,400	(2,400)	-100%	
Small Equipment Rental	0	750	(750)	0	0	-100%	122	150	750	(600)	0	150	-80%	
Leases (Utility Vehicles)	0	0	0	161	(161)	#DIV/0!	123	(7,820)	0	(7,820)	8,302	(16,122)	#DIV/0!	
Consultants	1,704	0	1,704	0	1,704	#DIV/0!	124	2,100	2,500	(400)	0	2,100	-16%	
Office Supplies	0	0	0	29	(29)	#DIV/0!	125	0	1,500	(1,500)	513	(513)	-100%	
Cable TV & Internet	118	360	(242)	374	(256)	-67%	126	1,406	1,440	(34)	1,271	135	-2%	
Telephone	0	0	0	0	0	#DIV/0!	127	0	0	0	56	(56)	#DIV/0!	
Travel and Education	0	0	0	0	0	#DIV/0!	128	10,737	8,000	2,737	2,601	8,136	34%	
Dues & Subscriptions	175	0	175	195	(20)	#DIV/0!	129	940	100	840	1,931	(991)	840%	
Uniforms	600	0	600	320	280	#DIV/0!	130	7,020	7,500	(480)	3,428	3,592	-6%	
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	173	0	173	109	65	#DIV/0!	
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	133	0	0	0	0	0	#DIV/0!	
Freight	1,890	1,800	90	317	1,573	5%	134	5,754	1,800	3,954	1,499	4,255	220%	
Clubhouse Grounds	2,673	2,500	173	1,784	889	7%	135	2,673	4,000	(1,327)	1,784	889	-33%	
Total Operating Expenses	23,881	68,873	(44,992)	115,980	(92,098)	-65%		92,921	210,446	(117,525)	168,565	(75,645)	-56%	
Income/(Loss) from Operations	(107,836)	(143,436)	35,600	(176,098)	68,262	-25%		(306,588)	(421,698)	115,110	(352,750)	46,161	-27%	

Miacomet

April, 2023

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	9,177	0	9,177	2,689	6,488	#DIV/0!	136	27,404	16,300	11,104	13,954	13,450	68%	
Dorm Repair & Maint	152	0	152	25	127	#DIV/0!	137	572	3,000	(2,428)	1,025	(453)	-81%	
Golf Course Building Repair & Maint	324	2,000	(1,676)	280	44	-84%	138	11,698	4,000	7,698	719	10,980	192%	
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	139	415	500	(85)	0	415	-17%	
Clubhouse HVAC R&M	0	0	0	0	0	#DIV/0!	140	495	1,500	(1,005)	429	66	-67%	
Clubhouse Electrical R&M	209	700	(491)	15	195	-70%	141	608	2,800	(2,192)	5,380	(4,772)	-78%	
Golf Course Building Electrical R&M	0	500	(500)	18	(18)	-100%	142	0	2,000	(2,000)	3,242	(3,242)	-100%	
Clubhouse Plumbing R&M	659	1,250	(591)	0	659	-47%	143	1,509	6,250	(4,741)	1,586	(77)	-76%	
Oakson Septic System	0	0	0	0	0	#DIV/0!	144	0	0	0	0	0	#DIV/0!	
Golf Course Building Plumbing R&M	0	500	(500)	158	(158)	-100%	145	0	2,000	(2,000)	2,259	(2,259)	-100%	
Alarm System/Activity	0	2,000	(2,000)	1,167	(1,167)	-100%	146	1,299	2,500	(1,201)	1,167	132	-48%	
Refrigeration	3,218	200	3,018	0	3,218	1509%	147	3,218	1,200	2,018	0	3,218	168%	
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Operating Expenses	13,740	7,150	6,590	4,352	9,388	92%		47,219	42,050	5,169	29,760	17,459	12%	
Income/(Loss) from Operations	(13,740)	(7,150)	(6,590)	(4,352)	(9,388)	92%		(47,219)	(42,050)	0	(29,760)	(17,459)	12%	

