

AGENDA
Nantucket Land Bank Commission
Regular Meeting of April 26, 2022
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. 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
- d. Golf Capital Committee - Recommendations

3. PROPERTY MANAGEMENT

- a. 113 Madaket Road – Surplus Housing Award
- b. 141 Eel Point Road – Trail Proposal
- c. Sconset Collaborative Trail System – Expansion Proposal
- d. 19 E. Creek Road – Design Services Proposal
- e. 48 S. Cambridge Street/Long Pond Landing – Accessible Walkway and Pier Contract Award

4. TRANSFER BUSINESS

- a. “M” Exemption Update – Release of Liens

5. APPROVAL OF MINUTES

- a. Regular Meeting of April 12, 2022

6. FINANCIAL BUSINESS

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

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

C. ADJOURNMENT

Siasconset Golf
Balance Sheet
March 2022

Assets

	Current YTD	Prior YTD
NGM - SGC Operating Account	\$317,388.66	\$387,709.97
Golf Shop Cash	\$300.00	\$300.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	\$2,701.40	\$0.00
Credit Cards F&B	\$82.00	\$0.00
Management Contract escrow	\$1,575.00	\$1,575.00
Total Cash	\$322,547.06	\$390,084.97
Accounts Receivable-Miacomet Golf	(\$33,220.99)	(\$30,699.92)
Total Accounts Receivable	(\$33,220.99)	(\$30,699.92)
Inventory Golf Shop	\$21,160.68	\$13,182.61
Rental Club Inventory	\$9,231.00	\$4,900.00
Inventory Food	\$901.13	\$0.00
Inventory Bar	\$1,834.32	\$0.00
Inventory - Wine	\$635.00	\$0.00
Total Inventory	\$33,762.13	\$18,082.61
Prepaid Expenses- Administration	\$3,044.69	\$3,044.69
Total Prepaid Expenses	\$3,044.69	\$3,044.69
Total Current Assets	\$326,132.89	\$380,512.35
Accumulated Amortization	(\$230.25)	\$0.00
Total Accumulated Amortization	(\$230.25)	\$0.00
Logo	\$3,768.00	\$3,768.00
Golf Course Equipment	\$286,474.83	\$286,474.83
Accum Depreciation	(\$640,803.88)	(\$583,404.66)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,524,589.37	\$8,502,127.00
Leasehold Improvements	\$2,787,080.50	\$2,793,723.14
Vehicle & Dump Trailer	\$2,149.00	\$2,149.00
Unspecified- (Equipment)	\$1,215.99	\$1,215.99
Total Fixed Assets	\$11,139,073.81	\$11,180,653.30
Total Fixed Assets	\$11,138,843.56	\$11,180,653.30
Total Assets	\$11,464,976.45	\$11,561,165.65

Siasconset Golf
Balance Sheet
March 2022

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$0.00	(\$359.91)
Total Accounts Payable	\$0.00	(\$359.91)
Total Accounts Payable	\$0.00	(\$359.91)
Gift Certificate Issued	\$1,087.25	\$774.25
Total Gift Certificate	\$1,087.25	\$774.25
Gratuity Liability Bar	\$90.00	\$0.00
Total Gratuity	\$90.00	\$0.00
Land Bank Advance on Operations	\$11,108,215.86	\$11,484,490.55
Total Note Payable	\$11,108,215.86	\$11,484,490.55
Accrued Payroll	\$0.00	\$0.00
Total Payroll	\$0.00	\$0.00
MA Sales Tax Payables Golf	(\$4.99)	\$0.00
MA Meals Tax Payable	(\$63.79)	\$0.00
Total Tax	(\$68.78)	\$0.00
Total Current Liabilities	\$11,109,324.33	\$11,485,264.80
Total Liabilities	\$11,109,324.33	\$11,484,904.89
Retained Earnings	\$386,292.23	\$89,870.72
Total Retained Earnings	\$386,292.23	\$89,870.72
Total Current Year P&L	(\$30,640.11)	(\$13,609.96)
Total Equity	\$355,652.12	\$76,260.76
Total Liabilities and Equity	\$11,464,976.45	\$11,561,165.65

Siasconset
March, 2022
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	798	0	798	0	798	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Total Cost of Sales	798	0	798	0	798	#DIV/0!
	Gross Profit	(798)	0	(798)	0	(798)	#DIV/0!
Payroll Expense							
	Golf Shop	1,200	0	1,200	0	1,200	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	General & Administrative	0	0	0	0	0	#DIV/0!
	Grounds	3,462	3,750	(288)	4,045	(584)	-8%
	Total Payroll	4,662	3,750	912	4,045	616	24%
Operating Expenses							
	Golf Shop	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Membership	0	0	0	0	0	#DIV/0!
	Maintenance	1,416	0	1,416	387	1,029	#DIV/0!
	General & Administrative	5,102	1,811	3,291	671	4,431	182%
	Grounds	948	0	948	0	948	#DIV/0!
	Total Operating Expenses	7,466	1,811	5,655	1,058	6,408	312%
	Total Expense	12,127	5,561	6,566	5,103	7,024	118%
	Income/(Loss) from Operations	(12,925)	(5,561)	(7,364)	(5,103)	(7,822)	132%
	Depreciation Expense	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(12,925)	(5,561)	(7,364)	(5,103)	(7,822)	132%

		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	798	0	798	(1,524)	2,322	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Total Cost of Sales	798	0	798	(1,524)	2,322	#DIV/0!
	Gross Profit	(798)	0	(798)	1,524	(2,322)	#DIV/0!
	Golf Shop	6,000	0	6,000	0	6,000	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	General & Administrative	0	0	0	0	0	#DIV/0!
	Grounds	10,401	11,250	(849)	11,923	(1,522)	-8%
	Total Payroll	16,401	11,250	5,151	11,923	4,478	46%
	Golf Shop	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Membership	0	0	0	0	0	#DIV/0!
	Maintenance	1,416	120	1,296	869	547	1080%
	General & Administrative	11,052	5,314	5,738	2,050	9,002	108%
	Grounds	989	0	989	291	698	#DIV/0!
	Total Operating Expenses	13,457	5,434	8,023	3,211	10,247	148%
	Total Expense	29,858	16,684	13,174	15,134	(698)	79%
	Income/(Loss) from Operations	(30,657)	(16,684)	(13,973)	(13,610)	(17,047)	84%
	Depreciation Expense	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(30,657)	(16,684)	(13,973)	(13,610)	(17,047)	84%

Siasconset
March, 2022
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		798	0	798	0	798	#DIV/0!	798	0	798	(1,524)	2,322	#DIV/0!	
Payroll Expense		1,200	0	1,200	0	1,200	#DIV/0!	6,000	0	6,000	0	6,000	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		(1,998)	0	(1,998)	0	(1,998)	#DIV/0!	(6,798)	0	(6,798)	1,524	(8,322)	#DIV/0!	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	#DIV/0!	0	0		0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Grounds														
Payroll Expense		3,462	3,750	(288)	4,045	(584)	-8%	10,385	11,250	(865)	11,923	(1,539)	-8%	
Operating Expense		948	0	948	0	948	#DIV/0!	989	0	989	291	698	#DIV/0!	
Net Profit / (Loss)		(4,410)	(3,750)	(660)	(4,045)	(364)	18%	(11,374)	(11,250)	(124)	(12,214)	841	1%	8
General & Administrative														
Revenue		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		5,102	1,811	3,291	671	4,431	182%	11,052	5,314	5,738	2,050	9,002	108%	
Net Profit / (Loss)		(5,102)	(1,811)	(3,291)	(671)	(4,431)	182%	(11,052)	(5,314)	(5,738)	(2,050)	(9,002)	108%	
Maintenance														
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense		1,416	0	1,416	387	1,029	#DIV/0!	1,416	120	1,296	869	547	1080%	9
Net Profit / (Loss)		(1,416)	0	(1,416)	(387)	(1,029)	#DIV/0!	(1,416)	(120)	(1,296)	(869)	(547)	1080%	
Income/(Loss) from Operations		(12,925)	(5,561)	(7,364)	(5,103)	(7,822)	132%	(30,640)	(16,684)	(13,956)	(13,610)	(17,030)	84%	10
Depreciation Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net After Depreciation		(12,925)	(5,561)	(7,364)	(5,103)	(7,822)	132%	(30,640)	(16,684)	(13,956)	(13,610)	(17,030)	84%	

Siasconset
March, 2022
Golf Shop

March, 2022		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	798	0	798	0	798	#DIV/0!	16	798	0	798	(1,524)	2,322	#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	798	0	798	0	798	#DIV/0!		798	0	798	(1,524)	2,322	#DIV/0!	
Gross Profit	(798)	0	(798)	0	(798)	#DIV/0!		(798)	0	(798)	1,524	(2,322)	#DIV/0!	
Payroll Expense														
Golf Shop Manager	1,200	0	1,200	0	1,200	#DIV/0!	18	6,000	0	6,000	0	6,000	#DIV/0!	
Shop Clerks Gross	0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!	
Total Payroll	1,200	0	1,200	0	1,200	#DIV/0!		6,000	0	6,000	0	6,000	#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	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	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Income/(Loss) from Operations	(1,998)	0	(1,998)	0	(1,998)	#DIV/0!		(6,798)	0	(6,798)	1,524	(8,322)	#DIV/0!	

Siasconset
March, 2022
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
March, 2022
Membership**

March, 2022 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
March, 2022
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	2,308	2,500	(192)	2,555	(247)	-8%	46	6,923	7,500	(577)	7,473	(549)	-8%
Assistant Superintendent	1,154	1,250	(96)	1,490	(337)	-8%	47	3,462	3,750	(288)	4,451	(989)	-8%
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!
Mechanic Gross	0	0	0	0	0	#DIV/0!	49	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	0	0	0	0	0	#DIV/0!	51	0	0	0	0	0	#DIV/0!
Total Payroll	3,462	3,750	(288)	4,045	(584)	-8%		10,385	11,250	(865)	11,923	(1,539)	-8%
Operating Expenses													
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!
Golf Course Supplies	938	0	938	0	938	#DIV/0!	53	938	0	938	0	938	#DIV/0!
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	0	0	0	0	#DIV/0!
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	10	0	10	0	10	#DIV/0!	60	52	0	52	(110)	161	#DIV/0!
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	61	0	0	0	0	0	#DIV/0!
Seed	0	0	0	0	0	#DIV/0!	62	0	0	0	0	0	#DIV/0!
Gas, Oil & Diesel	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	64	0	0	0	0	0	#DIV/0!
Golf Course Repairs & Main	0	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	0	0	0	401	(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	0	0	0	0	#DIV/0!	74	0	0	0	0	0	#DIV/0!
Total Operating Expenses	948	0	948	0	948	#DIV/0!		989	0	989	291	698	#DIV/0!
Income/(Loss) from Operations	(4,410)	(3,750)	(660)	(4,045)	(364)	18%		(11,374)	(11,250)	(124)	(12,214)	841	1%

Siasconset
March, 2022
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	#DIV/0!	
Golf Course Building Repair & Maint	0	0	0	0	0	#DIV/0!	76	0	0	0	0	#DIV/0!	
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	77	0	0	0	0	#DIV/0!	
Clubhouse HVAC R&M	0	0	0	0	0	#DIV/0!	78	0	0	0	0	#DIV/0!	
Clubhouse Electrical R&M	0	0	0	0	0	#DIV/0!	79	0	0	0	0	#DIV/0!	
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	80	0	0	0	0	#DIV/0!	
Clubhouse Plumbing R&M	1,416	0	1,416	0	1,416	#DIV/0!	81	1,416	0	1,416	0	1,416	#DIV/0!
Oakson Septic System	0	0	0	0	0	#DIV/0!	82	0	0	0	0	#DIV/0!	
Golf Course Building Plumbing R&M	0	0	0	0	0	#DIV/0!	83	0	0	0	0	#DIV/0!	
Alarm System/Activity	0	0	0	387	(387)	#DIV/0!	84	0	120	(120)	869	(869)	-100%
Refrigeration	0	0	0	0	0	#DIV/0!	85	0	0	0	0	#DIV/0!	
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	#DIV/0!	
Total Operating Expenses	1,416	0	1,416	387	1,029	#DIV/0!		1,416	120	1,296	869	547	1080%
Income/(Loss) from Operations	(1,416)	0	(1,416)	(387)	(1,029)	#DIV/0!		(1,416)	(120)	0	(869)	(547)	1080%

