

AGENDA
Nantucket Land Bank Commission
Regular Meeting of May 27, 2021
Remote Participation via Zoom (see below*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. GOLF BUSINESS
 - a. Sconset Golf Course – Manager’s Monthly Review
 - b. Miacomet Golf Course – Manager’s Monthly Review
 - c. Warrant Authorization – Golf Capital Funds Transfer Request
3. PROPERTY MANAGEMENT
 - a. 27 Easy Street – Event Request / Nantucket Community Sailing Model Boat Regatta
 - b. Lily Pond Property – Wesco Place Easement
 - c. 174 Orange Street/2 Milestone Road – Park Naming Discussion
 - d. Ladies Beach – Wedding Ceremony Request (September 25, 2021)
 - e. Goose Pond – Water Treatment Proposal
 - f. Sustainable Nantucket – Request for Quarterboard and Kiosk
 - g. Holly Farm/4 Polpis Harbor Road – Additional Kayak Rack Discussion
 - h. Petrel Landing/17 Commercial Wharf – Request for Educational Shellfish Upweller Installation
4. APPROVAL OF MINUTES
 - a. Regular Meeting of May 11, 2021
5. TRANSFER BUSINESS
 - a. “M” Exemption Update – Release of Liens
6. FINANCIAL BUSINESS
 - a. Monthly Financial Report – April
 - b. Warrant Authorization – Cash Disbursement
 - c. Warrant Authorization – Note #37 Hays
7. PERSONNEL BUSINESS
 - a. Assistant Director – Promotion to Executive Director

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. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Real Estate Acquisition

ADJOURNMENT

*Join Zoom Meeting

<https://zoom.us/j/91237031142?pwd=RXlqTk9FNFRhK2NPbVo0RFZETkUxQT09>

Meeting ID: 912 3703 1142

Passcode: 916761

One tap mobile

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Meeting ID: 912 3703 1142

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Find your local number: <https://zoom.us/u/amznEspVF>

Siasconset Golf
Balance Sheet
April 2021

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
NGM - SGC Operating Account	\$379,522.73	\$245,961.58
Golf Shop Cash	\$300.00	\$300.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	\$0.00	\$0.00
Management Contract escrow	\$1,575.00	\$1,575.00
Total Cash	\$381,897.73	\$248,336.58
Accounts Receivable-Miacomet Golf	(\$34,165.92)	(\$51,451.09)
Accounts Receivable	\$0.00	\$156.00
Total Accounts Receivable	(\$34,165.92)	(\$51,295.09)
Inventory Golf Shop	\$14,859.70	\$9,929.60
Rental Club Inventory	\$4,900.00	\$4,150.00
Inventory Food	\$0.00	\$0.00
Inventory Bar	\$0.00	\$0.00
Inventory - Wine	\$0.00	\$0.00
Total Inventory	\$19,759.70	\$14,079.60
Prepaid Expenses- Administration	\$3,044.69	\$6,480.69
Total Prepaid Expenses	\$3,044.69	\$6,480.69
Total Current Assets	\$370,536.20	\$217,601.78
Logo	\$3,768.00	\$0.00
Golf Course Equipment	\$286,474.83	\$286,474.83
Accum Depreciation	(\$583,404.66)	(\$468,461.50)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,502,127.00	\$8,484,627.00
Leasehold Improvements	\$2,793,723.14	\$2,756,014.50
Vehicle & Dump Trailer	\$2,149.00	\$2,149.00
Unspecified- (Equipment)	\$1,215.99	\$1,215.99
Total Fixed Assets	\$11,180,653.30	\$11,236,619.82
Total Fixed Assets	\$11,180,653.30	\$11,236,619.82
Total Assets	<u><u>\$11,551,189.50</u></u>	<u><u>\$11,454,221.60</u></u>

Siasconset Golf
Balance Sheet
April 2021

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	(\$359.91)	\$0.00
Total Accounts Payable	(\$359.91)	\$0.00
Total Accounts Payable	(\$359.91)	\$0.00
Gift Certificate Issued	\$774.25	\$509.25
Total Gift Certificate	\$774.25	\$509.25
Land Bank Advance on Operations	\$11,484,490.55	\$11,616,876.05
Total Note Payable	\$11,484,490.55	\$11,616,876.05
MA Sales Tax Payables Golf	\$0.00	(\$228.37)
MA Meals Tax Payable	\$0.00	(\$359.33)
Total Tax	\$0.00	(\$587.70)
Total Current Liabilities	\$11,485,264.80	\$11,616,797.60
Total Liabilities	\$11,484,904.89	\$11,616,797.60
Retained Earnings	\$89,807.06	(\$137,056.48)
Total Retained Earnings	\$89,807.06	(\$137,056.48)
Total Current Year P&L	(\$23,522.45)	(\$25,519.52)
Total Equity	\$66,284.61	(\$162,576.00)
Total Liabilities and Equity	\$11,551,189.50	\$11,454,221.60

Siasconset
April, 2021
Summary

		Month To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	0	0	0	0	0	#DIV/0!
	Covers	0	0	0	0	0	#DIV/0!
Revenue							
	Golf Shop Revenue	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Initiation Fees	0	0	0	0	0	#DIV/0!
	Membership Dues	0	0	0	0	0	#DIV/0!
	Member Finance Charges	0	0	0	0	0	#DIV/0!
	Miscellaneous	0	0	0	0	0	#DIV/0!
	Total Revenue	0	0	0	0	0	#DIV/0!
Cost of Goods Sold							
	Golf Shop	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Total Cost of Sales	0	0	0	0	0	#DIV/0!
	Gross Profit	0	0	0	0	0	#DIV/0!
Payroll Expense							
	Golf Shop	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	General & Administrative	0	0	0	0	0	#DIV/0!
	Grounds	9,248	5,958	3,290	3,297	5,951	55%
	Total Payroll	9,248	5,958	3,290	3,297	5,951	55%
Operating Expenses							
	Golf Shop	0	100	(100)	0	0	-100%
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Membership	0	0	0	0	0	#DIV/0!
	Maintenance	0	0	0	0	0	#DIV/0!
	General & Administrative	665	1,722	(1,057)	472	192	-61%
	Grounds	0	1,500	(1,500)	852	(852)	-100%
	Total Operating Expenses	665	3,322	(2,657)	1,324	(659)	-80%
	Total Expense	9,912	9,280	632	4,621	5,292	7%
	Income/(Loss) from Operations	(9,912)	(9,280)	(632)	(4,621)	(5,292)	7%
	Depreciation Expense	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(9,912)	(9,280)	(632)	(4,621)	(5,292)	7%

		YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	0	0	0	0	0	#DIV/0!
	Covers	0	0	0	0	0	#DIV/0!
	Golf Shop Revenue	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Initiation Fees	0	0	0	0	0	#DIV/0!
	Membership Dues	0	0	0	0	0	#DIV/0!
	Member Finance Charges	0	0	0	0	0	#DIV/0!
	Miscellaneous	0	0	0	0	0	#DIV/0!
	Total Revenue	0	0	0	0	0	#DIV/0!
	Golf Shop	(1,524)	0	(1,524)	0	(1,524)	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Total Cost of Sales	(1,524)	0	(1,524)	0	(1,524)	#DIV/0!
	Gross Profit	1,524	0	1,524	0	1,524	#DIV/0!
	Golf Shop	0	0	0	192	(192)	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	General & Administrative	0	0	0	0	0	#DIV/0!
	Grounds	21,171	23,832	(2,661)	18,131	3,040	-11%
	Total Payroll	21,171	23,832	(2,661)	18,324	2,847	-11%
	Golf Shop	0	100	(100)	0	0	-100%
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Membership	0	0	0	0	0	#DIV/0!
	Maintenance	869	120	749	120	749	624%
	General & Administrative	2,715	6,975	(4,260)	6,171	(3,456)	-61%
	Grounds	291	12,050	(11,759)	905	(613)	-98%
	Total Operating Expenses	3,875	19,245	(15,370)	7,196	(3,321)	-80%
	Total Expense	25,046	43,077	(18,031)	25,520	613	-42%
	Income/(Loss) from Operations	(23,522)	(43,077)	19,555	(25,520)	1,997	-45%
	Depreciation Expense	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(23,522)	(43,077)	19,555	(25,520)	1,997	-45%

Siasconset
April, 2021
Departmental Summary

		Month To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	0	0	0	0	0	#DIV/0!
	Covers	0	0	0	0	0	#DIV/0!
Golf Shop							
Revenue		0	0	0	0	0	#DIV/0!
Cost of Goods		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	100	(100)	0	0	-100%
Net Profit / (Loss)		0	(100)	100	0	0	-100%
Food & Beverage							
Revenue		0	0	0	0	0	#DIV/0!
Cost of Goods		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Membership							
Dues		0	0	0	0	0	#DIV/0!
Initiation Fees		0	0	0	0	0	#DIV/0!
Member Finance Charges		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Grounds							
Payroll Expense		9,248	5,958	3,290	3,297	5,951	55%
Operating Expense		0	1,500	(1,500)	852	(852)	-100%
Net Profit / (Loss)		(9,248)	(7,458)	(1,790)	(4,148)	(5,100)	24%
General & Administrative							
Revenue		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		665	1,722	(1,057)	472	192	-61%
Net Profit / (Loss)		(665)	(1,722)	1,057	(472)	(192)	-61%
Maintenance							
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Income/(Loss) from Operations		(9,912)	(9,280)	(632)	(4,621)	(5,292)	7%
Depreciation Expense		0	0	0	0	0	#DIV/0!
Net After Depreciation		(9,912)	(9,280)	(632)	(4,621)	(5,292)	7%

		Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	0	0	0	0	0	#DIV/0!
	Covers	0	0	0	0	0	#DIV/0!
Golf Shop							
Revenue		0	0	0	0	0	#DIV/0!
Cost of Goods		(1,524)	0	(1,524)	0	(1,524)	#DIV/0!
Payroll Expense		0	0	0	192	(192)	#DIV/0!
Operating Expense		0	100	(100)	0	0	-100%
Net Profit / (Loss)		1,524	(100)	1,624	(192)	1,716	-1624%
Food & Beverage							
Revenue		0	0	0	0	0	#DIV/0!
Cost of Goods		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Membership							
Dues		0	0	0	0	0	#DIV/0!
Initiation Fees		0	0	0	0	0	#DIV/0!
Member Finance Charges		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Grounds							
Payroll Expense		21,171	23,832	(2,661)	18,131	3,040	-11%
Operating Expense		291	12,050	(11,759)	905	(613)	-98%
Net Profit / (Loss)		(21,462)	(35,882)	14,420	(19,036)	(2,426)	-40%
General & Administrative							
Revenue		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		2,715	6,975	(4,260)	6,171	(3,456)	-61%
Net Profit / (Loss)		(2,715)	(6,975)	4,260	(6,171)	3,456	-61%
Maintenance							
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		869	120	749	120	749	624%
Net Profit / (Loss)		(869)	(120)	(749)	(120)	(749)	624%
Income/(Loss) from Operations		(23,522)	(43,077)	19,555	(25,520)	1,997	-45%
Depreciation Expense		0	0	0	0	0	#DIV/0!
Net After Depreciation		(23,522)	(43,077)	19,555	(25,520)	1,997	-45%

Siasconset
April, 2021
Golf Shop

April, 2021		Month To Date						Year To Date						
Golf Shop		Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue														
Play Cards		0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	#DIV/0!
Annual Pass		0	0	0	0	0	#DIV/0!	2	0	0	0	0	0	#DIV/0!
Resident Discount Cards		0	0	0	0	0	#DIV/0!	3	0	0	0	0	0	#DIV/0!
Handicap (Non-Members)		0	0	0	0	0	#DIV/0!	4	0	0	0	0	0	#DIV/0!
Greens Fees		0	0	0	0	0	#DIV/0!	5	0	0	0	0	0	#DIV/0!
Cart Fees		0	0	0	0	0	#DIV/0!	6	0	0	0	0	0	#DIV/0!
Golf Club Repair		0	0	0	0	0	#DIV/0!	7	0	0	0	0	0	#DIV/0!
Range Ball Sales		0	0	0	0	0	#DIV/0!	8	0	0	0	0	0	#DIV/0!
Club Rental Sets		0	0	0	0	0	#DIV/0!	9	0	0	0	0	0	#DIV/0!
Walking Trolley Rental		0	0	0	0	0	#DIV/0!	10	0	0	0	0	0	#DIV/0!
Club/Cart Storage		0	0	0	0	0	#DIV/0!	11	0	0	0	0	0	#DIV/0!
Lessons		0	0	0	0	0	#DIV/0!	12	0	0	0	0	0	#DIV/0!
Golf Clinics		0	0	0	0	0	#DIV/0!	13	0	0	0	0	0	#DIV/0!
Tournaments		0	0	0	0	0	#DIV/0!	14	0	0	0	0	0	#DIV/0!
Merchandise		0	0	0	0	0	#DIV/0!	15	0	0	0	0	0	#DIV/0!
Over/Under		0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue		0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Cost of Goods Sold														
Golf Shop		0	0	0	0	0	#DIV/0!	16	(1,524)	0	(1,524)	0	(1,524)	#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!		(1,524)	0	(1,524)	0	(1,524)	#DIV/0!
Gross Profit		0	0	0	0	0	#DIV/0!		1,524	0	1,524	0	1,524	#DIV/0!
Payroll Expense														
Golf Shop Manager		0	0	0	0	0	#DIV/0!	18	0	0	0	192	(192)	#DIV/0!
Shop Clerks Gross		0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!
Total Payroll		0	0	0	0	0	#DIV/0!		0	0	0	192	(192)	#DIV/0!
Operating Expenses														
Dues and Subscriptions		0	100	(100)	0	0	-100%	20	0	100	(100)	0	0	-100%
Club Car/Golf Car Lease		0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!
Tees, Markers, Etc.		0	0	0	0	0	#DIV/0!	22	0	0	0	0	0	#DIV/0!
Score Cards		0	0	0	0	0	#DIV/0!	23	0	0	0	0	0	#DIV/0!
Uniforms / Clothing Allowance		0	0	0	0	0	#DIV/0!	24	0	0	0	0	0	#DIV/0!
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	100	(100)	0	0	-100%		0	100	(100)	0	0	-100%
Income/(Loss) from Operations		0	(100)	100	0	0	-100%		1,524	(100)	1,624	(192)	1,716	-1624%

Siasconset
April, 2021
Food & Beverage

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Food Sales	0	0	0	0	0	#DIV/0!	31	0	0	0	0	0	#DIV/0!
Bar Sales	0	0	0	0	0	#DIV/0!	32	0	0	0	0	0	#DIV/0!
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	33	0	0	0	0	0	#DIV/0!
Over/Under	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Cost of Goods Sold													
Food	0	0	0	0	0	#DIV/0!	34	0	0	0	0	0	#DIV/0!
Beer	0	0	0	0	0	#DIV/0!	35	0	0	0	0	0	#DIV/0!
Wine	0	0	0	0	0	#DIV/0!	36	0	0	0	0	0	#DIV/0!
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	37	0	0	0	0	0	#DIV/0!
Non- Alcoholic Beverage	0	0	0	0	0	#DIV/0!	38	0	0	0	0	0	#DIV/0!
Bar Snacks	0	0	0	0	0	#DIV/0!	39	0	0	0	0	0	#DIV/0!
Liquor	0	0	0	0	0	#DIV/0!	40	0	0	0	0	0	#DIV/0!
Member Food 10% Discount	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Cost of Sales	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Gross Profit	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Payroll Expense													
Food & Beverage Manager	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Restaurant Manager	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Chef Gross	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Payroll Bar/Wait Staff	0	0	0	0	0	#DIV/0!	41	0	0	0	0	0	#DIV/0!
Cook Gross	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Kitchen Staff/Dishwashers Gross	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Clubhouse Cleaning Labor	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Operating Expenses													
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	42	0	0	0	0	0	#DIV/0!
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	43	0	0	0	0	0	#DIV/0!
Clubhouse Floor Supplies	0	0	0	0	0	#DIV/0!	44	0	0	0	0	0	#DIV/0!
Clubhouse Cleaning & Supplies	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Income/(Loss) from Operations	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!

**Siasconset
April, 2021
Membership**

April, 2021 Membership	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue												
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expenses												
Capital Fund from Init. Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Relations	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Income/(Loss) from Operations	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!

Siasconset
April, 2021
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)	2,060	412	-1%	46	9,945	10,000	(55)	9,203	742	-1%
Assistant Superintendent	1,442	1,458	(16)	1,236	206	-1%	47	5,893	5,832	61	5,522	371	1%
Asst. Superintendent #2	2,229	0	2,229	0	2,229	#DIV/0!	48	2,229	6,000	(3,771)	3,143	(914)	-63%
Mechanic Gross	0	0	0	0	0	#DIV/0!	49	0	0	0	0	0	#DIV/0!
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
Seasonal Labor	3,104	2,000	1,104	0	3,104	55%	51	3,104	2,000	1,104	263	2,841	55%
Total Payroll	9,248	5,958	3,290	3,297	5,951	55%		21,171	23,832	(2,661)	18,131	3,040	-11%
Operating Expenses													
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!
Golf Course Supplies	0	0	0	852	(852)	#DIV/0!	53	0	1,000	(1,000)	852	(852)	-100%
Fertilizer	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	55	0	0	0	0	0	#DIV/0!
Surfactants	0	0	0	0	0	#DIV/0!	56	0	9,500	(9,500)	0	0	-100%
Tools	0	0	0	0	0	#DIV/0!	57	0	0	0	0	0	#DIV/0!
Shop Supplies	0	0	0	0	0	#DIV/0!	58	0	0	0	0	0	#DIV/0!
Electric - Pump House & Irrigation	0	0	0	0	0	#DIV/0!	59	0	0	0	0	0	#DIV/0!
Electric - Maintenance Building	0	0	0	0	0	#DIV/0!	60	(110)	50	(160)	53	(163)	-319%
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	61	0	0	0	0	0	#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	0	0	0	0	#DIV/0!	65	0	0	0	0	0	#DIV/0!
Equipment - Repairs & Main	0	0	0	0	0	#DIV/0!	66	401	0	401	0	401	#DIV/0!
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	0	0	0	0	#DIV/0!
Clubhouse Grounds	0	1,000	(1,000)	0	0	-100%	74	0	1,000	(1,000)	0	0	-100%
Total Operating Expenses	0	1,500	(1,500)	852	(852)	-100%		291	12,050	(11,759)	905	(613)	-98%
Income/(Loss) from Operations	(9,248)	(7,458)	(1,790)	(4,148)	(5,100)	24%		(21,462)	(35,882)	14,420	(19,036)	(2,426)	-40%

Siasconset
April, 2021
Maintenance

Month To Date							Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	0	0	0	0	0	#DIV/0!	75	0	0	0	0	0	#DIV/0!
Golf Course Building Repair & Maint	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	77	0	0	0	0	0	#DIV/0!
Clubhouse HVAC R&M	0	0	0	0	0	#DIV/0!	78	0	0	0	0	0	#DIV/0!
Clubhouse Electrical R&M	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	80	0	0	0	0	0	#DIV/0!
Clubhouse Plumbing R&M	0	0	0	0	0	#DIV/0!	81	0	0	0	0	0	#DIV/0!
Oakson Septic System	0	0	0	0	0	#DIV/0!	82	0	0	0	0	0	#DIV/0!
Golf Course Building Plumbing R&M	0	0	0	0	0	#DIV/0!	83	0	0	0	0	0	#DIV/0!
Alarm System/Activity	0	0	0	0	0	#DIV/0!	84	869	120	749	120	749	624%
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	0	0	0	0	0	#DIV/0!		869	120	749	120	749	624%
Income/(Loss) from Operations	0	0	0	0	0	#DIV/0!		(869)	(120)	0	(120)	(749)	624%