Miacomet

April, 2023

General & Administrative

	Month To Date						Variance Code	Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Other Income	0	0	0	0	0	#DIV/0!	148	0	0	0	0	0	0	#DIV/0!
Interest Income	0	0	0	0	0	#DIV/0!	149	0	0	0	0	0	0	#DIV/0!
Winter Memberships	0	0	0	0	0	#DIV/0!	150	0	0	0	0	0	0	#DIV/0!
House Rental Income	10,513	7,000	3,513	8,189	2,324	50%	151	30,382	25,500	4,882	30,401	(18)	19%	
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Revenue	10,513	7,000	3,513	8,189	2,324	50%		30,382	25,500	4,882	30,401	(18)	19%	
Payroll Expense														
Controller	8,324	8,417	(93)	3,604	4,720	-1%	152	33,297	33,665	(368)	27,056	6,241	-1%	
Administrative Services Manager	10,788	3,840	6,948	6,626	4,162	181%	153	32,078	15,360	16,718	26,506	5,573	109%	
General Manager	17,308	17,500	(192)	17,445	(137)	-1%	154	69,231	70,000	(769)	66,896	2,335	-1%	
Management Payment	17,250	19,166	(1,916)	17,250	0	-10%	155	69,000	76,664	(7,664)	69,000	0	-10%	
Total Payroll	53,670	48,923	4,747	44,926	8,744	10%		203,606	195,689	7,917	189,457	14,149	4%	
Operating Expenses														
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	156	0	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	1,598	1,000	598	1,208	390	60%	157	5,176	3,350	1,826	3,560	1,616	55%	
Office Supplies	999	500	499	2,291	(1,292)	100%	158	1,856	1,700	156	4,831	(2,975)	9%	
Bank & Finance Charges	(0)	42	(42)	90	(90)	-100%	159	124	168	(44)	330	(206)	-26%	
Credit Card Merchant Services	9,274	7,500	1,774	7,049	2,225	24%	160	23,484	22,500	984	30,612	(7,128)	4%	
Nant Land Bank Debt - Interest	0	0	0	0	0			0	0	0	0	0		
Office Equipment Leases	438	200	238	0	438	119%	161	1,088	800	288	161	927	36%	
Office Furniture	0	0	0	0	0	#DIV/0!	162	0	0	0	0	0	#DIV/0!	
Advertising	0	0	0	0	0	#DIV/0!	163	0	0	0	0	0	#DIV/0!	
Postage & Shipping	284	100	184	0	284	184%	164	778	700	78	769	9	11%	
Dues and Subscriptions	10	200	(190)	(150)	160	-95%	165	509	1,000	(491)	174	335	-49%	
Travel and Education	2,097	1,500	597	1,936	161	40%	166	9,249	8,000	1,249	4,044	5,205	16%	
POS Support/Computer Support	1,891	4,788	(2,897)	3,695	(1,804)	-61%	167	39,632	52,152	(12,520)	43,359	(3,727)	-24%	
Legal Fees	2,000	0	2,000	0	2,000	#DIV/0!	168	6,698	1,500	5,198	0	6,698	347%	
Professional Accounting	0	4,000	(4,000)	0	0	-100%	169	7,500	4,000	3,500	0	7,500	88%	
Cell Phones	472	350	122	423	49	35%	170	992	1,400	(408)	1,544	(552)	-29%	
Payroll Service	5,432	4,500	932	4,936	496	21%	171	18,721	17,000	1,721	17,952	768	10%	
Trash Removal	1,858	3,200	(1,342)	1,924	(66)	-42%	172	7,654	7,100	554	5,003	2,652	8%	
Employee Relations	0	0	0	0	0	#DIV/0!	173	229	0	229	0	229	#DIV/0!	
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!	
License & Fees	0	0	0	0	0	#DIV/0!	175	265	1,000	(735)	250	15	-73%	
Electricity	2,994	4,000	(1,006)	(41)	3,035	-25%	176	12,025	17,700	(5,675)	17,363	(5,337)	-32%	
Liquid Propane	4,930	6,000	(1,070)	4,227	704	-18%	177	19,240	23,000	(3,760)	18,436	805	-16%	
Telephone	61	60	1	56	5	2%	178	122	240	(118)	506	(384)	-49%	
Heating Fuel	0	0	0	0	0	#DIV/0!	179	0	0	0	0	0	#DIV/0!	
Water	304	500	(197)	0	304	-39%	180	1,150	1,500	(350)	1,072	78	-23%	
Cable TV & Internet	1,947	1,750	197	1,574	373	11%	181	7,802	7,000	802	6,815	987	11%	
Web Site	0	0	0	0	0	#DIV/0!	182	0	0	0	0	0	#DIV/0!	
EPLI Insurance	5,217	0	5,217	0	5,217	#DIV/0!	183	5,217	4,500	717	0	5,217	16%	
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	184	35,618	35,639	(21)	36,261	(643)	0%	
Professional Liability	0	0	0	0	0	#DIV/0!	185	2,497	0	2,497	2,380	118	#DIV/0!	
Insurance - Workers Comp	1,356	2,300	(944)	1,293	64	-41%	186	4,725	5,800	(1,075)	4,487	238	-19%	