Siasconset
March, 2022
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	35	36	(1)	35	0	-2%	93	106	84	22	80	27	26%
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	0	0	0	0	#DIV/0!	96	0	0	0	0	0	#DIV/0!
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	0	300	(300)	331	(331)	-100%	100	23	900	(877)	923	(900)	-97%
Trash Removal	0	0	0	60	(60)	#DIV/0!	101	0	0	0	60	(60)	#DIV/0!
License & Fees	2,725	75	2,650	55	2,670	3533%	102	2,725	130	2,595	55	2,670	1996%
Electricity	2,306	1,200	1,106	0	2,306	92%	103	7,319	3,600	3,719	35	7,284	103%
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	#DIV/0!
Water	35	0	35	0	35	#DIV/0!	105	123	0	123	(27)	150	#DIV/0!
Cable TV & Internet	0	200	(200)	190	(190)	-100%	106	582	600	(18)	924	(342)	-3%
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	9	0	9	0	9	#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	165	0	165	0	165	#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	5,102	1,811	3,291	671	4,431	182%		11,052	5,314	5,738	2,050	9,002	108%
Income/(Loss) from Operations	(5,102)	(1,811)	(3,291)	(671)	(4,431)	182%		(11,052)	(5,314)	(5,738)	(2,050)	(9,002)	108%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(5,102)	(1,811)	(3,291)	(671)	(4,431)	182%		(11,052)	(5,314)	(5,738)	(2,050)	(9,002)	108%

**Miacomet
Balance Sheet
March 2022**

Assets

	Current YTD	Prior YTD
NGM - MIA Operating Account	\$1,113,363.77	\$550,281.94
Golf Shop Cash	\$600.00	\$600.00
Restaurant Cash	\$1,800.00	\$1,800.00
Change Bank	\$2,414.83	\$1,000.00
Petty Cash	\$300.00	\$300.00
Credit Cards Pro Shop	\$22,289.71	\$6,243.14
Credit Cards F&B	\$16,125.12	\$2,527.39
ACH Payment Admin	\$5,645.90	\$0.00
Total Cash	\$1,162,539.33	\$562,752.47
Accounts Receivable	\$111,005.49	\$187,542.39
Accounts Receivable-Siasconset Golf	\$31,451.31	\$29,017.26
Total Accounts Receivable	\$142,456.80	\$216,559.65
Inventory Golf Shop	\$99,927.64	\$61,291.79
Rental Club Inventory	\$600.00	\$300.00
Inventory Food	\$20,749.88	\$7,912.98
Inventory Bar	\$38,193.47	\$13,738.00
Inventory Wine	\$35,970.24	\$10,662.34
Inventory Pesticides	\$110,161.27	\$62,340.47
Total Inventory	\$305,602.50	\$156,245.58
Prepaid Expenses- Administration	\$52,938.26	\$28,693.26
Total Prepaid Expenses	\$52,938.26	\$28,693.26
Employee Advances	\$1,000.00	\$1,000.00
Management Contract Escrow	\$24,069.46	\$17,795.42
Total Other Assets	\$25,069.46	\$18,795.42
Total Current Assets	\$1,688,606.35	\$983,046.38
Accumulated Amortization	(\$249.46)	\$0.00
Total Accumulated Amortization	(\$249.46)	\$0.00
Logo	\$4,082.00	\$4,082.00
Clubhouse	\$11,622,076.31	\$11,297,213.59
Clubhouse Grounds	\$39,900.00	\$20,500.00
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$989,744.52	\$857,175.56
Accum Depr/Amort	(\$10,312,543.17)	(\$9,849,001.96)
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	\$30,241.04
Computer System	\$157,727.40	\$154,807.40
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

**Miacomet
Balance Sheet
March 2022**

Land Improvements	\$2,924,115.00	\$2,924,115.00
Leasehold Improvements	\$4,228,771.36	\$4,396,211.91
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$13,123.76	\$13,123.76
Unspecified- (Equipment)	\$164,308.00	\$154,541.00
Kitchen Equipment	\$29,299.55	\$29,299.55
Phone System	\$4,803.36	\$4,803.36
Dormitory	\$2,311,353.38	\$2,300,995.78
Total Fixed Assets	<u>\$18,146,580.31</u>	<u>\$18,272,787.79</u>
Total Fixed Assets	<u>\$18,146,330.85</u>	<u>\$18,272,787.79</u>
Total Assets	<u><u>\$19,834,937.20</u></u>	<u><u>\$19,255,834.17</u></u>

Miacomet
Balance Sheet
March 2022

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$36,046.91	(\$17,746.69)
Total Accounts Payable	\$36,046.91	(\$17,746.69)
Total Accounts Payable	\$36,046.91	(\$17,746.69)
MA Sales Tax Payables Golf	\$377.80	\$748.19
MA Meals Tax Payable	\$7,737.53	\$5,429.79
Lease payable TCF - 008-0717174-301	\$40,440.63	\$80,881.25
Clubhouse Payment	(\$194,982.75)	(\$57,794.25)
Total Accounts Payable	(\$146,426.79)	\$29,264.98
Accrued Payroll & Related Expenses	\$36,419.43	\$51,807.93
Employee Bonus Fund	\$150.00	\$200.00
Total Payroll	\$36,569.43	\$52,007.93
Chit CR Book (Tourn. Gift Cert.)	\$200.00	\$0.00
Gift Certificate Issued	\$68,398.69	\$48,847.86
Total Gift Certificate	\$68,598.69	\$48,847.86
Deferred Revenue	\$52,729.30	\$31,670.00
Total Deferred Revenue	\$52,729.30	\$31,670.00
Gratuity Liability Bar	(\$4,168.95)	(\$244.94)
Total Gratuity	(\$4,168.95)	(\$244.94)
Accrued Payables	\$0.00	\$0.00
Total Accrued Payables	\$0.00	\$0.00
Lease Payable- PNC #1188236-1	\$97,087.89	\$0.00
Lease Payable- PNC #181297	(\$3,676.42)	\$0.00
Total Lease Payable	\$93,411.47	\$0.00
Land Bank Advance on Operations	\$20,281,300.55	\$20,090,137.37
Total Other Funds	\$20,281,300.55	\$20,090,137.37
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	\$24,711,746.70	\$24,581,416.20
Total Liabilities	\$24,747,793.61	\$24,563,669.51
Retained Earnings	(\$6,105,450.62)	(\$6,105,450.62)
Total Retained Earnings	(\$6,105,450.62)	(\$6,105,450.62)
NLB Equity Contribution	\$437,805.61	\$0.00
Total NLB Equity Contribution	\$437,805.61	\$0.00
Total Current Year P&L	\$754,788.60	\$797,615.28
Total Equity	(\$4,912,856.41)	(\$5,307,835.34)
Total Liabilities and Equity	\$19,834,937.20	\$19,255,834.17

Miacomet
March, 2022
Summary

		Month To Date						YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	1,116	500	616	487	629	123%	2,147	800	398	771	1,376	168%
	Covers	3,161	2,500	661	2,471	690	26%	6,517	5,800	717	5,651	866	12%
Revenue													
	Golf Shop Revenue	25,229	33,220	(7,991)	26,643	(1,414)	-24%	74,358	86,190	(11,832)	56,891	17,467	-14%
	Food & Beverage	108,547	79,500	29,047	77,969	30,578	37%	227,682	197,000	30,682	193,130	34,551	16%
	Initiation Fees	0	0	0	34,200	(34,200)	#DIV/0!	0	0	0	37,800	(37,800)	#DIV/0!
	Membership Dues	(3,548)	0	(3,548)	(7,851)	4,303	#DIV/0!	1,445,951	1,313,582	132,369	1,338,613	107,338	10%
	Member Finance Charges	0	0	0	(33)	33	#DIV/0!	91	0	91	322	(231)	#DIV/0!
	Miscellaneous	7,604	6,000	1,604	6,532	1,072	27%	22,212	18,000	4,212	18,507	3,704	23%
	Total Revenue	137,832	118,720	19,112	137,460	372	16%	1,770,293	1,614,772	155,521	1,645,263	125,030	10%
Cost of Goods Sold													
	Golf Shop	4,954	5,500	(546)	5,210	(256)	-10%	9,478	6,500	2,978	(7,163)	16,641	46%
	Food & Beverage	30,456	37,850	(7,394)	36,188	(5,731)	-20%	93,158	75,950	17,208	73,507	19,650	23%
	Total Cost of Goods Sold	35,410	43,350	(7,940)	41,397	(5,987)	-18%	102,636	82,450	20,186	66,344	36,291	24%
	Gross Profit	102,422	75,370	27,052	96,063	6,359	36%	1,667,657	1,532,322	135,335	1,578,919	88,739	9%
Payroll Expense													
	Golf Shop	20,424	23,050	(2,626)	18,961	1,463	-11%	55,917	57,750	(1,833)	50,145	5,772	-3%
	Food & Beverage	48,926	34,417	14,509	42,890	6,037	42%	125,749	103,251	22,498	111,082	14,667	22%
	General & Administrative	29,580	33,817	(4,237)	(1,644)	31,224	-13%	95,080	101,450	(6,370)	84,227	10,853	-6%
	Grounds	49,782	50,749	(967)	55,918	(6,136)	-2%	124,066	128,247	(4,181)	141,468	(17,402)	-3%
	Total Payroll	148,712	142,033	6,680	116,124	32,588	5%	400,813	390,698	10,115	386,922	13,891	3%
Operating Expenses													
	Golf Shop	6,004	15,752	(9,748)	6,254	(250)	-62%	21,491	35,256	(13,765)	13,293	8,198	-39%
	Food & Beverage	16,083	12,220	3,863	9,041	7,042	32%	27,008	32,460	(5,452)	15,110	11,898	-17%
	Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Maintenance	5,227	3,100	2,127	2,388	2,839	69%	24,408	16,100	8,308	5,937	18,472	52%
	General & Administrative	117,078	117,877	(799)	161,183	(44,105)	-1%	341,404	305,481	35,923	320,321	21,084	12%
	Grounds	16,915	32,786	(15,871)	14,129	2,786	-48%	37,952	73,868	(35,916)	21,779	16,174	-49%
	Total Operating Expenses	161,306	181,735	(20,429)	192,995	(31,688)	-11%	452,265	463,165	(10,900)	376,439	75,826	-2%
	Total Expense	310,019	323,768	(13,749)	309,119	900	-4%	853,078	853,863	(785)	763,361	3,477	0%
	Income/(Loss) from Operations	(207,597)	(248,398)	40,801	(213,056)	5,459	-16%	814,580	678,459	136,121	815,558	(978)	20%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(207,597)	(248,398)	40,801	(213,056)	5,459	-16%	814,580	678,459	136,121	815,558	(978)	20%