Siasconset
April, 2021
General & Administrative

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Other Income	0	0	0	0	0	#DIV/0!	86	0	0	0	0	0	#DIV/0!
Interest Income	0	0	0	0	0	#DIV/0!	87	0	0	0	0	0	#DIV/0!
Winter Memberships	0	0	0	0	0	#DIV/0!	88	0	0	0	0	0	#DIV/0!
House Rental Income	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Payroll Expense													#DIV/0!
Management Payment	0	0	0	0	0	#DIV/0!	90	0	0	0	0	0	#DIV/0!
Total Payroll	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Operating Expenses													
Office Supplies	0	0	0	0	0	#DIV/0!	91	0	0	0	0	0	#DIV/0!
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!
Credit Card Merchant Services	25	24	1	24	1	6%	93	105	96	9	197	(92)	9%
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	94	0	0	0	0	0	#DIV/0!
Travel and Education	0	0	0	0	0	#DIV/0!	95	0	0	0	0	0	#DIV/0!
POS Support/Computer Support	0	250	(250)	0	0	-100%	96	0	250	(250)	0	0	-100%
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	0	0	0	0	#DIV/0!
Professional Accounting	0	0	0	0	0	#DIV/0!	98	0	0	0	0	0	#DIV/0!
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	#DIV/0!
Payroll Service	340	225	115	224	116	51%	100	1,263	600	663	589	674	111%
Trash Removal	0	0	0	0	0	#DIV/0!	101	60	0	60	399	(339)	#DIV/0!
License & Fees	75	0	75	0	75	#DIV/0!	102	130	0	130	55	75	#DIV/0!
Electricity	0	1,000	(1,000)	0	0	-100%	103	35	5,137	(5,102)	4,009	(3,974)	-99%
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	#DIV/0!
Water	35	35	0	35	0	0%	105	8	140	(132)	140	(132)	-94%
Cable TV & Internet	190	188	2	190	0	1%	106	1,114	752	362	783	331	48%
Web Site	0	0	0	0	0	#DIV/0!	107	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	#DIV/0!
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	109	0	0	0	0	0	#DIV/0!
Insurance - Workers Comp	0	0	0	0	0	#DIV/0!	110	0	0	0	0	0	#DIV/0!
Retirement Plan	0	0	0	0	0	#DIV/0!	111	0	0	0	0	0	#DIV/0!
Payroll Taxes - Mgmt. & Empl. Exp.	0	0	0	0	0	#DIV/0!	112	0	0	0	0	0	#DIV/0!
Clubhouse cleaning labor	0	0	0	0	0	#DIV/0!	113	0	0	0	0	0	#DIV/0!
Interest Expense	0	0	0	0	0	#DIV/0!	114	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	115	0	0	0	0	0	#DIV/0!
Total Operating Expenses	665	1,722	(1,057)	472	192	-61%		2,715	6,975	(4,260)	6,171	(3,456)	-61%
Income/(Loss) from Operations	(665)	(1,722)	1,057	(472)	(192)	-61%		(2,715)	(6,975)	4,260	(6,171)	3,456	-61%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(665)	(1,722)	1,057	(472)	(192)	-61%		(2,715)	(6,975)	4,260	(6,171)	3,456	-61%

**Miacomet
Balance Sheet
April 2021**

Assets

	Current YTD	Prior YTD
NGM - MIA Operating Account	\$517,893.32	\$321,167.71
Golf Shop Cash	\$600.00	\$600.00
Restaurant Cash	\$1,800.00	\$1,800.00
Change Bank	\$1,000.00	\$1,000.00
Petty Cash	\$300.00	\$300.00
Credit Cards Pro Shop	\$19,663.62	\$3,645.94
Credit Cards F&B	\$11,287.38	\$674.80
ACH Payment Admin	\$6,312.10	\$4,839.49
Total Cash	\$558,856.42	\$334,027.94
Accounts Receivable	\$137,817.66	\$125,685.71
Accounts Receivable-Siasconset Golf	\$34,165.92	\$49,564.32
Total Accounts Receivable	\$171,983.58	\$175,250.03
Inventory Golf Shop	\$209,666.39	\$110,135.19
Rental Club Inventory	\$300.00	\$900.00
Inventory Food	\$7,912.98	\$5,659.73
Inventory Bar	\$13,738.00	\$16,144.05
Inventory Wine	\$10,662.34	\$14,826.87
Inventory Pesticides	\$62,340.47	\$41,607.31
Total Inventory	\$304,620.18	\$189,273.15
Prepaid Expenses- Administration	\$28,693.26	\$69,067.41
Total Prepaid Expenses	\$28,693.26	\$69,067.41
Loan / Trailer	\$0.00	\$0.00
NGM Inc Exchange Account	\$0.00	\$0.00
Employee Advances	\$1,000.00	\$0.00
Management Contract Escrow	\$17,795.42	\$17,705.07
Total Other Assets	\$18,795.42	\$17,705.07
Total Current Assets	\$1,082,948.86	\$785,323.60
Logo	\$4,082.00	\$0.00
Clubhouse	\$11,297,213.59	\$10,150,258.88
Golf Shop Renovations	\$298.49	\$753.00
ClubhouseDeck Awning	\$0.00	\$0.00
Clubhouse Grounds	\$20,500.00	\$3,000.00
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$857,175.56	\$836,592.46
Accum Depr/Amort	(\$9,849,001.96)	(\$8,969,865.09)
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
Club House Renovations	\$0.00	\$4,705.00
Clubhouse Furn & Fix	\$30,241.04	\$5,255.25
Computer System	\$154,807.40	\$155,973.40
Golf Course Expansion (GC Exp-3 Yr)	\$803,986.00	\$803,986.00
Furniture & Fixtures	\$1,169,698.34	\$1,174,498.34

**Miacomet
Balance Sheet
April 2021**

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
Leasehold Improvements	\$4,182,337.41	\$4,111,260.76
Surveillance System	\$17,682.52	\$12,882.52
Vehicle & Dump Trailer	\$13,123.76	\$13,123.76
Unspecified- (Equipment)	\$154,541.00	\$165,827.96
Kitchen Equipment	\$29,299.55	\$29,299.55
Phone System	\$4,803.36	\$4,803.36
Dormitory	\$2,300,995.78	\$1,380,587.27
Total Fixed Assets	<u>\$18,059,211.78</u>	<u>\$16,750,370.36</u>
Total Fixed Assets	<u>\$18,059,211.78</u>	<u>\$16,750,370.36</u>
Total Assets	<u><u>\$19,142,160.64</u></u>	<u><u>\$17,535,693.96</u></u>

**Miacomet
Balance Sheet
April 2021**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$58,002.84	(\$1,695.44)
Total Accounts Payable	\$58,002.84	(\$1,695.44)
Total Accounts Payable	\$58,002.84	(\$1,695.44)
Lease payable TCF 008-0717174-300	\$0.00	\$30,181.57
MA Sales Tax Payables Golf	\$1,364.10	\$771.37
MA Meals Tax Payable	\$6,902.50	\$11,518.50
Lease payable TCF - 008-0717174-301	\$77,204.83	\$124,817.91
Clubhouse Payment	(\$77,059.00)	(\$38,529.46)
Total Accounts Payable	\$8,412.43	\$128,759.89
Accrued Payroll & Related Expenses	\$79,419.51	\$29,367.15
Employee Bonus Fund	\$200.00	\$48.63
Total Payroll	\$79,619.51	\$29,415.78
Gift Certificate Issued	\$52,285.52	\$41,625.74
Total Gift Certificate	\$52,285.52	\$41,625.74
Deferred Revenue	\$31,670.00	(\$10,998.60)
Total Deferred Revenue	\$31,670.00	(\$10,998.60)
Gratuity Liability Bar	\$696.56	\$3.61
Total Gratuity	\$696.56	\$3.61
Accrued Payables	\$0.00	\$0.00
Total Accrued Payables	\$0.00	\$0.00
Land Bank Advance on Operations	\$20,090,137.37	\$18,668,583.51
NLB – ST Advances	\$0.00	\$0.00
Total Other Funds	\$20,090,137.37	\$18,668,583.51
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	\$24,592,554.39	\$23,187,122.93
Total Liabilities	\$24,650,557.23	\$23,185,427.49
Retained Earnings	(\$7,266,858.24)	(\$6,314,590.10)
Total Retained Earnings	(\$7,266,858.24)	(\$6,314,590.10)
NLB Equity Contribution	\$1,271,067.30	\$0.00
Total NLB Equity Contribution	\$1,271,067.30	\$0.00
Total Current Year P&L	\$487,394.35	\$664,856.57
Total Equity	(\$5,508,396.59)	(\$5,649,733.53)
Total Liabilities and Equity	\$19,142,160.64	\$17,535,693.96