Excise Tax/Truck Registration	0	0	0	85	(85)	#DIV/0!	187	69	375	(306)	375	(305)	-82%
Insurance - Vehicles	0	0	0	0	0	#DIV/0!	188	1,136	2,118	(982)	2,003	(867)	-46%
Land Management Payment (\$1/Round)	0	0	0	0	0	#DIV/0!	189	0	0	0	0	0	#DIV/0!
Bad Debt	0	0	0	0	0	#DIV/0!	190	0	0	0	0	0	#DIV/0!
Retirement Plan	1,674	3,100	(1,426)	1,473	200	-46%	191	8,675	9,700	(1,025)	7,157	1,518	-11%
Payroll Taxes - Mgmt. & Empl. Exp.	28,450	25,000	3,450	14,383	14,067	14%	192	78,795	74,000	4,795	66,152	12,643	6%
Employee Housing Rent	19,100	11,000	8,100	10,500	8,600	74%	193	62,200	44,000	18,200	30,000	32,200	41%
Employee Housing - Utilities	4,416	3,000	1,416	3,075	1,341	47%	194	16,663	15,000	1,663	16,510	154	11%
Employee Housing R&M	0	200	(200)	1,146	(1,146)	-100%	195	1,227	800	427	2,610	(1,383)	53%
Dorm Rent	2,400	0	2,400	0	2,400	#DIV/0!	196	9,600	0	9,600	0	9,600	#DIV/0!
Health Insurance	27,428	26,700	728	25,713	1,715	3%	197	113,016	103,450	9,566	104,192	8,824	9%
Manager Clothing Allowance	445	200	245	0	445	123%	198	445	600	(155)	0	445	-26%
Employee Severance Expense	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	68	100	(32)	0	68	-32%	200	88	400	(312)	26	63	-78%
Food & Bev Manager Comp Charges	464	150	314	72	392	209%	201	2,957	600	2,357	277	2,680	393%
Golf Course Manager Comp Charges	0	100	(100)	0	0	-100%	202	0	100	(100)	0	0	-100%
Director of Golf Comp Charges	0	100	(100)	0	0	-100%	203	0	400	(400)	0	0	-100%
Interest Expense	0	0	0	1,082	(1,082)	#DIV/0!	204	0	0	0	2,163	(2,163)	#DIV/0!
Penalties	0	0	0	0	0	#DIV/0!	205	0	0	0	0	0	#DIV/0!
Suspense	0	2,400	(2,400)	0	0	-100%	206	0	9,600	(9,600)	0	0	-100%
Total Operating Expenses	127,608	114,540	13,068	88,040	39,567	11%		507,225	478,892	28,333	431,372	75,853	6%
Income/(Loss) from Operations	(170,765)	(156,463)	(14,302)	(124,777)	(45,988)	9%		(680,449)	(649,081)	(31,368)	(590,429)	(90,020)	5%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(170,765)	(156,463)	(14,302)	(124,777)	(45,988)	9%		(680,449)	(649,081)	(31,368)	(590,429)	(90,020)	5%