Miacomet
March, 2022
Departmental Summary

		Month To Date						Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	1,116	500	616	487	629	123%	2,147	800	398	771	1,376	168%
	Covers	3,161	2,500	661	2,471	690	26%	6,517	5,800	717	5,651	866	12%
Golf Shop													
Revenue		25,229	33,220	(7,991)	26,643	(1,414)	-24%	74,358	86,190	(11,832)	56,891	17,467	-14%
Cost of Goods Sold		4,954	5,500	(546)	5,210	(256)	-10%	9,478	6,500	2,978	(7,163)	16,641	46%
Payroll Expense		20,424	23,050	(2,626)	18,961	1,463	-11%	55,917	57,750	(1,833)	50,145	5,772	-3%
Operating Expense		6,004	15,752	(9,748)	6,254	(250)	-62%	21,491	35,256	(13,765)	13,293	8,198	-39%
Net Profit / (Loss)		(6,153)	(11,082)	4,929	(3,781)	(2,372)	-44%	(12,529)	(13,316)	787	616	(13,145)	-6%
Food & Beverage													
Revenue		108,547	79,500	29,047	77,969	30,578	37%	227,682	197,000	30,682	193,130	34,551	16%
Cost of Goods Sold		30,456	37,850	(7,394)	36,188	(5,731)	-20%	93,158	75,950	17,208	73,507	19,650	23%
Payroll Expense		48,926	34,417	14,509	42,890	6,037	42%	125,749	103,251	22,498	111,082	14,667	22%
Operating Expense		16,083	12,220	3,863	9,041	7,042	32%	27,008	32,460	(5,452)	15,110	11,898	-17%
Net Profit / (Loss)		13,081	(4,987)	18,068	(10,149)	23,231	-362%	(18,233)	(14,661)	(3,572)	(6,569)	(11,665)	24%
Membership													
Dues		(3,548)	0	(3,548)	(7,851)	4,303	#DIV/0!	1,445,951	1,313,582	132,369	1,338,613	107,338	10%
Initiation Fees		0	0	0	34,200	(34,200)	#DIV/0!	0	0	0	37,800	(37,800)	#DIV/0!
Member Finance Charges		0	0		(33)	33	#DIV/0!	91	0		322	(231)	#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)		(3,548)	0	(3,548)	26,316	(29,864)	#DIV/0!	1,446,042	1,313,582	132,460	1,376,735	69,308	10%
Grounds													
Payroll Expense		49,782	50,749	(967)	55,918	(6,136)	-2%	124,066	128,247	(4,181)	141,468	(17,402)	-3%
Operating Expense		16,915	32,786	(15,871)	14,129	2,786	-48%	37,952	73,868	(35,916)	21,779	16,174	-49%
Net Profit / (Loss)		(66,697)	(83,535)	16,838	(70,048)	3,350	-20%	(162,019)	(202,115)	40,096	(163,247)	1,228	-20%
General & Administrative													
Revenue		7,604	6,000	1,604	6,532	1,072	27%	22,212	18,000	4,212	18,507	3,704	23%
Payroll Expense		29,580	33,817	(4,237)	(1,644)	31,224	-13%	95,080	101,450	(6,370)	84,227	10,853	-6%
Operating Expense		117,078	117,877	(799)	161,183	(44,105)	-1%	341,404	305,481	35,923	320,321	21,084	12%
Net Profit / (Loss)		(139,054)	(145,694)	6,640	(153,007)	13,953	-5%	(414,273)	(388,931)	(25,342)	(386,040)	(28,233)	7%
Maintenance													
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		5,227	3,100	2,127	2,388	2,839	69%	24,408	16,100	8,308	5,937	18,472	52%
Net Profit / (Loss)		(5,227)	(3,100)	(2,127)	(2,388)	(2,839)	69%	(24,408)	(16,100)	(8,308)	(5,937)	(18,472)	52%
Income/(Loss) from Operations		(207,597)	(248,398)	40,801	(213,056)	5,459	-16%	814,580	678,459	136,121	815,558	(978)	20%
Depreciation Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation		(207,597)	(248,398)	40,801	(213,056)	5,459	-16%	814,580	678,459	136,121	815,558	(978)	20%

Miacomet
March, 2022
Golf Shop

March, 2022 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	2,400	2,200	200	2,100	300	9%	2	4,800	3,000	1,800	2,850	1,950	60%	
Resident Discount Cards	0	0	0	0	0	#DIV/0!	3	65	0	65	0	65	#DIV/0!	
Handicap (Non-Members)	0	70	(70)	0	0	-100%	4	0	140	(140)	70	(70)	-100%	
Greens Fees	4,450	3,500	950	6,400	(1,950)	27%	5	8,000	4,100	3,900	7,000	1,000	95%	
Cart Fees	3,383	4,000	(617)	4,286	(903)	-15%	6	7,337	6,900	437	7,110	227	6%	
Golf Club Repair	12	50	(38)	76	(64)	-76%	7	68	150	(82)	127	(59)	-54%	
Range Ball Sales	1,537	3,600	(2,063)	3,623	(2,086)	-57%	8	2,614	5,100	(2,486)	5,022	(2,408)	-49%	
Club Rental Sets	0	200	(200)	207	(207)	-100%	9	127	200	(73)	207	(80)	-36%	
Walking Trolley Rental	0	100	(100)	85	(85)	-100%	10	56	100	(44)	99	(42)	-44%	
Club/Cart Storage	0	0	0	518	(518)	#DIV/0!	11	19,588	22,000	(2,412)	20,094	(506)	-11%	
Lessons	1,050	2,000	(950)	1,930	(880)	-48%	12	1,050	2,000	(950)	1,930	(880)	-48%	
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	5,187	7,500	(2,313)	7,418	(2,232)	-31%	15	9,712	12,500	(2,788)	12,382	(2,670)	-22%	
Over/Under	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Revenue	18,019	23,220	(5,201)	26,643	(8,624)	-22%		53,418	56,190	(2,772)	56,891	(3,473)	-5%	
Cost of Goods Sold														
Golf Shop	4,858	5,500	(642)	5,160	(302)	-12%	16	9,351	6,500	2,851	(7,213)	16,564	44%	
Member 10% Shop Discounts	96	0	96	49	47	#DIV/0!		127	0	127	51	77	#DIV/0!	
Total Cost of Goods Sold	4,954	5,500	(546)	5,210	(256)	-10%		9,478	6,500	2,978	(7,163)	16,641	46%	
Gross Profit	13,065	17,720	(4,655)	21,434	(8,369)	-26%		43,940	49,690	(5,750)	64,054	(20,114)	-12%	
Payroll Expense														
Golf Lessons	589	1,500	(911)	1,511	(921)	-61%	17	589	1,500	(911)	1,511	(921)	-61%	
Gripping	0	0	0	0	0	#DIV/0!	18	0	0	0	0	0	#DIV/0!	
Golf Clinic	0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!	
Director of Golf Gross	10,370	10,000	370	7,830	2,539	4%	20	29,820	30,000	(180)	22,733	7,087	-1%	
Head Golf Pro	4,408	6,350	(1,942)	4,606	(197)	-31%	21	12,513	15,050	(2,537)	13,371	(859)	-17%	
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	3,189	4,000	(811)	3,840	(652)	-20%	25	9,311	10,000	(689)	9,405	(94)	-7%	
Outside Services Payroll	1,868	1,200	668	1,173	694	56%	26	3,684	1,200	2,484	3,125	560	207%	
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Payroll	20,424	23,050	(2,626)	18,961	1,463	-11%		55,917	57,750	(1,833)	50,145	5,772	-3%	
Operating Expenses														
Advertising	0	0	0	0	0	#DIV/0!	27	0	0	0	0	0	#DIV/0!	
Dues and Subscriptions	600	500	100	700	(100)	20%	28	1,973	1,500	473	950	1,023	32%	
Travel and Education	182	3,000	(2,818)	0	182	-94%	29	3,631	5,000	(1,369)	0	3,631	-27%	
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	30	0	0	0	0	0	#DIV/0!	

Visage GPS	2,752	2,752	0	5,504	(2,752)	0%	31	8,256	8,256	0	11,008	(2,752)	0%
Range Supplies	0	0	0	0	0	#DIV/0!	32	498	7,000	(6,502)	0	498	-93%
Golf Cart Repairs & Maintenance	0	500	(500)	57	(57)	-100%	33	23	1,500	(1,477)	57	(35)	-98%
Range Picker Repair & Maintenance	0	0	0	0	0	#DIV/0!	34	0	0	0	0	0	#DIV/0!
Range Balls	0	3,300	(3,300)	0	0	-100%	35	0	3,300	(3,300)	0	0	-100%
Tees, Markers, Etc.	281	500	(219)	0	281	-44%	36	281	1,000	(719)	409	(128)	-72%
Score Cards	0	2,900	(2,900)	0	0	-100%	37	0	2,900	(2,900)	0	0	-100%
Uniforms / Clothing Allowance	469	1,000	(531)	0	469	-53%	38	513	1,000	(487)	0	513	-49%
Bag Tags	0	0	0	0	0	#DIV/0!	39	0	0	0	0	0	#DIV/0!
Shipping (ups/fedex)	236	100	136	(107)	344	136%	40	244	300	(56)	509	(265)	-19%
Office/Shop Supplies	0	100	(100)	100	(100)	-100%	41	0	200	(200)	360	(360)	-100%
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	0	0	0	0	#DIV/0!	44	0	0	0	0	0	#DIV/0!
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Rental Clubs	0	0	0	0	0	#DIV/0!	46	0	0	0	0	0	#DIV/0!
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	0	0	#DIV/0!
Tournament Expenses	0	0	0	0	0	#DIV/0!	49	3,082	0	3,082	0	3,082	#DIV/0!
Tournament Supplies	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
Supplies	145	0	145	0	145	#DIV/0!	51	145	0	145	0	145	#DIV/0!
Total Operating Expenses	4,665	14,652	(9,987)	6,254	(1,588)	-68%		18,646	31,956	(13,310)	13,293	5,353	-42%
Income/(Loss) from Operations	(12,024)	(19,982)	7,958	(3,781)	(8,243)	-40%		(30,624)	(40,016)	9,392	616	(31,240)	-23%