Miacomet
April, 2021
Summary

		Month To Date						YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	1,016	600	416	0	1,016	69%	1,787	900	398	299	1,488	99%
	Covers	3,139	1,200	1,939	0	3,139	162%	8,789	3,700	5,089	3,572	5,217	138%
Revenue													
	Golf Shop Revenue	57,487	20,862	36,625	0	57,487	176%	114,378	110,893	3,485	37,834	76,544	3%
	Food & Beverage	99,194	63,000	36,194	0	99,194	57%	292,264	201,000	91,264	88,108	204,156	45%
	Initiation Fees	16,200	0	16,200	21,600	(5,400)	#DIV/0!	54,000	63,000	(9,000)	21,600	32,400	-14%
	Membership Dues	4,840	0	4,840	16,090	(11,250)	#DIV/0!	1,343,453	1,468,810	(125,357)	1,407,350	(63,898)	-9%
	Member Finance Charges	1,302	1,500	(198)	1,267	35	-13%	1,651	4,700	(3,049)	5,799	(4,149)	-65%
	Miscellaneous	8,693	5,500	3,193	4,736	3,957	58%	27,200	20,500	6,700	19,532	7,668	33%
	Total Revenue	187,717	90,862	96,855	43,693	144,023	107%	1,832,946	1,868,903	(35,957)	1,580,224	252,722	-2%
Cost of Goods Sold													
	Golf Shop	12,598	8,000	4,598	337	12,261	57%	5,435	21,425	(15,990)	993	4,442	-75%
	Food & Beverage	39,302	17,500	21,802	535	38,767	125%	112,809	63,500	49,309	41,864	70,945	78%
	Total Cost of Goods Sold	51,899	25,500	26,399	871	51,028	104%	118,244	84,925	33,319	42,857	75,387	39%
	Gross Profit	135,817	65,362	70,455	42,822	92,995	108%	1,714,702	1,783,978	(69,276)	1,537,367	177,335	-4%
Payroll Expense													
	Golf Shop	21,624	15,462	6,162	9,449	12,175	40%	71,769	61,848	9,921	42,880	28,889	16%
	Food & Beverage	40,793	29,693	11,100	10,610	30,183	37%	151,874	116,772	35,102	85,989	65,885	30%
	General & Administrative	28,313	28,044	270	27,142	1,172	1%	112,541	112,175	366	108,567	3,974	0%
	Grounds	81,024	80,791	233	45,366	35,658	0%	222,492	210,164	12,328	159,391	63,101	6%
	Total Payroll	171,754	153,990	17,764	92,567	79,187	12%	558,676	500,959	57,717	396,828	161,848	12%
Operating Expenses													
	Golf Shop	19,980	4,000	15,980	22,761	(2,781)	399%	33,273	20,850	12,423	41,455	(8,182)	60%
	Food & Beverage	9,664	8,617	1,047	4,337	5,327	12%	23,774	29,068	(5,294)	29,856	(6,081)	-18%
	Membership	50,400	27,000	23,400	0	50,400	87%	50,400	63,000	(12,600)	0	50,400	-20%
	Maintenance	7,418	3,400	4,018	1,698	5,720	118%	13,354	10,600	2,754	4,089	9,266	26%
	General & Administrative	127,923	79,738	48,185	81,275	46,649	60%	448,244	362,836	85,408	337,610	110,634	24%
	Grounds	59,994	75,676	(15,682)	33,591	26,403	-21%	81,773	152,827	(71,054)	62,674	19,099	-46%
	Total Operating Expenses	275,379	198,431	76,948	143,662	131,717	39%	650,818	639,181	11,637	475,683	175,135	2%
	Total Expense	447,133	352,421	94,712	236,229	210,904	27%	1,209,494	1,140,140	69,354	872,511	51,846	6%
	Income/(Loss) from Operations	(311,316)	(287,059)	(24,257)	(193,407)	(117,909)	8%	505,209	643,838	(138,630)	664,857	(159,648)	-22%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(311,316)	(287,059)	(24,257)	(193,407)	(117,909)	8%	505,209	643,838	(138,630)	664,857	(159,648)	-22%

Miacomet
April, 2021
Departmental Summary

		Month To Date						Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	1,016	600	416	0	1,016	69%	1,787	900	398	299	1,488	99%
	Covers	3,139	1,200	1,939	0	3,139	162%	8,789	3,700	5,089	3,572	5,217	138%
Golf Shop													
Revenue		57,487	20,862	36,625	0	57,487	176%	114,378	110,893	3,485	37,834	76,544	3%
Cost of Goods Sold		12,598	8,000	4,598	337	12,261	57%	5,435	21,425	(15,990)	993	4,442	-75%
Payroll Expense		21,624	15,462	6,162	9,449	12,175	40%	71,769	61,848	9,921	42,880	28,889	16%
Operating Expense		19,980	4,000	15,980	22,761	(2,781)	399%	33,273	20,850	12,423	41,455	(8,182)	60%
Net Profit / (Loss)		3,286	(6,600)	9,886	(32,547)	35,833	-150%	3,902	6,770	(2,868)	(47,494)	51,395	-42%
Food & Beverage													
Revenue		99,194	63,000	36,194	0	99,194	57%	292,264	201,000	91,264	88,108	204,156	45%
Cost of Goods Sold		39,302	17,500	21,802	535	38,767	125%	112,809	63,500	49,309	41,864	70,945	78%
Payroll Expense		40,793	29,693	11,100	10,610	30,183	37%	151,874	116,772	35,102	85,989	65,885	30%
Operating Expense		9,664	8,617	1,047	4,337	5,327	12%	23,774	29,068	(5,294)	29,856	(6,081)	-18%
Net Profit / (Loss)		9,436	7,190	2,246	(15,482)	24,918	31%	3,807	(8,340)	12,147	(69,601)	73,407	-146%
Membership													
Dues		4,840	0	4,840	16,090	(11,250)	#DIV/0!	1,343,453	1,468,810	(125,357)	1,407,350	(63,898)	-9%
Initiation Fees		16,200	0	16,200	21,600	(5,400)	#DIV/0!	54,000	63,000	(9,000)	21,600	32,400	-14%
Member Finance Charges		1,302	1,500	1,267	1,267	35	-13%	1,651	4,700	5,799	5,799	(4,149)	-65%
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		50,400	27,000	23,400	0	50,400	87%	50,400	63,000	(12,600)	0	50,400	-20%
Net Profit / (Loss)		(28,058)	(25,500)	(2,558)	38,957	(67,015)	10%	1,348,704	1,473,510	(124,806)	1,434,750	(86,046)	-8%
Grounds													
Payroll Expense		81,024	80,791	233	45,366	35,658	0%	222,492	210,164	12,328	159,391	63,101	6%
Operating Expense		59,994	75,676	(15,682)	33,591	26,403	-21%	81,773	152,827	(71,054)	62,674	19,099	-46%
Net Profit / (Loss)		(141,018)	(156,467)	15,449	(78,957)	(62,060)	-10%	(304,264)	(362,991)	58,727	(222,065)	(82,199)	-16%
General & Administrative													
Revenue		8,693	5,500	3,193	4,736	3,957	58%	27,200	20,500	6,700	19,532	7,668	33%
Payroll Expense		28,313	28,044	270	27,142	1,172	1%	112,541	112,175	366	108,567	3,974	0%
Operating Expense		127,923	79,738	48,185	81,275	46,649	60%	448,244	362,836	85,408	337,610	110,634	24%
Net Profit / (Loss)		(147,544)	(102,282)	(45,262)	(103,680)	(43,864)	44%	(533,585)	(454,511)	(79,074)	(426,645)	(106,940)	17%
Maintenance													
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		7,418	3,400	4,018	1,698	5,720	118%	13,354	10,600	2,754	4,089	9,266	26%
Net Profit / (Loss)		(7,418)	(3,400)	(4,018)	(1,698)	(5,720)	118%	(13,354)	(10,600)	(2,754)	(4,089)	(9,266)	26%
Income/(Loss) from Operations		(311,316)	(287,059)	(24,257)	(193,407)	(117,909)	8%	505,209	643,838	(138,630)	664,857	(159,648)	-22%
Depreciation Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation		(311,316)	(287,059)	(24,257)	(193,407)	(117,909)	8%	505,209	643,838	(138,630)	664,857	(159,648)	-22%

Miacomet
April, 2021
Golf Shop

April, 2021 Golf Shop		Month To Date						Variance Code	Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue														
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	#DIV/0!	
Winter Membership	0	0	0	0	0	#DIV/0!	2	2,850	0	2,850	0	2,850	#DIV/0!	
Resident Discount Cards	0	0	0	0	0	#DIV/0!	3	0	0	0	0	0	#DIV/0!	
Handicap (Non-Members)	140	0	140	0	140	#DIV/0!	4	210	35	175	35	175	500%	
Greens Fees	21,300	3,000	18,300	0	21,300	610%	5	28,300	8,700	19,600	4,600	23,700	225%	
Cart Fees	8,138	1,000	7,138	0	8,138	714%	6	15,248	2,500	12,748	1,694	13,553	510%	
Golf Club Repair	65	0	65	0	65	#DIV/0!	7	192	0	192	0	192	#DIV/0!	
Range Ball Sales	4,758	1,500	3,258	0	4,758	217%	8	9,780	2,210	7,570	781	8,999	343%	
Club Rental Sets	1,736	500	1,236	0	1,736	247%	9	1,943	500	1,443	0	1,943	289%	
Walking Trolley Rental	706	0	706	0	706	#DIV/0!	10	805	0	805	28	777	#DIV/0!	
Club/Cart Storage	0	0	0	0	0	#DIV/0!	11	20,094	30,000	(9,906)	21,647	(1,553)	-33%	
Lessons	1,255	0	1,255	0	1,255	#DIV/0!	12	3,185	0	3,185	0	3,185	#DIV/0!	
Golf Clinics	0	0	0	0	0	#DIV/0!	13	0	0	0	0	0	#DIV/0!	
Tournaments	0	0	0	0	0	#DIV/0!	14	0	0	0	0	0	#DIV/0!	
Merchandise	19,393	500	18,893	0	19,393	3779%	15	31,775	9,500	22,275	9,048	22,727	234%	
Over/Under	(4)	0	(4)	0	(4)	#DIV/0!		(4)	0	(4)	0	(4)	#DIV/0!	
Total Revenue	57,487	6,500	50,987	0	57,487	784%		114,378	53,445	60,933	37,834	76,544	114%	
Cost of Goods Sold														
Golf Shop	12,340	8,000	4,340	337	12,004	54%	16	5,127	21,425	(16,298)	995	4,132	-76%	
Member 10% Shop Discounts	257	0	257	0	257	#DIV/0!		308	0	308	(2)	310	#DIV/0!	
Total Cost of Goods Sold	12,598	8,000	4,598	337	12,261	57%		5,435	21,425	(15,990)	993	4,442	-75%	
Gross Profit	44,889	(1,500)	46,389	(337)	45,226	-3093%		108,943	32,020	76,923	36,841	72,102	240%	
Payroll Expense														
Golf Lessons	1,573	0	1,573	0	1,573	#DIV/0!	17	3,084	0	3,084	0	3,084	#DIV/0!	
Gripping	204	0	204	0	204	#DIV/0!	18	204	0	204	0	204	#DIV/0!	
Golf Clinic	0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!	
Director of Golf Gross	7,578	7,662	(84)	7,356	222	-1%	20	30,311	30,648	(337)	29,425	886	-1%	
Head Golf Pro	5,143	4,000	1,143	0	5,143	29%	21	18,514	16,000	2,514	0	18,514	16%	
Golf Professional Subs	0	0	0	0	0	#DIV/0!	22	0	0	0	0	0	#DIV/0!	
Golf Shop Manager	0	0	0	0	0	#DIV/0!	23	0	0	0	0	0	#DIV/0!	
Outside Service Mgr	0	0	0	0	0	#DIV/0!	24	0	0	0	0	0	#DIV/0!	
Shop Clerks Gross	4,911	3,000	1,911	1,629	3,283	64%	25	14,316	12,000	2,316	10,619	3,697	19%	
Outside Services Payroll	2,215	800	1,415	464	1,751	177%	26	5,340	3,200	2,140	2,836	2,504	67%	
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Payroll	21,624	15,462	6,162	9,449	12,175	40%		71,769	61,848	9,921	42,880	28,889	16%	
Operating Expenses														
Advertising	0	0	0	0	0	#DIV/0!	27	0	0	0	0	0	#DIV/0!	
Dues and Subscriptions	750	750	0	10	740	0%	28	1,700	3,000	(1,300)	1,845	(145)	-43%	
Travel and Education	135	0	135	268	(133)	#DIV/0!	29	135	1,500	(1,365)	1,507	(1,372)	-91%	
Club Car/Golf Car Lease	14,041	0	14,041	14,241	(200)	#DIV/0!	30	14,041	0	14,041	14,241	(200)	#DIV/0!	