MGC April Variance Report

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification
GOLF SHOP					
Revenue					
1	0	0	0	0%	
2	7,200	3,400	3800	112%	
3	0	0	0	0%	
4	0	70	(70)	-100%	
5	73,344	31,100	42244	136%	
6	0	0	0	0%	
7	24,423	20,760	3663	18%	
8	136	200	(64)	-32%	
9	11,056	7,500	3556	47%	
10	1,779	2,000	(221)	-11%	
11	777	238	539	226%	
12	18,494	20,000	(1506)	-8%	
13	3,755	0	3755	#DIV/0!	
14	0	0	0	0%	
15	0	0	0	0%	
16	0	0	0	0%	
17	43,369	31,000	12369	40%	Revenue for golf is up and we are looking good going into summer
Cost of Goods Sold					
18	30,325	21,600	8725	40%	Started inventory with new readers. Supply issues, so we ordered more in the spring than usual
Payroll Expense					
19	3,785	0	3785	#DIV/0!	Using simulators for lessons now.
20	144	0	144	#DIV/0!	
21	0	0	0	0%	
22	43,242	43,332	(90)	0%	
23	19,200	17,920	1280	7%	
24	0	0	0	0%	
25	0	0	0	0%	
26	0	0	0	0%	
27	25,836	14,080	11756	83%	Starting new shop clerks. We are in training mode again. Budget for this rises during season
28	14,562	4,000	10562	264%	We budgeted for this. Timing as we have someone outside checking people in
Operating Expenses					
29	0	0	0	0%	
30	7,755	4,900	2855	58%	Timing as we budgeted for this
31	1,985	6,000	(4015)	-67%	Will be going to conferences in the fall
32	1,732	0	1732	#DIV/0!	
33	11,013	11,008	5	0%	
34	13,094	15,500	(2406)	-16%	
35	154	0	154	#DIV/0!	
36	0	500	(500)	-100%	
37	0	3,300	(3300)	-100%	Will be ordering
38	0	1,000	(1000)	-100%	Will be ordering
39	0	2,900	(2900)	-100%	Will be ordering
40	440	4,000	(3560)	-89%	Will be ordering
41	0	3,000	(3000)	-100%	
42	2,373	740	1633	221%	Shipped back clubs that we didn't sell for credit
43	784	664	120	18%	
44	0	0	0	0%	
45	0	0	0	0%	
46	0	0	0	0%	
47	0	0	0	0%	
48	0	500	(500)	-100%	
49	208	0	208	#DIV/0!	
50	0	0	0	0%	
51	0	0	0	0%	
52	815	250	565	226%	Starting a new tournament. It's called the Miacomet cup. Bought new trophy's
53	126	200	(74)	-37%	
54	4,890	2,000	2890	145%	Timing as we budgeted for this
FOOD & BEVERAGE					
Revenue					
55	178,849	249,000	(70151)	-28%	
56	136,670	166,000	(29330)	-18%	
57	0	0	0	0%	
Cost of Goods Sold					
58	76,354	87,150	(10796)	-12%	COGS food is 43%. Inventoried each month
59	10,630	41,500	(30870)	-74%	COGS bar is 23%. Inventoried each month
60	7,093	0	7093	#DIV/0!	
61	447	0	447	#DIV/0!	
62	3,253	0	3253	#DIV/0!	
63	466	0	466	#DIV/0!	
64	9,020	0	9020	#DIV/0!	

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification
Payroll Expense					
65	25,558	34,334	(8776)	-26%	This department is doing much better than past years. They are watching budgets
66	19,400	12,668	6732	53%	
67	39,560	40,000	(440)	-1%	
68	52,595	96,848	(44253)	-46%	
69	22,775	21,668	1107	5%	
70	14,593	14,272	321	2%	
Operating Expenses					
71	0	0	0	0%	
72	6,107	4,595	1512	33%	Budgeted for later in year
73	841	3,000	(2159)	-72%	
74	976	3,000	(2024)	-67%	
75	42,604	32,000	10604	33%	Double billed for this month. March and April. In the end it will wash out
76	2,731	1,100	1631	148%	
77	840	500	340	68%	We budgeted for and it's timing. Budget rises during the next few months
78	997	900	97	11%	
79	0	0	0	0%	
80	0	1,000	(1000)	-100%	
81	0	200	(200)	-100%	
82	177	500	(323)	-65%	
83	989	2,000	(1011)	-51%	
84	0	500	(500)	-100%	
85	122	300	(179)	-60%	
86	3,527	3,000	527	18%	Supplies on hand
87	1,007	650	357	55%	Supplies on hand
88	0	480	(480)	-100%	
MEMBERSHIP					
Revenue					
89	0	0	0	0%	
90	1,478,124	1,540,208	(62084)	-4%	
91	(44)	0	(44)	#DIV/0!	
Operating Expenses					
92	0	0	0	0%	
93	0	0	0	0%	
GROUPS					
Payroll Expense					
94	42,473	43,332	(859)	-2%	
95	29,425	29,752	(327)	-1%	
96	20,769	21,000	(231)	-1%	
97	18,751	29,168	(10417)	-36%	
98	8,468	15,000	(6532)	-44%	
99	93,781	73,000	20781	28%	Started bring the employees back. Between irrigation project and regular maintenance
Operating Expenses					
100	408	920	(512)	-56%	
101	9,206	10,000	(794)	-8%	
102	0	12,000	(12000)	-100%	
103	0	54,666	(54666)	-100%	
104	0	16,000	(16000)	-100%	
105	4,450	5,000	(550)	-11%	
106	4,914	2,680	2234	83%	Timing as we have budgeted for this
107	3,660	1,200	2460	205%	Started pumps earlier for irrigation project
108	3,907	2,800	1107	40%	Heat and earlier start up. We did budget and this will catch up
109	1,422	2,100	(678)	-32%	
110	4,889	5,400	(511)	-9%	
111	1,550	840	710	85%	Broken phone. Replaced
112	2,238	31,750	(29512)	-93%	
113	0	0	0	0%	
114	5,703	4,000	1703	43%	
115	779	500	279	56%	
116	450	5,000	(4550)	-91%	
117	20,987	12,000	8987	75%	Timing. New mechanic is in and ordered farther in advance.
118	179	0	179	#DIV/0!	
119	445	3,000	(2555)	-85%	
120	4,599	10,000	(5401)	-54%	
121	0	3,000	(3000)	-100%	
122	150	750	(600)	-80%	
123	(7,820)	0	(7820)	#DIV/0!	
124	2,100	2,500	(400)	-16%	
125	0	1,500	(1500)	-100%	
126	1,406	1,440	(34)	-2%	
127	0	0	0	0%	
128	10,737	8,000	2737	34%	Staff went to classes for their licenses this Feburary and March
129	940	100	840	840%	Timing as we have budgeted for this
130	7,020	7,500	(480)	-6%	
131	0	0	0	0%	