Miacomet
March, 2022
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	66,009	44,000	22,009	43,629	22,381	50%	52	135,780	113,000	22,780	111,555	24,225	20%
Bar Sales	42,537	35,000	7,537	34,340	8,198	22%	53	91,901	83,000	8,901	81,515	10,386	11%
Clubhouse Usage Fees (Rental)	0	500	(500)	0	0	-100%	54	0	1,000	(1,000)	0	0	-100%
Over/Under	(0)	0	(0)	0	(0)	#DIV/0!		0	0	0	61	(60)	#DIV/0!
Total Revenue	108,547	79,500	29,047	77,969	30,578	37%		227,682	197,000	30,682	193,130	34,551	16%
Cost of Goods Sold													
Food	17,517	26,000	(8,483)	24,080	(6,563)	-33%	55	59,332	53,000	6,332	49,887	9,445	12%
Beer	2,714	3,400	(686)	3,397	(683)	-20%	56	5,680	6,600	(920)	6,353	(673)	-14%
Wine	6,543	3,000	3,543	2,945	3,598	118%	57	14,342	6,200	8,142	6,057	8,285	131%
Bar Paper/Supply Cost	523	50	473	0	523	945%	58	1,122	150	972	0	1,122	648%
Non- Alcoholic Beverage	597	600	(3)	578	19	0%	59	1,124	1,600	(476)	1,394	(270)	-30%
Bar Snacks	0	0	0	0	0	#DIV/0!	60	0	0	0	0	0	#DIV/0!
Liquor	2,562	4,800	(2,238)	4,758	(2,196)	-47%	61	11,557	8,400	3,157	8,528	3,029	38%
Member Food 10% Discount	0	0	0	430	(430)	#DIV/0!		0	0	0	1,288	(1,288)	#DIV/0!
Total Cost of Goods Sold	30,456	37,850	(7,394)	36,188	(5,731)	-20%		93,158	75,950	17,208	73,507	19,650	23%
Gross Profit	78,090	41,650	36,440	41,781	36,309	87%		134,524	121,050	13,474	119,623	14,901	11%
Payroll Expense													
Food & Beverage Manager	7153.85	7000	154	6234.06	920	2%	62	20,769	21,000	(231)	18,099	2,670	-1%
Restaurant Manager	3302	3000	302	3010	292	10%	63	9,587	9,000	587	8,530	1,057	7%
Chef Gross	7665	7500	165	6387.37	1,277	2%	64	22,253	22,500	(247)	18,544	3,709	-1%
Payroll Bar/Wait Staff	11978	4500	7,478	12117.26	(139)	166%	65	25,858	13,500	12,358	27,023	(1,166)	92%
Cook Gross	5536	5417	119	4683.72	852	2%	66	16,071	16,251	(180)	13,598	2,474	-1%
Kitchen Staff/Dishwashers Gross	13,291	7,000	6,291	10,457	2,834	90%	67	31,211	21,000	10,211	25,288	5,923	49%
Total Payroll	48,926	34,417	14,509	42,890	6,037	42%		125,749	103,251	22,498	111,082	14,667	22%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	264.56	0	265	0	265	#DIV/0!	69	4,541	0	4,541	0	4,541	#DIV/0!
Travel and Education	1250	1000	250	1,000	250	25%	70	2,250	1,000	1,250	1,000	1,250	125%
Uniforms / Clothing Allowance	2208.19	0	2,208	0	2,208	#DIV/0!	71	2,208	0	2,208	0	2,208	#DIV/0!
Clubhouse Cleaning Labor	10,580	8,000	2,580	2,734	7,846	32%	72	10,580	24,000	(13,420)	7,501	3,079	-56%
Clubhouse Floor Supplies	0	100	(100)	0	0	-100%	73	193	300	(107)	60	133	-36%
China, Glass & Silver	0	0	0	10	(10)	#DIV/0!	74	75	0	75	10	65	#DIV/0!
Kitchen Cleaning & Dishwasher Supplies	175	300	(125)	253	(78)	-42%	75	502	900	(398)	968	(466)	-44%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	308	500	(192)	0	308	-38%	77	308	500	(192)	0	308	-38%
Bar Repair & Maintenance	143	0	143	0	143	#DIV/0!	78	143	1,000	(857)	0	143	-86%
Bar Small Equipment	0	0	0	1,416	(1,416)	#DIV/0!	79	42	0	42	1,416	(1,374)	#DIV/0!
Kitchen Small Equipment	185	1,000	(815)	3,031	(2,846)	-82%	80	1,407	1,000	407	3,031	(1,624)	41%
Clubhouse Small Equipment	1,379	0	1,379	0	1,379	#DIV/0!	81	1,379	0	1,379	0	1,379	#DIV/0!
Kitchen Laundry	0	100	(100)	239	(239)	-100%	82	0	200	(200)	(81)	81	-100%
Kitchen Paper & Supplies	(410)	1,000	(1,410)	358	(768)	-141%	83	2,249	3,000	(751)	1,185	1,064	-25%
Clubhouse Cleaning & Supplies	0	100	(100)	0	0	-100%	84	606	200	406	50	555	203%
Flowers/Decorations	0	120	(120)	0	0	-100%	85	225	360	(135)	100	125	-38%
Total Operating Expenses	16,083	12,220	3,863	9,041	7,042	32%		26,708	32,460	(5,752)	15,240	11,468	-18%
Income/(Loss) from Operations	13,081	(4,987)	18,068	(10,149)	23,231	-362%		(17,933)	(14,661)	(3,272)	(6,699)	(11,235)	22%

Miacomet
March, 2022
Membership

March, 2022 Membership		Month To Date						Variance Code	YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue														
Initiation Fees		0	0	0	34,200	(34,200)	#DIV/0!	86	0	0	0	37,800	(37,800)	#DIV/0!
Member Dues		(3,548)	0	(3,548)	(7,851)	4,303	#DIV/0!	87	1,445,951	1,313,582	132,369	1,338,613	107,338	10%
Member Finance Charges		0	0	0	(33)	33	#DIV/0!	88	91	0	91	322	(231)	#DIV/0!
Total Revenue		(3,548)	0	(3,548)	26,316	(29,864)	#DIV/0!		1,446,042	1,313,582	132,460	1,376,735	69,308	10%
Operating Expenses														
Capital Fund from Init. Fees		0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!
Member Relations		0	0	0	0	0	#DIV/0!	90	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		(3,548)	0	(3,548)	26,316	(29,864)	#DIV/0!		1,446,042	1,313,582	132,460	1,376,735	69,308	10%

Miacomet
March, 2022
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	10,220	10,000	220	14,222	(4,002)	2%	91	29,670	30,000	(330)	41,289	(11,619)	-1%
Assistant Superintendent	7,239	7,083	156	8,559	(1,320)	2%	92	21,016	21,249	(233)	24,849	(3,832)	-1%
Asst. Superintendent #2	5,110	5,000	110	7,069	(1,959)	2%	93	14,835	15,000	(165)	20,523	(5,688)	-1%
Mechanic Gross	7,068	6,916	152	6,728	340	2%	94	20,520	20,748	(228)	19,533	987	-1%
Hourly Labor Gross	2,170	3,750	(1,580)	2,026	144	-42%	95	7,451	11,250	(3,799)	5,911	1,541	-34%
Seasonal Labor	17,976	18,000	(24)	17,315	661	0%	96	30,573	30,000	573	29,364	1,209	2%
Total Payroll	49,782	50,749	(967)	55,918	(6,136)	-2%		124,066	128,247	(4,181)	141,468	(17,402)	-3%
Operating Expenses													
Water	88	50	38	47	41	76%	97	237	150	87	157	80	58%
Golf Course Supplies	(20)	2,500	(2,520)	0	(20)	-101%	98	918	5,000	(4,082)	0	918	-82%
Fertilizer	0	5,000	(5,000)	0	0	-100%	99	0	5,000	(5,000)	0	0	-100%
Chemicals/Weed Control	(8,084)	0	(8,084)	0	(8,084)	#DIV/0!	100	(8,084)	0	(8,084)	0	(8,084)	#DIV/0!
Surfactants	0	8,500	(8,500)	0	0	-100%	101	0	8,500	(8,500)	0	0	-100%
Tools	242	0	242	527	(285)	#DIV/0!	102	1,036	250	786	625	411	314%
Shop Supplies	1,192	625	567	309	883	91%	103	1,918	1,875	43	476	1,442	2%
Electric - Pump House & Irrigation	306	200	106	190	116	53%	104	389	560	(171)	544	(155)	-31%
Electric - Maintenance Building	217	350	(133)	262	(45)	-38%	105	669	1,050	(381)	1,407	(738)	-36%
Liquid Propane	767	700	67	691	76	10%	106	3,972	2,200	1,772	2,183	1,789	81%
Cell Phones	114	206	(92)	546	(432)	-45%	107	325	618	(293)	1,172	(847)	-47%
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	#DIV/0!
Seed	0	500	(500)	0	0	-100%	109	0	500	(500)	0	0	-100%
Gas, Oil & Diesel	156	600	(444)	584	(428)	-74%	110	4,805	1,200	3,605	1,164	3,641	300%
Debris Disposal Removal	94	0	94	0	94	#DIV/0!	111	94	0	94	0	94	#DIV/0!
Golf Course Repairs & Main	0	0	0	0	0	#DIV/0!	112	0	0	0	0	0	#DIV/0!
Equipment - Repairs & Main	4,742	4,000	742	8,911	(4,169)	19%	113	9,241	8,000	1,241	10,776	(1,535)	16%
Irrigation - Repair & Main	12,148	0	12,148	0	12,148	#DIV/0!	114	12,725	0	12,725	60	12,664	#DIV/0!
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	115	0	1,000	(1,000)	0	0	-100%
Contract Services	0	500	(500)	331	(331)	-100%	116	0	500	(500)	331	(331)	-100%
Small Equipment Rental	0	500	(500)	0	0	-100%	117	0	500	(500)	0	0	-100%
Leases (Utility Vehicles)	161	3,949	(3,788)	0	161	-96%	118	321	11,847	(11,526)	0	321	-97%
Consultants	0	0	0	438	(438)	#DIV/0!	119	0	2,500	(2,500)	438	(438)	-100%
Office Supplies	0	500	(500)	0	0	-100%	120	484	1,200	(716)	0	484	-60%
Cable TV & Internet	0	106	(106)	110	(110)	-100%	121	113	318	(205)	93	20	-64%
Telephone	0	0	0	0	0	#DIV/0!	122	56	0	56	0	56	#DIV/0!
Travel and Education	1,455	0	1,455	0	1,455	#DIV/0!	123	2,601	12,000	(9,399)	0	2,601	-78%
Dues & Subscriptions	0	0	0	0	0	#DIV/0!	124	1,736	100	1,636	1,170	566	1636%
Uniforms	3,108	2,500	608	0	3,108	24%	125	3,108	7,500	(4,392)	0	3,108	-59%
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	109	0	109	0	109	#DIV/0!
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	128	0	0	0	0	0	#DIV/0!
Freight	230	0	230	121	110	#DIV/0!	129	1,182	0	1,182	121	1,062	#DIV/0!
Clubhouse Grounds	0	1,500	(1,500)	1,064	(1,064)	-100%	130	0	1,500	(1,500)	1,064	(1,064)	-100%
Total Operating Expenses	16,915	32,786	(15,871)	14,129	2,786	-48%		37,952	73,868	(35,916)	21,779	16,174	-49%
Income/(Loss) from Operations	(66,697)	(83,535)	16,838	(70,048)	3,350	-20%		(162,019)	(202,115)	40,096	(163,247)	1,228	-20%

Miacomet
March, 2022
Maintenance

Month To Date						Variance Code	Year To Date					
Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
232	500	(268)	1,838	(1,606)	-54%	131	11,265	7,500	3,765	3,017	8,248	50%
439	0	439	550	(112)	#DIV/0!	132	439	3,000	(2,562)	550	(112)	-85%
0	100	(100)	0	0	-100%	133	0	100	(100)	0	0	-100%
0	200	(200)	0	0	-100%	134	429	600	(171)	255	173	-29%
3,505	300	3,205	0	3,505	1068%	135	5,365	900	4,465	2,369	2,996	496%
51	0	51	0	51	#DIV/0!	136	3,224	1,000	2,224	0	3,224	222%
0	0	0	0	0	#DIV/0!	137	1,586	0	1,586	(255)	1,842	#DIV/0!
0	0	0	0	0	#DIV/0!	138	0	0	0	0	0	#DIV/0!
1,000	500	500	0	1,000	100%	139	2,101	1,500	601	0	2,101	40%
0	0	0	0	0	#DIV/0!	140	0	0	0	0	0	#DIV/0!
0	1,500	(1,500)	0	0	-100%	141	0	1,500	(1,500)	0	0	-100%
0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
5,227	3,100	2,127	2,388	2,839	69%		24,408	16,100	8,308	5,937	18,472	52%
(5,227)	(3,100)	(2,127)	(2,388)	(2,839)	69%		(24,408)	(16,100)	0	(5,937)	(18,472)	52%