Visage GPS	52	2,700	(2,648)	5,400	(5,348)	-98%	31	11,060	10,800	260	13,520	(2,460)	2%
Range Supplies	2,972	0	2,972	0	2,972	#DIV/0!	32	2,972	0	2,972	0	2,972	#DIV/0!
Golf Cart Repairs & Maintenance	0	0	0	0	0	#DIV/0!	33	57	0	57	0	57	#DIV/0!
Range Picker Repair & Maintenance	0	0	0	0	0	#DIV/0!	34	0	0	0	0	0	#DIV/0!
Range Balls	0	0	0	0	0	#DIV/0!	35	0	0	0	0	0	#DIV/0!
Tees, Markers, Etc.	265	0	265	0	265	#DIV/0!	36	674	0	674	0	674	#DIV/0!
Score Cards	0	0	0	0	0	#DIV/0!	37	0	0	0	0	0	#DIV/0!
Uniforms / Clothing Allowance	181	0	181	299	(117)	#DIV/0!	38	181	0	181	400	(218)	#DIV/0!
Bag Tags	0	0	0	0	0	#DIV/0!	39	0	0	0	0	0	#DIV/0!
Shipping (ups/fedex)	129	50	79	225	(95)	159%	40	638	50	588	1,762	(1,124)	1176%
Office/Shop Supplies	0	0	0	300	(300)	#DIV/0!	41	360	0	360	332	28	#DIV/0!
Cell Phones	0	0	0	0	0	#DIV/0!	42	0	0	0	0	0	#DIV/0!
Handicaps	0	0	0	0	0	#DIV/0!	43	0	0	0	0	0	#DIV/0!
Golf Course Water Supplies	0	500	(500)	0	0	-100%	44	0	500	(500)	0	0	-100%
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Rental Clubs	1,454	0	1,454	255	1,199	#DIV/0!	46	1,454	5,000	(3,546)	4,911	(3,456)	-71%
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	47	0	0	0	0	0	#DIV/0!
Golf Shop Small Equipment	0	0	0	0	0	#DIV/0!	48	0	0	0	25	(25)	#DIV/0!
Tournament Expenses	0	0	0	0	0	#DIV/0!	49	0	0	0	0	0	#DIV/0!
Tournament Supplies	0	0	0	1,763	(1,763)	#DIV/0!	50	0	0	0	1,763	(1,763)	#DIV/0!
Supplies	0	0	0	0	0	#DIV/0!	51	0	0	0	1,149	(1,149)	#DIV/0!
Total Operating Expenses	19,980	4,000	15,980	22,761	(2,781)	399%		33,273	20,850	12,423	41,455	(8,182)	60%
Income/(Loss) from Operations	3,286	(20,962)	24,248	(32,547)	35,833	-116%		3,902	(50,678)	54,580	(47,494)	51,395	-108%

Miacomet
April, 2021
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	58,341	31,000	27,341	0	58,341	88%	52	169,896	99,000	70,896	45,496	124,401	72%
Bar Sales	40,854	32,000	8,854	0	40,854	28%	53	122,368	102,000	20,368	42,626	79,742	20%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!
Over/Under	(0)	0	(0)	0	(0)	#DIV/0!		(0)	0	(0)	(14)	13	#DIV/0!
Total Revenue	99,194	63,000	36,194	0	99,194	57%		292,264	201,000	91,264	88,108	204,156	45%
Cost of Goods Sold													
Food	25,431	8,000	17,431	0	25,431	218%	55	75,318	32,000	43,318	27,018	48,300	135%
Beer	3,994	3,000	994	0	3,994	33%	56	10,347	9,500	847	5,873	4,474	9%
Wine	2,828	2,000	828	540	2,288	41%	57	8,885	6,000	2,885	5,736	3,149	48%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	58	0	0	0	0	0	#DIV/0!
Non- Alcoholic Beverage	1,502	1,000	502	0	1,502	50%	59	2,896	4,000	(1,104)	856	2,040	-28%
Bar Snacks	502	500	2	0	502	0%	60	502	2,000	(1,498)	0	502	-75%
Liquor	4,407	3,000	1,407	(5)	4,413	47%	61	12,936	10,000	2,936	2,381	10,554	29%
Member Food 10% Discount	638	0	638	0	638	#DIV/0!		1,926	0	1,926	0	1,926	#DIV/0!
Total Cost of Goods Sold	39,302	17,500	21,802	535	38,767	125%		112,809	63,500	49,309	41,864	70,945	78%
Gross Profit	59,893	45,500	14,393	(535)	60,427	32%		179,456	137,500	41,956	46,244	133,211	31%
Payroll Expense													
Food & Beverage Manager	6032.95	6100	(67)	3539.01	2,494	-1%	62	24,132	24,400	(268)	20,303	3,829	-1%
Restaurant Manager	4337	2760	1,577	0	4,337	57%	63	13,853	11,040	2,813	0	13,853	25%
Chef Gross	6181	6250	(69)	4032.59	2,149	-1%	64	24,725	25,000	(275)	23,134	1,591	-1%
Payroll Bar/Wait Staff	11783	4000	7,783	-615.67	12,399	195%	65	37,821	16,000	21,821	13,381	24,440	136%
Cook Gross	4533	4583	(50)	3653.85	879	-1%	66	18,131	18,332	(201)	20,962	(2,831)	-1%
Kitchen Staff/Dishwashers Gross	7,925	6,000	1,925	0	7,925	32%	67	33,213	22,000	11,213	8,210	25,003	51%
Total Payroll	40,793	29,693	11,100	10,610	30,183	37%		151,874	116,772	35,102	85,989	65,885	30%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	0	50	(50)	65	(65)	-100%	69	0	200	(200)	360	(360)	-100%
Travel and Education	0	1000	(1,000)	0	0	-100%	70	0	3,000	(3,000)	2,000	(2,000)	-100%
Uniforms / Clothing Allowance	1997.51	0	1,998	1,211	786	#DIV/0!	71	1,998	0	1,998	1,526	471	#DIV/0!
Clubhouse Cleaning Labor	2,910	4,167	(1,257)	2,546	364	-30%	72	10,411	16,668	(6,257)	11,293	(882)	-38%
Clubhouse Floor Supplies	1099	1200	(101)	453	646	-8%	73	1,159	4,200	(3,041)	4,135	(2,975)	-72%
China, Glass & Silver	559	0	559	0	559	#DIV/0!	74	569	0	569	1,083	(514)	#DIV/0!
Kitchen Cleaning & Dishwasher Supplies	0	450	(450)	0	0	-100%	75	968	1,800	(832)	279	689	-46%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	0	0	0	0	0	#DIV/0!	77	0	100	(100)	145	(145)	-100%
Bar Repair & Maintenance	0	0	0	0	0	#DIV/0!	78	0	0	0	731	(731)	#DIV/0!
Bar Small Equipment	0	0	0	0	0	#DIV/0!	79	1,416	0	1,416	3,156	(1,740)	#DIV/0!
Kitchen Small Equipment	32	1,000	(968)	0	32	-97%	80	3,063	1,000	2,063	1,808	1,255	206%
Clubhouse Small Equipment	0	0	0	62	(62)	#DIV/0!	81	0	0	0	1,407	(1,407)	#DIV/0!
Kitchen Laundry	103	150	(47)	0	103	-31%	82	22	150	(128)	491	(469)	-86%
Kitchen Paper & Supplies	2,835	400	2,435	0	2,835	609%	83	4,021	1,600	2,421	1,349	2,672	151%
Clubhouse Cleaning & Supplies	0	150	(150)	0	0	-100%	84	50	150	(100)	0	50	-66%
Flowers/Decorations	129	50	79	0	129	157%	85	228	200	28	93	135	14%
Total Operating Expenses	9,664	8,617	1,047	4,337	5,327	12%		23,905	29,068	(5,163)	29,856	(5,951)	-18%
Income/(Loss) from Operations	9,436	7,190	2,246	(15,482)	24,918	31%		3,676	(8,340)	12,016	(69,601)	73,277	-144%

Miacomet
April, 2021
Membership

	Month To Date						Variance Code	YearTo Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Initiation Fees	16,200	0	16,200	21,600	(5,400)	#DIV/0!	86	54,000	63,000	(9,000)	21,600	32,400	-14%
Member Dues	4,840	0	4,840	16,090	(11,250)	#DIV/0!	87	1,343,453	1,468,810	(125,357)	1,407,350	(63,898)	-9%
Member Finance Charges	1,302	1,500	(198)	1,267	35	-13%	88	1,651	4,700	(3,049)	5,799	(4,149)	-65%
Total Revenue	22,342	1,500	20,842	38,957	(16,615)	1389%		1,399,104	1,536,510	(137,406)	1,434,750	(35,646)	-9%
Operating Expenses													
Capital Fund from Init. Fees	50,400	27,000	23,400	0	50,400	87%	89	50,400	63,000	(12,600)	0	50,400	-20%
Member Relations	0	0	0	0	0	#DIV/0!	90	0	0	0	0	0	#DIV/0!
Total Operating Expenses	50,400	27,000	23,400	0	50,400	87%		50,400	63,000	(12,600)	0	50,400	-20%
Income/(Loss) from Operations	(28,058)	(25,500)	(2,558)	38,957	(67,015)	10%		1,348,704	1,473,510	(124,806)	1,434,750	(86,046)	-8%