132	Employee Relations	173	0	173	#DIV/0!	
133	Groundwater Monitoring	0	0	0	0%	
134	Freight	5,754	1,800	3954	220%	Timing
135	Clubhouse Grounds	2,673	4,000	(1327)	-33%	
	MAINTENANCE					
	Operating Expenses					
136	Clubhouse Repair & Maintenance	27,404	16,300	11104	68%	Sprinkler frozen and regular maintenance. We budgted for most of this
137	Dorm Repair & Maintenance	572	3,000	(2428)	-81%	
138	Golf Course Building Repair & Maint	11,698	4,000	7698	192%	Shingled and put new roof on starter shed. We did budget for this
139	Golf Course Building HVAC R&M	415	500	(85)	-17%	
140	Clubhouse HVAC R&M	495	1,500	(1005)	-67%	
141	Clubhouse Electrical R&M	608	2,800	(2192)	-78%	
142	Golf Course Building Electrical R&M	0	2,000	(2000)	-100%	
143	Clubhouse Plumbing R&M	1,509	6,250	(4741)	-76%	
144	Oakson Septic System	0	0	0	0%	
145	Golf Course Building Plumbing R&M	0	2,000	(2000)	-100%	
146	Alarm System/Activity	1,299	2,500	(1201)	-48%	
147	Refrigeration	3,218	1,200	2018	168%	Walk in refrigetator had some issues. We fixed them
	GENERAL & ADMINISTRATIVE					
	Revenue					
148	Other Income	0	0	0	0%	
149	Interest Income	0	0	0	0%	
150	Winter Memberships	0	0	0	0%	
151	House Rental Income	30,382	25,500	4882	19%	More employees year round, Keeping houses open
	Payroll Expense					
152	Controller	33,297	33,665	(368)	-1%	
153	Administrative Services Manager	32,078	15,360	16718	109%	Two people in this position. We have now moved it to one. It will start to get back online
154	General Manager	69,231	70,000	(769)	-1%	
155	Management Payment	69,000	76,664	(7664)	-10%	
	Operating Expenses					
156	Cleaning Admin. Office	0	0	0	0%	
157	Employee Shift Meals 100%	5,176	3,350	1826	55%	We just changed the way we operate. Food will be offered in employee room at certain times
158	Office Supplies	1,856	1,700	156	9%	
159	Bank & Finance Charges	124	168	(44)	-26%	
160	Credit Card Merchant Services	23,484	22,500	984	4%	
	NLB Debt / Interest	0	0	0	0%	
161	Office Equipment Leases	1,088	800	288	36%	New copier. Little more a month than the old one.
162	Office Furniture	0	0	0	0%	
163	Advertising	0	0	0	0%	
164	Postage & Shipping	778	700	78	11%	
165	Dues and Subscriptions	509	1,000	(491)	-49%	
166	Travel and Education	9,249	8,000	1249	16%	
167	POS Support/Computer Support	39,632	52,152	(12520)	-24%	
168	Legal Fees	6,698	1,500	5198	347%	Went through the liquor license and now it is done correctly. Had Bryan Swain working on it
169	Professional Accounting	7,500	4,000	3500	88%	
170	Cell Phones	992	1,400	(408)	-29%	
171	Payroll Service	18,721	17,000	1721	10%	
172	Trash Removal	7,654	7,100	554	8%	Extra pick up
173	Employee Relations	229	0	229	#DIV/0!	
174	Incentive Bonuses'	0	0	0	0%	
175	License & Fees	265	1,000	(735)	-73%	
176	Electricity	12,025	17,700	(5675)	-32%	
177	Liquid Propane	19,240	23,000	(3760)	-16%	
178	Telephone	122	240	(118)	-49%	
179	Heating Fuel	0	0	0	0%	
180	Water	1,150	1,500	(350)	-23%	
181	Cable TV & Internet	7,802	7,000	802	11%	Added two boxes to basement
182	Web Site	0	0	0	0%	
183	EPLI Insurance	5,217	4,500	717	16%	Increase from last year
184	Insurance - Property/Liability	35,618	35,639	(21)	0%	
185	Professional Liability	2,497	0	2497	#DIV/0!	
186	Insurance - Workers Comp	4,725	5,800	(1075)	-19%	
187	Excise Tax/Truck Registration	69	375	(306)	-82%	
188	Insurance - Vehicles	1,136	2,118	(982)	-46%	
189	Land Management Payment (\$1/Round)	0	0	0	0%	
190	Bad Debt	0	0	0	0%	
191	Retirement Plan	8,675	9,700	(1025)	-11%	
192	Payroll Taxes - Mgmt. & Empl. Exp.	78,795	74,000	4795	6%	
193	Employee Housing Rent	62,200	44,000	18200	41%	New house on Bartlett Road
194	Employee Housing - Utilities	16,663	15,000	1663	11%	
195	Employee Housing R&M	1,227	800	427	53%	A few fixes, but nothing big. We budgted for this later in year
196	Dorm Rent	9,600	0	9600	#DIV/0!	
197	Health Insurance	113,016	103,450	9566	9%	
198	Manager Clothing Allowance	445	600	(155)	-26%	
199	Employee Severence Expense	0	0	0	#DIV/0!	
200	General Manager Comp Charges	88	400	(312)	-78%	
201	Food & Bev Manager Comp Charges	2,957	600	2357	393%	Staff added things here as a placeholder. Once the consultant is in we will move this around