Miacomet
March, 2022
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	7,604	6,000	1,604	6,532	1,072	27%	145	22,212	18,000	4,212	18,507	3,704	23%
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	7,604	6,000	1,604	6,532	1,072	27%		22,212	18,000	4,212	18,507	3,704	23%
Payroll Expense													
Controller	5,483	7,950	(2,467)	7,665	(2,182)	-31%	146	23,451	23,850	(399)	22,253	1,198	-2%
Administrative Services Manager	6,847	6,700	147	5,818	1,030	2%	147	19,879	20,100	(221)	16,594	3,285	-1%
Management Payment	17,250	19,167	(1,917)	(15,127)	32,377	-10%	148	51,750	57,500	(5,750)	45,380	6,370	-10%
Total Payroll	29,580	33,817	(4,237)	(1,644)	31,224	-13%		95,080	101,450	(6,370)	84,227	10,853	-6%
Operating Expenses													
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	149	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	1,116	900	216	669	447	24%	150	2,352	2,400	(48)	2,136	216	-2%
Office Supplies	1,705	500	1,205	286	1,419	241%	152	2,540	1,200	1,340	1,034	1,506	112%
Bank & Finance Charges	0	35	(35)	15	(15)	-100%	153	239	105	134	366	(126)	128%
Credit Card Merchant Services	7,856	8,000	(144)	7,002	854	-2%	154	23,563	18,500	5,063	17,294	6,269	27%
Nant Land Bank Debt - Interest	0	0	0	0	0			0	0	0	0	0	
Office Equipment Leases	0	200	(200)	161	(161)	-100%	155	161	600	(439)	524	(363)	-73%
Office Furniture	0	0	0	0	0	#DIV/0!	156	0	0	0	0	0	#DIV/0!
Advertising	0	0	0	0	0	#DIV/0!	157	0	0	0	0	0	#DIV/0!
Postage & Shipping	284	100	184	0	284	184%	158	769	300	469	0	769	156%
Dues and Subscriptions	61	300	(239)	84	(23)	-80%	159	324	900	(576)	1,383	(1,059)	-64%
Travel and Education	686	3,000	(2,314)	808	(122)	-77%	160	2,108	8,000	(5,892)	979	1,129	-74%
POS Support/Computer Support	32,592	3,500	29,092	31,050	1,542	831%	161	39,664	10,500	29,164	36,981	2,683	278%
Legal Fees	0	0	0	0	0	#DIV/0!	162	0	2,500	(2,500)	0	0	-100%
Professional Accounting	0	0	0	0	0	#DIV/0!	163	0	4,000	(4,000)	0	0	-100%
Cell Phones	585	300	285	517	68	95%	164	1,121	900	221	1,035	85	25%
Payroll Service	4,479	4,500	(21)	4,555	(77)	0%	165	12,884	11,500	1,384	11,532	1,352	12%
Trash Removal	1,548	1,200	348	962	586	29%	166	4,556	3,600	956	1,984	2,572	27%
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	190	500	(310)	665	(475)	-62%	169	250	600	(350)	725	(475)	-58%
Electricity	3,859	4,500	(641)	4,319	(460)	-14%	171	14,257	13,500	757	12,180	2,077	6%
Liquid Propane	6,667	3,150	3,517	4,998	1,669	112%	172	14,209	9,450	4,759	13,559	650	50%
Telephone	0	392	(392)	392	(392)	-100%	173	450	1,176	(726)	1,176	(725)	-62%
Heating Fuel	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!
Water	318	400	(83)	248	70	-21%	175	772	1,200	(428)	404	368	-36%
Cable TV & Internet	1,743	1,500	243	718	1,025	16%	176	5,241	4,500	741	4,970	271	16%
Web Site	0	0	0	0	0	#DIV/0!	177	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	178	0	0	0	0	0	#DIV/0!
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	179	36,261	32,000	4,261	31,234	5,027	13%
Professional Liability	2,380	0	2,380	0	2,380	#DIV/0!	180	2,380	0	2,380	0	2,380	#DIV/0!
Insurance - Workers Comp	1,073	1,200	(127)	1,152	(80)	-11%	181	3,204	3,200	4	3,038	166	0%
Excise Tax/Truck Registration	0	100	(100)	70	(70)	-100%	182	290	200	90	155	135	45%

Insurance - Vehicles	0	0	0	0	0	#DIV/0!	183	2,003	1,800	203	1,161	842	11%
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	1,900	2,000	(100)	1,554	346	-5%	186	5,683	6,000	(317)	5,112	572	-5%
Payroll Taxes - Mgmt. & Empl. Exp.	16,781	17,000	(219)	17,306	(525)	-1%	187	51,934	45,000	6,934	44,745	7,188	15%
Employee Housing Rent	6,500	40,000	(33,500)	39,800	(33,300)	-84%	188	19,500	49,000	(29,500)	46,300	(26,800)	-60%
Employee Housing - Utilities	4,770	2,200	2,570	2,560	2,210	117%	189	13,434	6,600	6,834	6,811	6,624	104%
Employee Housing R&M	0	800	(800)	524	(524)	-100%	190	1,464	2,400	(936)	1,337	127	-39%
Health Insurance	19,957	20,000	(43)	36,142	(16,185)	0%	191	78,479	60,000	18,479	67,300	11,179	31%
Manager Clothing Allowance	0	0	0	0	0	#DIV/0!	192	0	250	(250)	0	0	-100%
Employee Severence Expense	0	0	0	0	0	#DIV/0!	193	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	0	100	(100)	20	(20)	-100%	194	26	300	(274)	52	(26)	-91%
Food & Bev Manager Comp Charges	30	150	(120)	112	(82)	-80%	195	205	450	(245)	319	(113)	-54%
Golf Course Manager Comp Charges	0	50	(50)	0	0	-100%	196	0	150	(150)	0	0	-100%
Director of Golf Comp Charges	0	100	(100)	0	0	-100%	197	0	300	(300)	0	0	-100%
Interest Expense	0	0	0	4,497	(4,497)	#DIV/0!	198	1,081	0	1,081	4,497	(3,416)	#DIV/0!
Penalties	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
Suspense	0	1,200	(1,200)	0	0	-100%	200	0	2,400	(2,400)	0	0	-100%
Total Operating Expenses	117,078	117,877	(799)	161,183	(44,105)	-1%		341,404	305,481	35,923	320,321	21,084	12%
Income/(Loss) from Operations	(139,054)	(145,694)	6,640	(153,007)	13,953	-5%		(414,273)	(388,931)	(25,342)	(386,040)	(28,233)	7%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(139,054)	(145,694)	6,640	(153,007)	13,953	-5%		(414,273)	(388,931)	(25,342)	(386,040)	(28,233)	7%

MGC March Variance Report

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification	
	GOLF SHOP					
	Revenue					
1	Play Cards	0	0	0%		
2	Winter Membership	4,800	3,000	1800	60%	More people signed up than anticipated
3	Resident Discount Cards	65	0	65	0%	
4	Handicap (Non-Members)	0	140	(140)	-100%	
5	Greens Fees	8,000	4,100	3900	95%	Weather has been good, and we have someone on the starter stand
6	Cart Fees	7,337	6,900	437	6%	
7	Golf Club Repair	68	150	(82)	-55%	
8	Range Ball Sales	2,614	5,100	(2486)	-49%	Not a lot of demand right now. Maybe simulators are getting used instead
9	Club Rental Sets	127	200	(73)	0%	
10	Walking Trolley Rental	56	100	(44)	-44%	
11	Club/Cart Storage	19,871	22,000	(2129)	-10%	
12	Lessons	1,050	2,000	(950)	0%	
13	Golf Clinics	0	0	0	0%	
14	Tournaments	0	0	0	0%	
15	Merchandise	9,712	12,500	(2788)	-22%	New products now in, and new golfers starting to arrive. We will catch up on this
	Simulator	20940	30000	(9060)	-30%	Running simulator leagues. Still getting a feel for how much people will use it
	Cost of Goods Sold					
16	Golf Shop	9,351	6,500	#REF!	#REF!	
	Payroll Expense					
17	Golf Lessons	0	0	0	0%	
18	Gripping	0	0	0	0%	
19	Golf Clinic	0	0	0	0%	
20	Director of Golf Gross	29,820	30,000	(180)	-1%	
21	Head Golf Pro	12,513	15,050	(2537)	-17%	
22	Golf Professional Subs	0	0	0	0%	
23	Golf Shop Manager	0	0	0	0%	
24	Outside Service Mgr	0	0	0	0%	
25	Shop Clerks Gross	9,311	10,000	(689)	-7%	
26	Outside Services Payroll	3,684	1,200	2484	207%	We had a starter out at the first tee, and person to clean carts. It is helping with the green fee's Budgeted for every month going forward
	Operating Expenses					
27	Advertising	0	0	0	0%	
28	Dues and Subscriptions	1,973	1,500	473	32%	
29	Travel and Education	3,631	5,000	(1369)	-27%	
30	Club Car/Golf Car Lease	0	0	0	0%	
31	Visage GPS	8,256	8,256	0	0%	
32	Range Supplies	498	7,000	(6502)	-93%	We purchased new matts and they should arrive soon
33	Golf Cart Repairs & Maintenance	23	1,500	(1477)	-98%	
34	Range Picker Repair & Maintenance	0	0	0	0%	
35	Range Balls	0	3,300	(3300)	0%	We will be getting some new range balls soon
36	Tees, Markers, Etc.	281	1,000	(719)	0%	
37	Score Cards	0	2,900	(2900)	0%	Purchased at the end of last year. We may have enough for the year
38	Uniforms / Clothing Allowance	513	1,000	(487)	0%	Ordering them now
39	Bag Tags	0	0	0	0%	
40	Shipping (ups/fedex)	244	300	(56)	-19%	
41	Office/Shop Supplies	0	200	(200)	0%	
42	Cell Phones	0	0	0	0%	
43	Handicaps	0	0	0	0%	
44	Golf Course Water Supplies	0	0	0	0%	
45	Damaged Goods/Outdated Merchandise	0	0	0	0%	
46	Rental Clubs	0	0	0	0%	
47	Golf Clinic Equipment	0	0	0	0%	
48	Golf Shop Small Equipment	0	0	0	0%	
49	Tournament Expenses	3,082	0	3082	#DIV/0!	We ordered new score boards earlier than I expected for the golf course
50	Tournament Supplies	0	0	0	0%	
51	Supplies	0	0	0	0%	
	FOOD & BEVERAGE					
	Revenue					
52	Food Sales	135,780	113,000	22780	20%	Resturant is doing well
53	Bar Sales	91,901	83,000	8901	11%	Bar is busy. Sundays are doing very well
54	Clubhouse Usage Fees (Rental)	0	1,000	(1000)	0%	
	Cost of Goods Sold					
55	Food	59,332	53,000	6332	12%	We did better in the month of March than previous month. 44%March vs 60% February
56	Beer	5,680	6,600	(920)	-14%	See Below
57	Wine	14,342	6,200	8142	131%	See Below
58	Bar Paper/Supply Cost	1,122	150	972	648%	See below
59	Non- Alcoholic Beverage	1,124	1,600	(476)	-30%	
60	Bar Snacks	0	0	0	0%	
61	Liquor	11,557	8,400	3157	38%	March non food COG's 37%. Better than last month 42% but still needs work
					Price increases are coming for both	