Miacomet
April, 2021
Grounds

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Golf Course Superintendent Gross	13,763	13,916	(153)	13,376	387	-1%	91	55,052	55,664	(612)	53,506	1,547	-1%
Assistant Superintendent	8,283	8,375	(92)	8,036	247	-1%	92	33,132	33,500	(368)	32,143	989	-1%
Asst. Superintendent #2	6,841	6,917	(76)	6,593	248	-1%	93	27,364	27,668	(304)	13,186	14,178	-1%
Mechanic Gross	6,784	6,583	201	6,201	583	3%	94	26,316	26,332	(16)	24,802	1,514	0%
Hourly Labor Gross	2,058	5,000	(2,942)	2,134	(76)	-59%	95	7,969	12,000	(4,031)	9,474	(1,506)	-34%
Seasonal Labor	43,295	40,000	3,295	9,026	34,269	8%	96	72,659	55,000	17,659	26,280	46,379	32%
Total Payroll	81,024	80,791	233	45,366	35,658	0%		222,492	210,164	12,328	159,391	63,101	6%
Operating Expenses													
Water	51	80	(29)	39	12	-36%	97	208	320	(112)	39	169	-35%
Golf Course Supplies	4,636	4,000	636	1,862	2,774	16%	98	4,636	7,000	(2,364)	5,728	(1,091)	-34%
Fertilizer	5,600	6,500	(900)	0	5,600	-14%	99	5,600	12,000	(6,400)	0	5,600	-53%
Chemicals/Weed Control	0	25,289	(25,289)	0	0	-100%	100	0	25,289	(25,289)	0	0	-100%
Surfactants	0	0	0	0	0	#DIV/0!	101	0	21,000	(21,000)	0	0	-100%
Tools	627	0	627	14	613	#DIV/0!	102	1,253	5,000	(3,747)	1,634	(382)	-75%
Shop Supplies	1,644	625	1,019	1,065	580	163%	103	2,120	2,500	(380)	4,035	(1,915)	-15%
Electric - Pump House & Irrigation	901	500	401	0	901	80%	104	1,445	800	645	74	1,371	81%
Electric - Maintenance Building	325	500	(175)	521	(196)	-35%	105	1,732	1,600	132	1,093	639	8%
Liquid Propane	701	0	701	749	(48)	#DIV/0!	106	2,883	3,600	(717)	4,254	(1,370)	-20%
Cell Phones	546	206	340	111	435	165%	107	1,718	824	894	458	1,260	109%
Raw Materials & Topdressing	6,401	2,500	3,901	5,662	739	156%	108	6,401	2,500	3,901	5,662	739	156%
Seed	0	500	(500)	0	0	-100%	109	0	500	(500)	0	0	-100%
Gas, Oil & Diesel	422	1,000	(578)	482	(60)	-58%	110	1,586	3,000	(1,414)	1,730	(144)	-47%
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	111	0	500	(500)	0	0	-100%
Golf Course Repairs & Main	0	3,000	(3,000)	0	0	-100%	112	0	3,000	(3,000)	0	0	-100%
Equipment - Repairs & Main	3,448	3,000	448	1,138	2,310	15%	113	14,224	18,000	(3,776)	10,301	3,923	-21%
Irrigation - Repair & Main	23,394	7,500	15,894	8,441	14,953	212%	114	23,455	8,200	15,255	8,441	15,014	186%
Roads / Fences - Repair & Main	1,199	1,000	199	0	1,199	20%	115	1,199	1,000	199	0	1,199	20%
Contract Services	649	0	649	285	363	#DIV/0!	116	980	1,000	(20)	285	694	-2%
Small Equipment Rental	0	0	0	0	0	#DIV/0!	117	0	500	(500)	460	(460)	-100%
Leases (Utility Vehicles)	7,820	7,820	0	7,820	0	0%	118	7,820	7,820	0	7,820	0	0%
Consultants	0	0	0	0	0	#DIV/0!	119	438	3,000	(2,563)	0	438	-85%
Office Supplies	0	0	0	0	0	#DIV/0!	120	0	1,000	(1,000)	0	0	-100%
Cable TV & Internet	110	106	4	110	0	3%	121	202	424	(222)	672	(470)	-52%
Telephone	0	50	(50)	0	0	-100%	122	0	200	(200)	0	0	-100%
Travel and Education	0	0	0	1,276	(1,276)	#DIV/0!	123	0	4,500	(4,500)	4,388	(4,388)	-100%
Dues & Subscriptions	400	0	400	0	400	#DIV/0!	124	1,570	750	820	195	1,375	109%
Uniforms	218	5,000	(4,782)	2,845	(2,628)	-96%	125	218	6,000	(5,782)	3,628	(3,410)	-96%
Storage Container Rental	0	0	0	0	0	#DIV/0!	126	0	0	0	0	0	#DIV/0!
Employee Relations	0	0	0	0	0	#DIV/0!	127	0	0	0	0	0	#DIV/0!
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	128	0	0	0	0	0	#DIV/0!
Freight	902	3,000	(2,098)	1,171	(270)	-70%	129	1,022	3,500	(2,478)	1,775	(753)	-71%
Clubhouse Grounds	0	3,500	(3,500)	0	0	-100%	130	1,064	7,500	(6,436)	0	1,064	-86%
Total Operating Expenses	59,994	75,676	(15,682)	33,591	26,403	-21%		81,773	152,827	(71,054)	62,674	19,099	-46%
Income/(Loss) from Operations	(141,018)	(156,467)	15,449	(78,957)	(62,060)	-10%		(304,264)	(362,991)	58,727	(222,065)	(82,199)	-16%

Miacomet
April, 2021
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	225	500	(275)	0	225	-55%	131	3,242	2,000	1,242	398	2,844	62%
Golf Course Building Repair & Maint	1,075	500	575	1,056	19	115%	132	1,625	2,000	(375)	1,408	217	-19%
Golf Course Building HVAC R&M	0	200	(200)	0	0	-100%	133	0	800	(800)	0	0	-100%
Clubhouse HVAC R&M	3,671	300	3,371	0	3,671	1124%	134	3,927	1,200	2,727	0	3,927	227%
Clubhouse Electrical R&M	1,039	0	1,039	0	1,039	#DIV/0!	135	3,408	500	2,908	112	3,296	582%
Golf Course Building Electrical R&M	0	500	(500)	0	0	-100%	136	0	500	(500)	175	(175)	-100%
Clubhouse Plumbing R&M	0	500	(500)	0	0	-100%	137	(255)	500	(755)	0	(255)	-151%
Oakson Septic System	0	0	0	0	0	#DIV/0!	138	0	1,000	(1,000)	0	0	-100%
Golf Course Building Plumbing R&M	0	0	0	0	0	#DIV/0!	139	0	0	0	563	(563)	#DIV/0!
Alarm System/Activity	0	500	(500)	50	(50)	-100%	140	0	500	(500)	839	(839)	-100%
Refrigeration	1,408	400	1,008	593	816	252%	141	1,408	1,600	(192)	593	816	-12%
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Operating Expenses	7,418	3,400	4,018	1,698	5,720	118%		13,354	10,600	2,754	4,089	9,266	26%
Income/(Loss) from Operations	(7,418)	(3,400)	(4,018)	(1,698)	(5,720)	118%		(13,354)	(10,600)	0	(4,089)	(9,266)	26%

Miacomet
April, 2021
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!	142	0	0	0	0	0	#DIV/0!
Interest Income	0	0	0	0	0	#DIV/0!	143	0	0	0	0	0	#DIV/0!
Winter Memberships	0	0	0	0	0	#DIV/0!	144	0	0	0	0	0	#DIV/0!
House Rental Income	8,693	5,500	3,193	4,736	3,957	58%	145	27,200	20,500	6,700	19,532	7,668	33%
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	8,693	5,500	3,193	4,736	3,957	58%		27,200	20,500	6,700	19,532	7,668	33%
Payroll Expense													
Controller	7,418	7,500	(82)	7,220	198	-1%	146	29,670	30,000	(330)	28,879	791	-1%
Administrative Services Manager	5,769	5,417	352	4,945	824	7%	147	22,364	21,668	696	19,780	2,583	3%
Management Payment	15,127	15,127	0	14,977	150	0%	148	60,507	60,507	0	59,908	599	0%
Total Payroll	28,313	28,044	270	27,142	1,172	1%		112,541	112,175	366	108,567	3,974	0%
Operating Expenses													
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	149	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	1,322	500	822	0	1,322	164%	150	3,458	1,850	1,608	1,136	2,322	87%
Office Supplies	312	500	(188)	199	114	-38%	152	1,346	2,000	(654)	2,165	(819)	-33%
Bank & Finance Charges	9	0	9	(46)	55	#DIV/0!	153	375	0	375	(33)	408	#DIV/0!
Credit Card Merchant Services	4,722	8,000	(3,278)	2,741	1,981	-41%	154	22,016	26,000	(3,984)	17,771	4,245	-15%
Nant Land Bank Debt - Interest	0	0	0	0	0			0	0	0	0	0	
Office Equipment Leases	161	161	(0)	161	0	0%	155	684	644	40	1,049	(365)	6%
Office Furniture	0	0	0	0	0	#DIV/0!	156	0	0	0	258	(258)	#DIV/0!
Advertising	0	0	0	0	0	#DIV/0!	157	0	0	0	0	0	#DIV/0!
Postage & Shipping	0	100	(100)	0	0	-100%	158	0	400	(400)	243	(243)	-100%
Dues and Subscriptions	190	200	(10)	75	115	-5%	159	1,573	800	773	1,581	(8)	97%
Travel and Education	786	1,000	(214)	1,275	(489)	-21%	160	1,765	5,000	(3,235)	3,275	(1,510)	-65%
POS Support/Computer Support	2,844	2,600	244	2,395	449	9%	161	39,825	27,800	12,025	39,793	32	43%
Legal Fees	0	0	0	0	0	#DIV/0!	162	0	600	(600)	0	0	-100%
Professional Accounting	0	7,500	(7,500)	0	0	-100%	163	0	7,500	(7,500)	0	0	-100%
Cell Phones	488	360	128	219	269	36%	164	1,524	1,440	84	1,371	152	6%
Payroll Service	4,045	2,500	1,545	2,572	1,474	62%	165	15,577	10,000	5,577	10,130	5,447	56%
Trash Removal	3,298	1,979	1,319	1,699	1,600	67%	166	5,282	7,916	(2,634)	7,836	(2,554)	-33%
Employee Relations	0	0	0	0	0	#DIV/0!	167	0	0	0	0	0	#DIV/0!
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	168	0	0	0	0	0	#DIV/0!
License & Fees	5,340	0	5,340	0	5,340	#DIV/0!	169	6,065	4,500	1,565	4,108	1,957	35%
Electricity	4,862	3,500	1,362	4,138	724	39%	171	17,042	14,000	3,042	11,555	5,487	22%
Liquid Propane	3,744	3,000	744	4,114	(371)	25%	172	17,302	13,000	4,302	13,276	4,027	33%
Telephone	446	337	109	976	(530)	32%	173	1,622	1,348	274	1,651	(29)	20%
Heating Fuel	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!
Water	272	280	(9)	227	45	-3%	175	676	1,120	(445)	1,044	(368)	-40%
Cable TV & Internet	1,464	1,750	(286)	3,207	(1,744)	-16%	176	6,434	7,000	(566)	10,459	(4,026)	-8%
Web Site	0	0	0	0	0	#DIV/0!	177	0	0	0	0	0	#DIV/0!
EPLI Insurance	13,885	0	13,885	0	13,885	#DIV/0!	178	13,885	11,900	1,985	11,988	1,896	17%
Insurance - Property/Liability	0	0	0	28,420	(28,420)	#DIV/0!	179	31,234	31,234	0	32,521	(1,287)	0%
Professional Liability	0	0	0	0	0	#DIV/0!	180	0	2,200	(2,200)	2,155	(2,155)	-100%
Insurance - Workers Comp	6,887	800	6,087	732	6,155	761%	181	9,925	3,200	6,725	3,154	6,771	210%
Excise Tax/Truck Registration	0	0	0	0	0	#DIV/0!	182	155	300	(145)	250	(95)	-48%