202	Golf Course Manager Comp Charges	0	100	(100)	-100%	
203	Director of Golf Comp Charges	0	400	(400)	-100%	
204	Interest Expense	0	0	0	0%	
205	Penalties	0	0	0	0%	
206	Suspense	0	9,600	(9600)	-100%	

Nantucket Islands Land Bank
Golf Capital Fund Transfer Request
04.21.23 –05.19.23

Miacomet Golf

PNC Equipment Finance, LLC	\$6,143.11
DLL Finance, LLC (Lease 101-0568608-000)	\$3,813.08
DLL Finance, LLC (Lease 101-0570758-000)	\$658.19

Total Miacomet Golf Capital Expenditures to be reimbursed **\$10,614.38**

Siasconset Golf

MTE Turf Equipment Solutions	\$4,520.00
John Deere	\$6,110.19

Total Siasconset Golf Capital Expenditures to be reimbursed **\$10,630.19**



PO BOX 931034,
CLEVELAND, OH 44193-0004
Return Service Requested

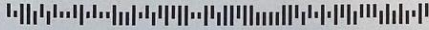
INVOICE

Page 1 of 1



INVOICE NUMBER	INVOICE DATE
1677318	04/18/2023
CONTRACT NUMBER	DUE DATE
1188236-1	05/15/2023

7994000039 PRESORT PBPS001 <>



NGM, INC
12 W. MIACOMET ROAD
NANTUCKET MA 02554-4369

AMOUNT	
RENTAL PAYMENT	6,143.11
TOTAL AMOUNT DUE	6,143.11

CONTACT US FOR CUSTOMER SERVICE OR BILLING QUESTIONS:

- PHONE: 800 559 2755
- E-MAIL: CUSTOMERCARE@LEASERV.COM

1659

*Capital
Case 18 buyout
Cardbank OK'D*

Please return this portion with your payment.

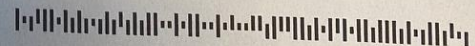
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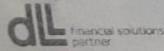
NGM, INC
12 W. MIACOMET ROAD
NANTUCKET, MA 02554

CONTRACT NUMBER: 1188236-1
TOTAL AMOUNT DUE: AUTOPAY

All amounts shown are in USD

PNC Equipment Finance
PO Box 931034
Cleveland, OH 44193-0004





DLL FINANCE LLC
P.O. BOX 2000
JOHNSTON, IA 50131-0020

Remittance Section

Contract Number: 101-0568608-000
 Invoice Date: 04/10/2023
 Invoice Due Date: 05/01/2023
 Total Due: **\$3,813.08**
 Amount Remitted: \$ _____

Note: This invoice does not reflect payments after the invoice date above. Please visit the website to see the current amount due.