Variance Code		Month Actual	Budget	Difference	% Variance	Justification
	Payroll Expense					
62	Food & Beverage Manager	20,769	21,000	(231)	-1%	
63	Restaurant Manager	9,587	9,000	587	7%	
64	Chef Gross	22,253	22,500	(247)	-1%	
65	Payroll Bar/Wait Staff	25,858	13,500	12358	92%	This needs attention
66	Cook Gross	16,071	16,251	(180)	-1%	
67	Kitchen Staff/Dishwashers Gross	31,211	21,000	10211	49%	Don't have enough staff in the back so we are running overtime. Have AD's out now
	Operating Expenses					
68	Advertising	0	0	0	0%	
69	Dues and Subscriptions	4,541	0	4541	#DIV/0!	Triple seat software for group bookings, and RESY. We have budgeted money in May
70	Travel and Education	2,250	1,000	1250	0%	
71	Uniforms / Clothing Allowance	2,208	0	2208	0%	Ordered and received uniforms. Budgeted to start April
72	Clubhouse Cleaning Labor	10,580	24,000	(13420)	-56%	Will catch up
73	Clubhouse Floor Supplies	193	300	(107)	-36%	
74	China, Glass & Silver	75	0	75	0%	
75	Kitchen Cleaning & Dishwasher Supplies	502	900	(398)	-44%	
76	Kitchen Equipment Lease	0	0	0	0%	
77	Kitchen Equipment Repair & Maint	308	500	(192)	0%	
78	Bar Repair & Maintenance	143	1,000	(857)	-86%	
79	Bar Small Equipment	42	0	42	#DIV/0!	
80	Kitchen Small Equipment	1,407	1,000	407	41%	Purchased new toaster
81	Clubhouse Small Equipment	1,379	0	1379	0%	Soup warmers. Budgeted in April
82	Kitchen Laundry	0	200	(200)	-100%	
83	Kitchen Paper & Supplies	2,249	3,000	(751)	-25%	
84	Clubhouse Cleaning & Supplies	606	200	406	203%	We are supplied for some time for sure
85	Flowers/Decorations	225	360	(135)	-38%	
	MEMBERSHIP					
	Revenue					
86	Initiation Fees	0	0	0	0%	
87	Member Dues	1,445,951	1,313,582	132369	10%	
88	Member Finance Charges	91	0	91	#DIV/0!	
	Operating Expenses					
89	Capital Fund from Init. Fees	0	0	0	0%	
90	Member Relations	0	0	0	0%	
	GROUPS					
	Payroll Expense					
91	Golf Course Superintendent Gross	29,670	30,000	(330)	-1%	
92	Assistant Superintendent	21,016	21,249	(233)	-1%	
93	Asst. Superintendent #2	14,835	15,000	(165)	-1%	
94	Mechanic Gross	20,520	20,748	(228)	-1%	
95	Hourly Labor Gross	7,451	11,250	(3799)	-34%	Employees coming back now
96	Seasonal Labor	30,573	30,000	573	2%	
	Operating Expenses					
97	Water	237	150	87	58%	
98	Golf Course Supplies	918	5,000	(4082)	0%	
99	Fertilizer	0	5,000	(5000)	0%	
100	Chemicals/Weed Control	(8,084)	0	(8084)	0%	
101	Surfactants	0	8,500	(8500)	0%	
102	Tools	1,036	250	786	314%	We budgeted for April so this will be good
103	Shop Supplies	1,918	1,875	43	2%	
104	Electric - Pump House & Irrigation	389	560	(171)	-31%	
105	Electric - Maintenance Building	669	1,050	(381)	-36%	
106	Liquid Propane	3,972	2,200	1772	81%	This will catch up as we budgeted through spring
107	Cell Phones	325	618	(293)	-47%	
108	Raw Materials & Topdressing	0	0	0	0%	
109	Seed	0	500	(500)	0%	
110	Gas, Oil & Diesel	4,805	1,200	3605	300%	Gas prices
111	Debris Disposal Removal	94	0	94	0%	
112	Golf Course Repairs & Main	0	0	0	0%	
113	Equipment - Repairs & Main	9,241	8,000	1241	16%	Sent out aerators earlier in the year. Tines for one time use. We will be back on track next month
114	Irrigation - Repair & Main	12,725	0	12725	#DIV/0!	Budgeted next month
115	Roads / Fences - Repair & Main	0	1,000	(1000)	0%	
116	Contract Services	0	500	(500)	0%	
117	Small Equipment Rental	0	500	(500)	0%	
118	Leases (Utility Vehicles)	321	11,847	(11526)	-97%	Payments start in April
119	Consultants	0	2,500	(2500)	-100%	
120	Office Supplies	484	1,200	(716)	-60%	
121	Cable TV & Internet	113	318	(205)	-64%	
122	Telephone	0	0	0	0%	
123	Travel and Education	2,601	12,000	(9399)	-78%	Didn't go to National Conference
124	Dues & Subscriptions	1,736	100	1636	1636%	Audubon dues came in earlier than expected
125	Uniforms	3,108	7,500	(4392)	-59%	
126	Storage Container Rental	0	0	0	0%	
127	Employee Relations	109	0	109	#DIV/0!	

128	Groundwater Monitoring	0	0	0	0%	
129	Freight	1,182	0	1182	0%	Budgeted in April. Started earlier than projected
130	Clubhouse Grounds	0	1,500	(1500)	0%	
	MAINTENANCE					
	Operating Expenses					
131	Clubhouse Repair & Maintenance	11,265	7,500	3765	50%	Sprinkler system lost power. Generator arriving soon. On island
132	Golf Course Building Repair & Maint	439	3,000	(2561)	-85%	
133	Golf Course Building HVAC R&M	0	100	(100)	0%	
134	Clubhouse HVAC R&M	429	600	(171)	-29%	
135	Clubhouse Electrical R&M	5,365	900	4465	496%	Repairs of lights, inside and out, and installing 240 plug for toaster. Low voltage lights went out
136	Golf Course Building Electrical R&M	3,224	1,000	2224	222%	
137	Clubhouse Plumbing R&M	1,586	0	1586	#DIV/0!	Replaced faucets behind bar and in bathroom. Budgeted in April
138	Oakson Septic System	0	0	0	0%	
139	Golf Course Building Plumbing R&M	2,101	1,500	601	0%	Faucets and toilets needed repair in bathrooms
140	Alarm System/Activity	0	0	0	0%	
141	Refrigeration	0	1,500	(1500)	0%	
	GENERAL & ADMINISTRATIVE					
	Revenue					
142	Other Income	0	0	0	0%	
143	Interest Income	0	0	0	0%	
144	Winter Memberships	4,800	3,000	1800	0%	
145	House Rental Income	22,212	18,000	4212	23%	Kept some employees around longer, and got some back earlier
	Payroll Expense					
146	Controller	23,451	23,850	(399)	-2%	
147	Administrative Services Manager	19,879	20,100	(221)	-1%	
148	Management Payment	51,750	57,500	(5750)	-10%	
	Operating Expenses					
149	Cleaning Admin. Office	0	0	0	0%	
150	Employee Shift Meals 100%	2,352	2,400	(48)	-2%	
152	Office Supplies	2,540	1,200	1340	112%	Ordered rain checks and tri fold information packets earlier than anticipated
153	Bank & Finance Charges	239	105	134	128%	Looking into this
154	Credit Card Merchant Services	23,563	18,500	5063	27%	Started the year off high as we take credit cards for dues
	NLB Debt / Interest	0	0	0	0%	
155	Office Equipment Leases	161	600	(439)	-73%	
156	Office Furniture	0	0	0	0%	
157	Advertising	0	0	0	0%	
158	Postage & Shipping	769	300	469	156%	Budgeted every month, and we will catch up
159	Dues and Subscriptions	324	900	(576)	-64%	
160	Travel and Education	2,108	8,000	(5892)	-74%	
161	POS Support/Computer Support	39,664	10,500	29164	278%	We are over as a result of not budgeting for Club essentials software purchase 28,650 on 3/1/22
162	Legal Fees	0	2,500	(2500)	0%	
163	Professional Accounting	0	4,000	(4000)	-100%	
164	Cell Phones	1,121	900	221	25%	
165	Payroll Service	12,884	11,500	1384	12%	
166	Trash Removal	4,556	3,600	956	27%	Extra pick up
167	Employee Relations	0	0	0	0%	
168	Incentive Bonuses'	0	0	0	0%	
169	License & Fees	250	600	(350)	-58%	
171	Electricity	14,257	13,500	757	6%	
172	Liquid Propane	14,209	9,450	4759	50%	We will catch this up. Budgeted every month.
173	Telephone	450	1,176	(726)	-62%	
174	Heating Fuel	0	0	0	0%	
175	Water	772	1,200	(428)	-36%	
176	Cable TV & Internet	5,241	4,500	741	16%	
177	Web Site	0	0	0	0%	
178	EPLI Insurance	0	0	0	0%	
179	Insurance - Property/Liability	36,261	32,000	4261	0%	Will be switching insurance as soon as we renew. I found some savings
180	Professional Liability	2,380	0	2380	0%	Budgeted in May
181	Insurance - Workers Comp	3,204	3,200	4	0%	
182	Excise Tax/Truck Registration	290	200	90	45%	
183	Insurance - Vehicles	2,003	1,800	203	11%	
184	Land Management Payment (\$1/Round)	0	0	0	0%	
185	Bad Debt	0	0	0	0%	
186	Retirement Plan	5,683	6,000	(317)	-5%	
187	Payroll Taxes - Mgmt. & Empl. Exp.	51,934	45,000	6934	15%	April has more budgeted and we should catch up. Will fix for next year
188	Employee Housing Rent	19,500	49,000	(29500)	-60%	
189	Employee Housing - Utilities	13,434	6,600	6834	104%	6 West has electric heat and it's expensive, started the year high, but will catch up
190	Employee Housing R&M	1,464	2,400	(936)	-39%	
191	Health Insurance	78,479	60,000	18479	31%	Still checking on insurance. Have BXBS its the only one that works for us.
192	Manager Clothing Allowance	0	250	(250)	0%	
193	Employee Severence Expense	0	0	0	0%	
194	General Manager Comp Charges	26	300	(274)	-91%	
195	Food & Bev Manager Comp Charges	205	450	(245)	-54%	
196	Golf Course Manager Comp Charges	0	150	(150)	-100%	
197	Director of Golf Comp Charges	0	300	(300)	-100%	
198	Interest Expense	1,081	0	1081	#DIV/0!	We budgeted 0 for the year. We have one more payment left. Must have miscalculated timing
199	Penalties	0	0	0	0%	

200	Suspense	0	2,400	(2400)	0%	
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NANTUCKET ISLANDS LAND BANK
GOLF CAPITAL FUND TRANSFER REQUEST
April 26, 2022

MIACOMET GOLF

Leased Equipment- Huntington/Toro	Feb-22	\$3,676.42
Leased Equipment- Huntington/Toro	Mar-22	\$3,676.42
Generator - Kevin Dineen LLC		\$35,250.00

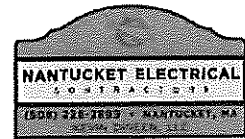
Total Capital Expenditures to be reimbursed

\$42,602.84

Kevin Dineen LLC

PO Box 2815

Nantucket, MA 02584

**INVOICE****BILL TO**

Miacomet Golf Club.

12 W Miacomet Rd

Nantucket, MA 02554

INVOICE

9800

DATE

02/20/2022

DESCRIPTION	AMOUNT
Electrical progress invoice to supply and install a back up generator. Supply and install transfer switch and new non critical loads transfer switch.	0.00
Supply a Cummins 100KW single phase propane fueled back up Generator to be located on the left side of the driveway access to the Kitchen and Cart Barn area. Previously installed conduits to that location will be located and used to install conductors. A concrete base will be provided and generator set and all wiring will be included. We will supply and install a new electrical panel in basement electrical room. All non essential circuits will be removed from existing Main Distribution Panel and installed in the new panel. A 600 amp indoor transfer switch will be installed in the electrical room feeding all remaining circuits in the Main Distribution Panel.	
All wiring and complete install is included with the exception of propane tank and connection to generator unit. All testing and a factory rep start up is included.	
Electrical permit and inspections	250.00
Cummins 100KW propane powered single phase generator with a 600amp Nema 1 ATS	12,000.00
Electrical materials	10,000.00
Excavation and concrete base	0.00
Shipping and crane for unloading and genset drop	0.00
Labor	13,000.00
Thank you for your business	
BALANCE DUE	\$35,250.00



1405 Xenium Lane N (PCC180) Plymouth, MN 55441
Address Service Requested

Remittance Section

Invoice Number: 7495761
Customer Number: 717174
Contract Number(s): 008-0717174-301
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

Please See Reverse Side for Important Information

NGM, INC
ATTN: ACCOUNTS PAYABLE
12 WEST MIACOMET RD
NANTUCKET MA 02554-4369

Use enclosed envelope and make check payable to:

The Huntington National Bank
PO Box 77077
Minneapolis MN 55480-7777



00000000000000 0000717174 07495761 000367642 9

Please detach the above remittance portion and return with your payment. Thank You

Welcome.

TCF National Bank is now part of The Huntington National Bank,
and we can officially welcome you to Huntington.



1405 Xenium Lane N (PCC180)
Plymouth, MN 55441

Invoice Number: 7495761
Customer Number: 717174
Invoice Date: 01/14/22
Invoice Due Date: 02/05/22
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

For Customer Service, Call 800-643-4354

Invoice Details

Contract Number	Invoice Description	Current Charges	Past Due 1-30 Days	Past Due 31-60 Days	Past Due 61+ Days	Total Due				
008-0717174-301	(2) Toro Reelmaster 5010-H, & (2) Toro ProCore 648 Payment Due	3,676.42	0.00	0.00	0.00	3,676.42				
<div>APPROVAL</div> <div>Date Rcvd. _____</div> <div><table><tr><td>Acct. #</td><td>\$</td></tr><tr><td>2053-0</td><td>3,676.42</td></tr></table></div> <div>OK for Pymnt. <i>LT</i></div> <div>Processed</div>							Acct. #	\$	2053-0	3,676.42
Acct. #	\$									
2053-0	3,676.42									
Total		\$3,676.42	\$0.00	\$0.00	\$0.00	\$3,676.42				

Simplify your
business and
go paperless!