Insurance - Vehicles	0	0	0	0	0	#DIV/0!	183	1,161	1,800	(639)	1,715	(554)	-36%
Land Management Payment (\$1/Round)	0	0	0	0	0	#DIV/0!	184	0	0	0	0	0	#DIV/0!
Bad Debt	0	0	0	0	0	#DIV/0!	185	0	0	0	0	0	#DIV/0!
Retirement Plan	1,651	3,200	(1,549)	3,389	(1,738)	-48%	186	6,763	12,800	(6,037)	12,703	(5,940)	-47%
Payroll Taxes - Mgmt. & Empl. Exp.	38,862	13,000	25,862	8,261	30,601	199%	187	83,607	52,000	31,607	43,128	40,479	61%
Employee Housing Rent	4,900	4,000	900	0	4,900	23%	188	51,200	16,000	35,200	12,300	38,900	220%
Employee Housing - Utilities	1,783	1,200	583	1,870	(87)	49%	189	8,594	6,400	2,194	7,540	1,054	34%
Employee Housing R&M	1,143	500	643	398	745	129%	190	2,480	1,000	1,480	2,976	(496)	148%
Health Insurance	22,857	20,000	2,857	14,254	8,602	14%	191	90,157	80,000	10,157	70,943	19,213	13%
Manager Clothing Allowance	0	0	0	0	0	#DIV/0!	192	0	0	0	0	0	#DIV/0!
Employee Severence Expense	0	0	0	0	0	#DIV/0!	193	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	83	100	(17)	0	83	-17%	194	135	400	(265)	101	34	-66%
Food & Bev Manager Comp Charges	35	150	(115)	0	35	-76%	195	354	600	(246)	199	155	-41%
Golf Course Manager Comp Charges	0	50	(50)	0	0	-100%	196	0	200	(200)	4	(4)	-100%
Director of Golf Comp Charges	33	50	(17)	0	33	-34%	197	33	200	(167)	0	33	-83%
Interest Expense	1,500	2,421	(921)	0	1,500	-38%	198	5,997	9,684	(3,687)	7,264	(1,268)	-38%
Penalties	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	200	0	0	0	0	0	#DIV/0!
Total Operating Expenses	127,923	79,738	48,185	81,275	46,649	60%		448,244	362,836	85,408	337,610	110,634	24%
Income/(Loss) from Operations	(147,544)	(102,282)	(45,262)	(103,680)	(43,864)	44%		(533,585)	(454,511)	(79,074)	(426,645)	(106,940)	17%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(147,544)	(102,282)	(45,262)	(103,680)	(43,864)	44%		(533,585)	(454,511)	(79,074)	(426,645)	(106,940)	17%

Susan Campese

From: Jesse Bell
Sent: Friday, May 7, 2021 2:57 PM
To: Susan Campese
Subject: Fwd: Race Week - Model Boat Regatta August 16 2021

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Eric Savetsky <esavetsky@nantucketlandbank.org>
Date: May 7, 2021 at 2:54:50 PM EDT
To: Jesse Bell <jbell@nantucketlandbank.org>
Subject: **Fwd: Race Week - Model Boat Regatta August 16 2021**

Might be an agenda item, but probably good PR for us.

Begin forwarded message:

From: "Diana L. Brown" <diana@nantucketsailing.org>
Date: May 7, 2021 at 2:32:07 PM EDT
To: Eric Savetsky <esavetsky@nantucketlandbank.org>
Subject: **Race Week - Model Boat Regatta August 16 2021**

Hi Eric,

I hope all is well. It sounds like you guys are certainly busy. We are also going to have a busy summer – our youth sailing classes are all filled and have wait lists, and I think we'll have an almost normal Nantucket Race Week, August 14 – 22.

Last year we initiated a model boat regatta as part of Race Week, since we didn't know if we would be able to have real sailboat races and thought that might be our only event. The model boats were a big hit, and there are now 22 of them. Last year we held the model boat regatta in the Easy Street Basin, working off of private property on Old North Wharf (photo attached). It was great. This year we were wondering if we could use the Land Bank's new park on Easy Street for the "skippers". The regatta would be from 3:30 – 5:30, allowing us to take advantage of the incoming tide. There would be a maximum of 50 people (~1-2 per boat plus a few race management people), no food or beverage, and following health and safety guidelines. The people would be mostly along the bulkhead, and maybe some would use the Judson porch (with their permission). I'm assuming spectators/general public could be in the park at the same time, as well as along Easy Street.

Is this something that the Land Bank would allow?

Please let me know if you need any additional information, and thank you for your consideration.

Diana

Diana L. Brown
President & Chief Executive
Nantucket Community Sailing
4 Winter Street
Nantucket, MA 02554
P 508.228.6600
C 917.743.5574
www.nantucketcommunitysailing.org



Hays Property Naming Discussion

To get the ball rolling, below are some of the names that came up at staff meeting.

Hays Park

Hays Harbor Overlook

Creeks Overlook

Hays Harborview Park

Hays Creeks Overlook

Harborview Park

Hays Harborview Preserve

Susan Campese

From: Jesse Bell
Sent: Saturday, May 15, 2021 7:23 AM
To: Susan Campese
Subject: Fwd: Risk/Barrett Wedding/Ladies Beach

Can you put this on our next agenda

Begin forwarded message:

From: Katherine Risk <k.hills.risk@gmail.com>
Date: May 14, 2021 at 8:00:28 PM EDT
To: Jesse Bell <jbell@nantucketlandbank.org>
Cc: "Risk, Jayne Anderson" <jayne.risk@dlapiper.com>
Subject: Re: Risk/Barrett Wedding/Ladies Beach

Hi Jesse,

I hope this email finds you safe and well and enjoying a bit of warmer weather. Per our below exchange from last year, reaching back out about to plan for our upcoming wedding, postponed from last year.

All details down the weekend remain the same - summarized below - so hopefully, we are able to get another approval from the Commission. Please do let me know if we can provide any other information.

The date is September 25th, 2021. We have a tent at Bartlett's Farm for the reception, this will be where all parking take place - guests will be walking from the farm to Ladies Beach via the beach road. The ceremony is a simple one with 40 chairs for guests and a small driftwood arch – Timing will be at 4:15 and we will be cleared out by 5pm. No frills.

Thank you again,

Katherine

Katherine Risk

K&L Productions
610-574-9305 // k.hills.risk@gmail.com
She/Her

On Jun 4, 2020, at 8:23 AM, Katherine Risk <k.hills.risk@gmail.com> wrote:

Hi Jesse,

Yes, will do. Thank you very much!

Thanks,

Katherine

On Jun 4, 2020, at 6:39 AM, Jesse Bell <jbell@nantucketlandbank.org> wrote:

It would be great if you could email me with the new date request in 2021. I don't have a 2021 calendar yet and anyway right now I can't see beyond 2020! Thanks.

From: Katherine Risk <k.hills.risk@gmail.com>

Sent: Wednesday, June 3, 2020 9:28 PM

To: Jesse Bell <jbell@nantucketlandbank.org>

Cc: Risk, Jayne Anderson <jayne.risk@dlapiper.com>

Subject: Re: Risk/Barrett Wedding/Ladies Beach

Hi Jesse,

Thank you very much for the below and for the Commission's approval. Unfortunately, since my email a few weeks ago we have decided that given the great unknowns of the coming months we are going to have to push our wedding to next year. Our hope is for all details to remain the same and to this point we have been very fortunate in that happening.

If we could please put before the Commission our new date for the same consideration, it will be September 25th, 2021.

Please do let us know if anything further is needed on our end or if it's best to check in later in the year.