Pay on-line at <https://www.myaccountdata.com/en/dllgroup/Home>
 Or Use enclosed envelope and make payable to:

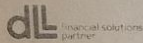
DLL FINANCE LLC
PO BOX 77122
MINNEAPOLIS MN 55480-7702

033241-001-003-099721-000000 PAM
 NGM, INC
 12 MIACOMET RD
 NANTUCKET MA 02554



00010105686080000003613080001010568608000

Keep lower portion for your records - Please return upper portion with your payment



Account name NGM, INC
 Contract Number 101-0568608-000
 Make TOR
 Model TOR GR1021
 Serial Number 414602711

Invoice Date 04/10/2023
 Invoice Number 25637379
 Invoice Due Date 05/01/2023
 Total Due: **\$3,813.08**

Important Messages

View your invoice or make a payment on our customer portal!
 Type the website below into your browser or scan the QR code to get started!

<https://www.myaccountdata.com/en/dllgroup/Home>



DUE DATE	PAYMENT DESCRIPTION	AMOUNT	TAX	DEFERRAL	Other Tax	MISC AMOUNT
05/01/2023	INSTALLMENT DUE	1,906.54	0.00	0.00	0.00	0.00
04/01/2023	INSTALLMENT DUE	1,906.54	0.00	0.00	0.00	0.00
Sub-Total		3 813.08	0.00	0.00	0.00	0.00

APPROVAL

Capital
Lease

Date Rcvd. _____
 Acct. # 1659 _____
 \$ _____
 OK for Pymnt. _____

New for 2023
4 year 1st buyout

Processed

Total Due \$3,813.08

If you have questions regarding your invoice, please give us a call and we will be happy to assist you. 800-355-5024



115 Franklin St. Ext.
 Derry, NH 03038
 Phone: (603) 404-2286
 Fax: (603) 216-1278
 mteequipmentsolutions.com

INVOICE

Invoice: 03-383987 PO: COD
 Date: 4/14/2023 Custld: MIACOMET GOLF

Cust Email: soberly@miacometcgolf.com
 Phone: (508) 325-0340
 Salesperson: dnorthrop
 User: bholman

Bill To:

Miacomet Golf Club/NGM Inc.
 Sean Oberly
 12 West Miacomet Road
 Nantucket, MA 02554-4369

Ship To:

Miacomet Golf Club/NGM Inc.
 125 Somerset Road
 Nantucket, MA 02554 US

Ryan Scotto
 rscotto@miacometcgolf.com
 508-680-4877
 12 West Miacomet Road
 Nantucket, MA 02544

Item	Type	Description	Qty	Tax	Price	Discount	Net Price
62921	UN	GreensGroomer GGW.920E Yr: 2023	1.0000		\$3,800.00		\$3,800.00
		S/N:					
		GGW - Electric Lift GreensGroomer w/ Premium Black					
Manual - Equip	MC	Equipment Manual	1.0000		\$0.00		\$0.00
FREIGHT NT	MC	FREIGHT - MA,ME,NH	1.0000		\$420.00		\$420.00
SETUP NT	MC	SETUP FEE NH,MA,ME,VT	1.0000		\$300.00		\$300.00
Total:							\$4,520.00

Totals

Sub Total: \$4,520.00
 Total Tax: \$0.00
 Invoice Total: \$4,520.00

Balance Due On This Invoice: \$4,520.00

APPROVAL
 Date Recd. 04/14/23
 Acct. # 11659 \$ 4,520.00
 OK for Pymnt. [Signature]

SGC

Processed

Signature: _____

Please remit payment to 33 Thruway Park Drive, West Henrietta, NY 14586 and direct any questions to Accounts Receivable at 888-708-5296 x1139. Refer to the MTE, Inc. Return Policy for eligibility of a return and any applicable re-stocking fees. All sales subject to MTE Equipment Solutions, Inc. standard terms and conditions. THANK YOU FOR YOUR BUSINESS!