FAST. SECURE. CONVENIENT.

- Access invoice information and make payments anytime, anywhere
- Set up autopay to pay bills automatically each month
- Access, save, and print your online statements

Visit

<https://financediv.osgview.com>
to register today!

Billor Code: 0801
Token: W9J6LNQD

For invoice questions, contact us at
800-643-4354 or EFCustomerService@huntington.com

Page 1 of 2



1405 Xenium Lane N (PCC180) Plymouth, MN 55441

Address Service Requested

Remittance Section

Invoice Number: 7595076
Customer Number: 717174
Contract Number(s): 008-0717174-301
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42



Please See Reverse Side for Important Information

Use enclosed envelope and make check payable to:

7578000362 PRESORT PBPS001



NGM, INC
ATTN: ACCOUNTS PAYABLE
12 WEST MIACOMET RD
NANTUCKET MA 02554-4389

The Huntington National Bank
PO Box 77077
Minneapolis MN 55480-7777



00000000000000 0000717174 07595076 000367642 6

Please detach the above remittance portion and return with your payment. Thank You

Thank
you!

We value and appreciate your business!
Your needs are important to us, so please contact us
for customer support and future financing requirements.



1405 Xenium Lane N (PCC180)
Plymouth, MN 55441

Invoice Number: 7595076
Customer Number: 717174
Invoice Date: 03/14/22
Invoice Due Date: 04/05/22
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

For Customer Service, Call 800-643-4354

Invoice Details

Contract Number	Invoice Description	Current Charges	Past Due 1-30 Days	Past Due 31-60 Days	Past Due 61+ Days	Total Due
008-0717174-301	(2) Toro Reelmaster 5010-H, & (2) Toro ProCore 648 Payment Due	3,676.42	0.00	0.00	0.00	3,676.42
Total		\$3,676.42	\$0.00	\$0.00	\$0.00	\$3,676.42

Billor Code: 0801
Token: W9J6LNQD

For Invoice questions, contact us at
800-643-4354 or EFCustomerService@huntington.com

Page 1 of 2

Move-Off proposals for the cottage and main house at **113 Madaket Road** have been asked to provide the following information:

- Address of the destination property (specifying who the current owner of that property is)
- What the anticipated use of the building will be (seasonal, year-round, workforce/affordable housing, etc.)
- A sufficiently detailed plan with an estimated timeline for accomplishing the moving work. By “sufficiently detailed” we mean that the plan should provide enough information to give the Land Bank reasonable assurance that the proposer is organized and has done their diligence as far as steps required to complete the work.

4-14-2022

NANTUCKET LAND BANK


22 BROAD STREET, NANTUCKET, MA. 02554

Hello. Thank you for your consideration. We are Denise Corson and Fred Bisailon, the proud owners of B-ACK Yard BBQ, and The Charlie Noble. We have been on Nantucket for a Combined 40+ years and happy to be part of and to serve this community. We are interested in the "Main" or Rear House of the 113 Madaket Road property for year-round housing for local staff members and their family. They have been trying to find suitable housing for a young family with a toddler and a dog. We would love to help them and keep them here on island by providing them with a home.

In 2012, we were fortunate enough to purchase property at 65 ½ (65.5) Surfside Road, where we live to this day. This Property features over a Half acre of land, suitable for building another dwelling on. We have confirmed this with a proper survey based on the "Main House" (please see attached plan by Connolly and Associates) and would like to proceed with a house move in Mid-September if you choose us. We have already booked a tentative slot with Toscana (Bernie) to do the house move onto our property. We have also secured the time with Scott Andersen and Andersen Builders to be our General Contractor for the Job. (We have a quote for that work as well which is also attached). For the Financial Portion, we have the money put aside to do this without the help of banks. If any proof of the finance portion is needed, please just ask, and we are happy to provide to you.

Thank you again for taking the time to review our application for this beautiful home that we hope can house year-round families for years to come.

SINCERELY,

 (508)-468-6041 chefFred6@hotmail.com

FRED BISAILLON AND DENISE CORSON

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL-5 (R-5)

MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT.
MINIMUM YARD SETBACK: 10 FT.
SIDE SETBACK: 10 FT. ONE SIDE,
5 FT. OTHER TWO SIDES
REAR SETBACK: 5 FT. THENCE
GROUND COVER %: 40 %

AS PER USDOCS AND STATE
SURVEY, 71' 2" DISK
EL. = 20.23 HTL
DISK EL. = 28.63 NAVD 88

EXISTING
SEWER MAN HOLE
RIM EL. = 21.70 FIELD
RIM TO INVERT FIELD
8.60'
INVERT EL. = 13.30 NAVD 88

LOT 2
5,001 ± S.F.

LOT 1
5,001 ± S.F.

LOCUS MAP

SURFSIDE ROAD

SECOND DWELLING
SITE PLAN
OF LAND
IN
NANTUCKET, MA.

PREPARED FOR:

FRED BISAILLON &
DENISE CORSON
DEED BK. 1331, PG. 166
PLAN NO. 2021-43, LOT 3

SCALE: 1"=20' DATE: MARCH 22, 2022
MICHAEL CONNOLLY & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MA. 02554
(508) 228-8910 C-7744

GRAPHIC SCALE



(MAP 67/PARCEL 223.5)
LOT AREA=14,748 ± S.F.

WAY
(PLAN BOOK 20 PG. 47)
(PLAN 40' WIDE)

NANTUCKET, MA.

67-555
N/F
M.A. & C.M. AYOTTE

67-663
N/F
E. W. ROBERTS

67-223.9
N/F
B. BRIDGES

67-223.1
N/F
T. & E. THURSTON

67-223.6
N/F
T. & E. THURSTON

67-223.4
N/F
T. & E. THURSTON

67-223.6
N/F
H. DALGARDO

140 BENCHMARK:
12" SPIKE SET
EL. = 14.11
NAVD 88

PROPOSED
SEWING
DRESSING
DRESSING
G.C. = 1214 S.F.
(CRN. BDS.)

EXISTING
DWELLING
G.C. = 1532 S.F.
(CRN. BDS.)

PROPOSED GRAVEL
DRIVE & PARKING

EXISTING SEPTIC SYSTEM

EXISTING
WELL PIT

EXISTING
SHED

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The Andersen Company, LLC

Scott W Andersen
282 Madaket Road
Nantucket, MA 02554

To:

113 Madaket Road House Move
Fred and Denise Bissaillon
65.5 Surfside
Nantucket, MA 02554

Project: 113 Madaket Road / 65.5 Surfside

Schedule of Values

3/20/2022

A	B	C	D	E	F	G	H	I	J
ITEM No.	Description of Work	Schedule of Values/ Budgeted Amount	Adjusted SOV/Cost to Complete	Adjusted SOV	Work Completed Previous Applications	This Period	Total Completed & Stored to Date (F+G)	% (H/E)	Balance to Finish (E-H)
1	Building Permit Application								
	Permit Acquisition	\$ 4,500.00		\$ 4,500.00			\$ -	0%	\$ 4,500.00
	HDC Plans / Survey and As-builts *Allowance*	\$ 12,000.00		\$ 12,000.00			\$ -	0%	\$ 12,000.00
	Inspections	\$ 2,250.00		\$ 2,250.00			\$ -	0%	\$ 2,250.00
	Foundation Plan	\$ 2,500.00		\$ 2,500.00			\$ -	0%	\$ 2,500.00
2	Pre-Construction								
2.1	Temporary Electrical Service	\$ 1,500.00		\$ 1,500.00					\$ -
2.2	Site Security	\$ -		\$ -					\$ -
2.3	Temporary Facilities	\$ 2,500.00		\$ 2,500.00					\$ 2,500.00
2.4	Police Details	\$ -		\$ -					\$ -
3	Site Work								
3.1	House and Garage Move	\$ 160,000.00		\$ 160,000.00			\$ -	#DIV/0!	\$ -
3.2	Pre Move Carpentry Prep	\$ 15,000.00		\$ 15,000.00					\$ 15,000.00
3.3	Site Work	\$ 20,000.00		\$ 20,000.00					\$ 20,000.00
3.4	Sewer	\$ 6,500.00		\$ 6,500.00					\$ 6,500.00
3.5	Water	\$ 6,500.00		\$ 6,500.00					\$ 6,500.00

SOV

A	B	C	D	E	F	G	H	I	J
ITEM No.	Description of Work	Schedule of Values/ Budgeted Amount	Adjusted SOV/Cost to Complete	Adjusted SOV	Previous Applications	Work Completed This Period	Total Completed & Stored to Date (F+G)	% (H/E)	Balance to Finish (E-H)
3.6	Electric Trench	\$ 6,500.00		\$ 6,500.00			\$ -	0%	\$ 6,500.00
3.7	Supply and Spread Loam	\$ 4,200.00		\$ 4,200.00			\$ -	0%	\$ 4,200.00
4	Foundation			\$ -			\$ -	#DIV/0!	\$ -
4.1	Footings & Piers	\$ 11,000.00		\$ 11,000.00			\$ -	#DIV/0!	\$ -
4.2	Walls	\$ 50,000.00		\$ 50,000.00			\$ -	0%	\$ 50,000.00
4.3	Slabs	\$ 18,000.00		\$ 18,000.00			\$ -		\$ 18,000.00
4.4	Concrete Pumping	\$ 3,900.00		\$ 3,900.00			\$ -		\$ 3,900.00
5	Foundation			\$ -			\$ -	#DIV/0!	\$ -
5.1	Window and Door Frames Labor & Material	\$ 2,175.00		\$ 2,175.00			\$ -	#DIV/0!	\$ -
6	Foundation Waterproofing								\$ 2,175.00
6.1	Labor & Materials	\$ 5,750.00		\$ 5,750.00			\$ -	0%	\$ 5,750.00
7	Crane / Lift/ Lull			\$ -			\$ -		\$ -
7.1	Rental Charges	\$ 5,500.00		\$ 5,500.00			\$ -	#DIV/0!	\$ 5,500.00
8	Framing Labor			\$ -			\$ -		\$ -
	Basement/ Porches / Reconnect & Stairs	\$ 40,000.00		\$ 40,000.00			\$ -		\$ 40,000.00
9	Framing Material			\$ -			\$ -		\$ -
	Basement / Porches / Reconnect & Stairs X 2	\$ 22,000.00		\$ 22,000.00			\$ -		\$ 22,000.00
10	Exterior Trim Labor			\$ -			\$ -		\$ -
	Porches and Stairs & Rails	\$ 12,000.00		\$ 12,000.00			\$ -		\$ 12,000.00
11	Exterior Trim Material			\$ -			\$ -		\$ -
	Porches and Stairs & Rails	\$ 9,750.00		\$ 9,750.00			\$ -	0%	\$ 9,750.00
12	Porch Piers			\$ -			\$ -		\$ -
	Porches and Stairs	\$ 2,500.00		\$ 2,500.00			\$ -		\$ 2,500.00
13	Windows Existing*			\$ -			\$ -		\$ -
13.1	Installation including Casing Labor	\$ -		\$ -			\$ -		\$ -
13.2	Materials & Install	\$ -		\$ -			\$ -		\$ -
14	Crane and Set Team *Included Above*			\$ -			\$ -		\$ -