Thank you again for everything!
Katherine

On Jun 2, 2020, at 10:36 AM, Jesse Bell
<jbell@nantucketlandbank.org> wrote:

Hi Katherine/Jane,

At its meeting on May 19, 2020 the Commission approved your request for the wedding ceremony provided that is done in compliance with any state beach guidelines which may be in effect at the time. The current guidelines are attached. Not knowing how the COVID-19 situation will unfold in the coming months, the Commission felt they needed to qualify their approval in this regard. Otherwise the



Nantucket Land Council

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David Troast
Peter Watrous

May 21, 2021

Mr. Neil Paterson, Chair
Nantucket Land Bank Commission
22 Broad Street
Nantucket, MA 02554

Nantucket Land Council Oyster Upweller Project:

Dear Commissioners,

The Nantucket Land Council, in partnership with the Massachusetts Oyster Project, is having a small, six silo oyster upweller built by the shop students of Nantucket High School and finished in fiberglass by Madaket Marine for public education programming in Summer 2021 and beyond.

Oyster Upweller Design:

The upweller, which is smaller than standard units built by the Massachusetts Oyster Project, is based on a custom design built by Madaket Marine for use at their Hither Creek boatyard for public education and water quality improvement.

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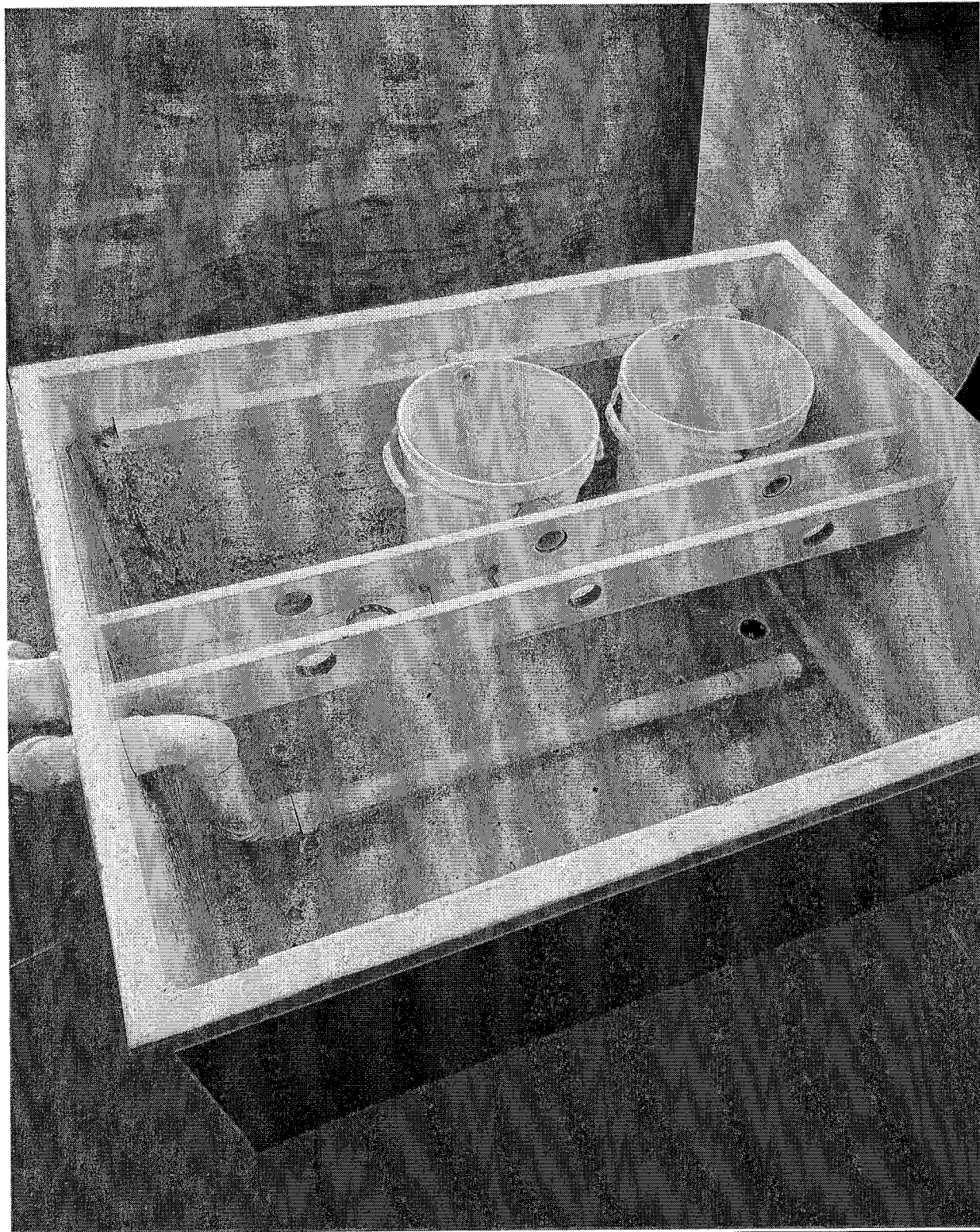
The unit consists of a fiberglass and marine plywood box (38.5" by 48.5" by 25") housing six modified 5-gallon buckets, known as "silos." A 1/3 HP electric pump (Goulds LSP 0311) draws water into the upweller through an intake pipe. After the sea water is filtered by oysters, the water exits via a drain pipe back into the harbor or creek. To prevent vandalism when the upweller is unattended, a padlocked lid is fitted on the unit. At the end of each season, the unit will be cleaned and stored indoors. I have also



Planning • Protecting • Preserving



attached a short informational video from Madaket Marine with images of the upweller setup.



Above: Upweller unit at Madaket Marine before spring installation.

PUBLIC EDUCATION AND WATER QUALITY:

By operating under MassOyster's aquaculture permit, NLC hopes to use the upweller as an educational tool for summer visitors to Nantucket. The upweller will be outfitted with infographics which explain the biology of oysters, their critical importance to Nantucket's water quality and finally how the public can help improve water quality in their day-to-day lives. As the oysters grow to full size over the course of each summer, NLC will maintain the upweller and educate the public daily via staff, volunteer and intern collaboration.

Once full grown, NLC plans to join Madaket Marine in donating the healthy oysters to the Nantucket Shellfish hatchery restoration projects in Nantucket Harbor, where they will continue to filter feed and improve water quality.

SITING THE UPWELLER

An oyster upweller must be located near a suitable water body for a steady supply of algae-rich water for the oysters to feed on as they grow. NLC's Emily Molden and RJ Turcotte visited the Land Bank property at Petrel Landing with Eric Savetsky and Jesse Bell in early May. We believe Petrel Landing would be a perfect site for the unit- with direct access to Nantucket Harbor as well as electricity available for powering the unit's pump. A partnership between NLC and the Land Bank to promote native species and improving water quality through public education would benefit hundreds of visitors to Petrel Landing each summer while advancing the mission of both our organizations.

NLC will operate under MassOyster's permit and support the upweller financially from staff to oyster spat and electricity. With this in mind, we respectfully ask the Land Bank Commission to consider joining us as partners on this project and allowing NLC to install the upweller at Petrel Landing and tap into the existing electrical supply at the structure on site.

Thank you for your time.

Sincerely,

RJ Turcotte
Nantucket Waterkeeper

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of May 25, 2021

1. “M” Exemption Update:

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

No. 37389 Jonathan G. Klatt and Sandra L. Klatt
No. 37403 Donald D. Perkins
No. 37412 Sarah T. Bois and Carl P. Bois, Jr.
No. 37414 Kevin Marshall and John Buckey
No. 37457 Douglas A. Quijada and Brenda Escobar-Quijada
No. 37460 Charliston Pires

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of April 30, 2021

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	Mar YIELD	Apr YIELD	3/31/2021	4/30/2021
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$38,038.28	\$37,824.27
Nantucket Bank / Collection Account x7653	0.25	0.25	\$31,997,092.26	\$34,547,996.97
Nantucket Bank / Special CD x1135 matures 5/20/2022*	0.55	0.55	\$5,043,533.93	\$5,045,814.38
TOTAL UNRESTRICTED FUNDS:			\$37,078,664.47	\$39,631,635.62

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	Mar YIELD	Apr YIELD	3/31/2021	4/30/2021
US Bank / Series A Bonds Reserve Fund / TNotes mature 4/8/21 MktVal	1.72	1.72	\$3,067,194.68	\$3,068,317.06
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,902.74	\$20,902.83
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$22,986.86	\$22,991.58
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,139.46	\$10,141.54
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$49,156.25	\$49,166.35
Nantucket Bank / Nabalus Escrow x1473	0.15	0.15	\$1,658.50	\$1,658.70
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$353,903.88	\$9,130.33
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$14,823.28	\$14,826.33
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$19,386.47	\$19,390.45
Hingham Savings / Marble Reserve CD matures 8/29/2021	0.50	0.50	\$225,991.82	\$226,084.71
Citizens Bank / Rackemann Sawyer Acquisition Escrow			\$10,000.00	\$0.00
TOTAL RESTRICTED FUNDS:			\$3,796,145.04	\$3,442,610.98
TOTAL FUNDS:			\$40,874,809.51	\$43,074,246.60

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2009 Series A Issue (Final principal payment 7/1/2022)	\$610,000	Principal and Interest due 7/1/21, Interest due 1/1/22	\$302,242.50
2012 Series A Issue (Final principal payment 2/15/2032)	\$4,115,000	Principal and Interest due 2/15/22, Interest due 8/15/21	\$430,362.50
2016 Series A Refunding Bond (Final principal payment 12/1/2027)	\$6,635,000	Interest due 6/1/21, Principal and Interest due 12/1/21	\$1,054,050.00
TOTAL BONDS:	\$11,360,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,786,655.00

NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	Interest of \$25,768.60 due 6/9/21, 9/9/21, 12/9/21, 3/9/22	\$103,074.40
Hays Note #37	\$2,666,667	Principal due 6/12/21	\$1,333,333.33
Larrabee Note # 38	\$1,750,000	Principal due 1/6/22	\$1,750,000.00
TOTAL NOTES:	\$6,116,667	TOTAL ANNUAL NOTE PAYMENTS:	\$3,186,407.73
TOTAL DEBT:	\$17,476,667	TOTAL ANNUAL DEBT PAYMENTS:	\$4,973,062.73

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