Invoice

Remittance Address:

Deere & Company
 Ag & Turf SABD & Government Sales
 21748 Network Place
 Chicago, IL 60673-1217
 800-358-5010

Bill To: 4001860

Nantucket Golf Management
 Ryan Scotto
 12 W Miacomet Rd
 Nantucket MA 02554-0255

Ship To: 4001860

Nantucket Golf Management
 Ryan Scotto
 12 W Miacomet Rd
 Nantucket MA 02554-0255

Information

Invoice Number 117473042
Invoice Date 05/08/2023
Invoice Due Date 06/08/2023
Payment Terms Net 30 Days
Purchase Order No. JD Quote 28121986
Reference# 3440819
Sold To 4001860
Servicing Dealer 000S036805
JD FID No. 36-2382580

Invoice Details

Item	Material	Description	Qty/Wt	Unit Price	Amount
0010	0513XF	RC2072 Lift-Type Rotary Cutter Contract Description:MA FAC116 Serial Number: 1XFRC20XAP0223436	1 PC	2,170.00	2,170.00
0020	1000	Driveline with Slip Clutch Contract Description:MA FAC116	1 PC	160.00	160.00
0030	2000	Front and Rear Chain Endosure Contract Description:MA FAC116	1 PC	363.00	363.00
0040	BTC10262	CARGO BOX - OPEN MARKET Contract Description:MA FAC116	1 PC	3,875.00	3,875.00
Items total.....					6,568.00
MSRP%Discount					457.81-
Tax Amount.....					0.00
					6,110.19
					Pay This Amount

APPROVAL
 Date Rcvd. 5/18/23
 Acct. # 1659 \$ 6110.19
 OK for Pymnt. NP
 Processed

SCOTT
 CAPITAL

When paying by check, please r
 Payment must be made to the remitta
 Payment should not be made to a dea
 To pay by credit card, please contact

The above items are sold according to the terms on the face and rev
 liabilities, any federal, state or city sales or use taxes are to be paid b
 the Fair Labor Standard Act of 1938, as amended, proof of delivery m

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of April 30, 2023

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	MAR YIELD	APR YIELD	3/31/2023	4/30/2023
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$46,249.12	\$46,180.89
Nantucket Bank / Collection Account x7653	1.62	4.07	\$27,124,545.46	\$27,619,151.31
Nantucket Bank / Special CD x1135 <i>matures 5/20/2023*</i>	0.75	0.75	\$5,089,206.91	\$5,092,345.03
TOTAL UNRESTRICTED FUNDS:			\$32,260,001.49	\$32,757,677.23
STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	MAR YIELD	APR YIELD	3/31/2023	4/30/2023
US Bank / Series A Bonds Reserve Fund / SLGS <i>mature 12/1/27 & 2/15/32 MktVal</i>	2.93	2.93	\$1,514,719.00	\$1,516,600.63
US Bank / Series A Bonds Debt Service Fund <i>x1002</i>	0.00	0.00	\$20,911.11	\$20,911.20
US Bank / Acquisition Fund <i>x1003</i>	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$22,025.24	\$22,029.77
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,018.79	\$10,020.85
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$32,106.95	\$32,113.55
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,663.92	\$1,664.26
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$195,383.98	\$27,277.54
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$904,583.58	\$904,769.45
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$29,213.12	\$31,136.06
Hingham Savings / Marble Reserve CD <i>matures 10/2/2023</i>	2.23	2.23	\$230,370.45	\$230,793.07
Citizens Bank / Verrill Dana Acquisition Escrow			\$50,000.00	\$105,000.00
TOTAL RESTRICTED FUNDS:			\$3,010,997.24	\$2,902,317.48
TOTAL FUNDS:			\$35,270,998.73	\$35,659,994.71

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$3,435,000	<i>Interest due 8/15/23, Principal and Interest due 2/15/24</i>	\$428,412.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$4,890,000	<i>Principal and Interest due 12/1/23, Interest due 6/1/23</i>	\$1,056,700.00
TOTAL BONDS:	\$8,325,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,485,112.50
NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	<i>Principal due 1/10/24</i>	\$1,000,000.00
Owen Notes	\$1,000,000	<i>Interest of \$25,768.60 due 6/9/23, 9/9/23, 12/9/23, 3/9/24</i>	\$103,074.40
TOTAL NOTES:	\$2,700,000	TOTAL ANNUAL NOTE PAYMENTS:	\$1,103,074.40
TOTAL DEBT:	\$11,025,000	TOTAL ANNUAL DEBT PAYMENTS:	\$2,588,186.90

*A 12-month CD with the benefit of withdrawing at any time, if needed, without penalty.