A	B	C	D	E	F	G	H	I	J
ITEM No.	Description of Work	Schedule of Values/ Budgeted Amount	Adjusted SOV/Cost to Complete	Adjusted SOV	Previous Applications	This Period	Total Completed & Stored to Date (F+G)	% (H/E)	Balance to Finish (E-H)
		\$ -		\$ -					\$ -
15	Exterior Doors & Windows *Basement* TBD			\$ -					\$ -
151	Materials	\$ -		\$ -			\$ -	#DIV/0!	\$ -
152	Installation Labor	\$ -		\$ -			\$ -	#DIV/0!	\$ -
				\$ -			\$ -	#DIV/0!	\$ -
16	Flashing			\$ -					\$ -
16.1	Materials / Fabrication	\$ 2,500.00		\$ 2,500.00					\$ 2,500.00
16.2	Installation	\$ 3,750.00		\$ 3,750.00			\$ -	0%	\$ 3,750.00
		\$ 1,575.00		\$ 1,575.00			\$ -	0%	\$ 1,575.00
17	Roofing *TBD*			\$ -					\$ -
17.1	*Cedar* Material * Repairs Only* *Allowance*	\$ 7,500.00		\$ 7,500.00					\$ 7,500.00
17.2	Labor * Porches Only*	\$ 3,500.00		\$ 3,500.00			\$ -	0%	\$ 3,500.00
17.3	Rubber Material	\$ -		\$ -			\$ -	#DIV/0!	\$ -
17.4	Rubber Installation	\$ -		\$ -			\$ -		\$ -
				\$ -					\$ -
18	Sidewall *Connection Repairs Only*			\$ -					\$ -
18.1	White Cedar Shingle Material	\$ 9,750.00		\$ 9,750.00			\$ -	#DIV/0!	\$ -
18.2	White Cedar Shingle Labor	\$ 4,500.00		\$ 4,500.00			\$ -	0%	\$ 9,750.00
				\$ -			\$ -	0%	\$ 4,500.00
19	Window Trim			\$ -			\$ -	#DIV/0!	\$ -
19.1	*Existing* Material	\$ -		\$ -			\$ -	#DIV/0!	\$ -
19.2	*Existing* Install	\$ -		\$ -			\$ -	#DIV/0!	\$ -
				\$ -			\$ -	#DIV/0!	\$ -
20	HVAC *Allowance / Pending Design*			\$ -			\$ -	#DIV/0!	\$ -
20.1	Mini Splits	\$ 65,000.00		\$ 65,000.00			\$ -	#DIV/0!	\$ 65,000.00
20.2	Bathroom Venting	\$ 750.00		\$ 750.00					\$ 750.00
20.3	Laundry Venting	\$ 1,200.00		\$ 1,200.00					\$ 1,200.00
20.4	Hot Water Venting	\$ 5,500.00		\$ 5,500.00			\$ -	0%	\$ 5,500.00
20.5	Kitchen Venting and Fresh Air Makeup	\$ -		\$ -					\$ -
20.6	Mechanical Room/Storage/Drain Pump Venting	\$ 2,450.00		\$ 2,450.00			\$ -	0%	\$ 2,450.00
				\$ -			\$ -		\$ -
20A	Hot Water			\$ -			\$ -	#DIV/0!	\$ -

A	B	C	D	E	F	G	H	I	J
					Work Completed				
ITEM No.	Description of Work	Schedule of Values/ Budgeted Amount	Adjusted SOV/Cost to Complete	Adjusted SOV	Previous Applications	This Period	Total Completed & Stored to Date (F+G)	% (H/E)	Balance to Finish (E-H)
20.1A	Propane On-Demand	\$ 15,500.00		\$ 15,500.00					\$ 15,500.00
				\$ -					\$ -
				\$ -				#DIV/0!	\$ -
21	Plumbing / Retro-fit Existing / Rough Only Basement			\$ 20,000.00			\$ -	0%	\$ 20,000.00
21.1	Rough Labor	\$ 20,000.00		\$ 20,000.00			\$ -	0%	\$ 2,500.00
21.2	Rough Material:	\$ 2,500.00		\$ 2,500.00			\$ -	0%	\$ 750.00
21.3	Finish Labor:	\$ 750.00		\$ 750.00			\$ -	0%	\$ -
21.4	Finish Materials / Fixtures *Existing*	\$ -		\$ -			\$ -		\$ -
				\$ -			\$ -		\$ -
22	Propane			\$ -			\$ -	#DIV/0!	\$ -
22.1	Propane Tank	\$ 3,500.00		\$ 3,500.00			\$ -	0%	\$ 3,500.00
22.2	Propane Connections	\$ 2,275.00		\$ 2,275.00			\$ -	#DIV/0!	\$ 2,275.00
22.3	Propane Generator *TBD*	\$ -		\$ -			\$ -		\$ -
				\$ -			\$ -	#DIV/0!	\$ -
23	Specialty *TBD*			\$ -			\$ -	#DIV/0!	\$ -
23.1	Shower Doors	\$ -		\$ -			\$ -		\$ -
23.2	SONOS	\$ -		\$ -			\$ -		\$ -
23.3	Alarm System	\$ -		\$ -			\$ -	#DIV/0!	\$ -
23.4	IT	\$ -		\$ -			\$ -		\$ -
				\$ -			\$ -	#DIV/0!	\$ -
24	Electrical System			\$ -			\$ -	#DIV/0!	\$ -
24.1	Rough Labor & Materials	\$ 25,000.00		\$ 25,000.00			\$ -	0%	\$ 25,000.00
24.2	Finish Labor	\$ 10,000.00		\$ 10,000.00			\$ -	0%	\$ 10,000.00
24.3	Fixtures *Allowance*	\$ 575.00		\$ 575.00			\$ -	#DIV/0!	\$ 575.00
				\$ -			\$ -		\$ -
25	Insulation			\$ -			\$ -		\$ -
25.1	Spray Foam	\$ 3,500.00		\$ 3,500.00			\$ -	0%	\$ 3,500.00
25.2	Fiberglass Batt	\$ 1,975.00		\$ 1,975.00			\$ -	#DIV/0!	\$ 1,975.00
				\$ -			\$ -		\$ -
26	Drywall			\$ -			\$ -		\$ -
26.1	Labor	\$ 12,500.00		\$ 12,500.00			\$ -	0%	\$ 12,500.00
26.2	Materials	\$ 4,375.00		\$ 4,375.00			\$ -	#DIV/0!	\$ 4,375.00
				\$ -			\$ -		\$ -

A	B	C	D	E	F	G	H	I	J
ITEM No.	Description of Work	Schedule of Values/ Budgeted Amount	Adjusted SOV/Cost to Complete	Adjusted SOV	Previous Applications	Work Completed This Period	Total Completed & Stored to Date (F+G)	% (H/E)	Balance to Finish (E-H)
27	Interior Trim Case/Work *Basement Only*			\$ -					\$ -
27.1	Labor	\$ 3,500.00		\$ 3,500.00				0%	\$ 3,500.00
27.2	Materials	\$ 1,500.00		\$ 1,500.00					\$ 1,500.00
27.3	Hardware Materials *Allowance*	\$ -		\$ -					\$ -
27.4	Interior Doors Basement	\$ 500.00		\$ 500.00					\$ 500.00
27.5	Interior Doors	\$ -		\$ -					\$ -
				\$ -					\$ -
28	Millwork Cabinets *Existing*			\$ -					\$ -
28.1	Bathrooms	\$ -		\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
28.2	Kitchen	\$ -		\$ -					\$ -
28.3	Misc	\$ -		\$ -					\$ -
				\$ -					\$ -
29	Millwork/Counter Tops *Existing*			\$ -					\$ -
29.1	Bathrooms	\$ -		\$ -					\$ -
29.2	Kitchen	\$ -		\$ -					\$ -
29.3	MISC	\$ -		\$ -					\$ -
				\$ -					\$ -
30	Millwork Installation *Move Adjustments*			\$ -					\$ -
30.1	Labor	\$ 1,500.00		\$ 1,500.00					\$ 1,500.00
				\$ -					\$ -
32	Flooring *TBD*			\$ -					\$ -
32.1	Floor Material:	\$ -		\$ -					\$ -
32.2	Stair Treads:	\$ -		\$ -					\$ -
32.3	Floor Install and Finish	\$ -		\$ -					\$ -
				\$ -					\$ -
33	Tile *Existing*			\$ -					\$ -
33.1	Tile Material	\$ -		\$ -					\$ -
33.2	Tile Labor	\$ -		\$ -					\$ -
				\$ -					\$ -
34	Painting *Allowance Touch Up Only*			\$ -					\$ -
34.1	Interior *Touch Up*	\$ 7,500.00		\$ 7,500.00					\$ 7,500.00
34.2	Exterior	\$ -		\$ -					\$ -

A	B	C	D	E	F	G	H	I	J
					Work Completed				
ITEM No.	Description of Work	Schedule of Values/ Budgeted Amount	Adjusted SOV/Cost to Complete	Adjusted SOV	Previous Applications	This Period	Total Completed & Stored to Date (F+G)	% (H/E)	Balance to Finish (E-H)
47	<u>Total</u>	\$ 816,950.00		\$ 816,950.00	0	0	0	0	\$ 816,950.00

113 Madaket Rd - open house

ben@normandresidential.com <ben@normandresidential.com>

Thu 2/24/2022 9:41 AM

To: bglow56@yahoo.com <bglow56@yahoo.com>; 'Ariana Costakes' <acostakes@gmail.com>; 'Aaron' <aaron_mcauley@hotmail.com>; 'John Bartlett' <John@bartlettsfarm.com>; 'Victoria Ewing' <link02554@gmail.com>; cheffredb@hotmail.com <cheffredb@hotmail.com>; 'Jessica Torre' <dentucket@yahoo.com>
Cc: Jesse Bell <jbell@nantucketlandbank.org>; 'John Kuszpa' <jkuszpa@nantucketlandbank.org>

Hello Everyone,

Thank you for your interest in the buildings at 113 Madaket Rd. To be fair to everyone who responded to our advertisement in the Inquirer & Mirror, we will be holding an open house on the property on March 17th between 9:00 – 12:00. I encourage you to bring everything (and everyone) you need to determine whether a move is feasible for you. Following the open house, we request that you provide a proposal for moving structures off. Proposals are due no later than April 20th. The proposal should include the address of the destination property (indicating whether you currently own that property), what the anticipated use of the building will be (seasonal, year-round, workforce/affordable housing, etc.), and a sufficiently detailed plan with an estimated timeline for accomplishing the moving work. By “sufficiently detailed” we mean that the plan should provide enough information to give the Land Bank reasonable assurance that the proposer is organized and has done their diligence as far as steps required to complete the work.

Again, thank you for your interest and I look forward to seeing you on the morning of March 17th.

Ben

Benjamin Normand Residential Design, Inc
PO Box 1375
Nantucket MA, 02554
(508) 228-2044
NormandResidential.com

Jessica N. Torre, D.D.S., PC

43 Old South Road

Nantucket, MA 02554

Office: 508.228.2699

Personal cell: 917.848.4518

Personal email: dentucket@yahoo.com

April 15, 2022

To the Director and Board of Directors of Nantucket Islands Land Bank,

Please see proposal for moving the structure off 113 Madaket Road – Cottage.

The move is to 53 Miacomet Ave. Nantucket, MA. This is my primary residence and the new structure would be a second dwelling.

Please see the attached plot plan for the proposed move. Art Gasbarro of Nantucket Engineering. will prepare detailed site plans as needed, including the sewer connection.

Victoria Ewing of Link Permitting and Design has provided me with guidance on requirements for HDC, Planning Board and Moving/ Building permits. I anticipate having a move-off permit by early to mid-October.

I have discussed the move with Tris Gauvin and Warren Ard who are both experienced structure movers. They share the opinion that this is a viable and fairly straightforward move. I have a proposal and a tentative move date from Warren.

I have also arranged with Tris Gauvin for all site excavation, trenching and tie-ins for the move-on.

I am planning to set the cottage on a concrete slab with a 6x6x5 recess for utilities.

If awarded the cottage, in the short term the property would be ideal for employee housing. My office manager currently lives in an apartment above my dental office. They are looking to expand their family and would be a perfect fit for this size home. They would also be interested in the purchase if it were to be made a part of the Covenant program in the future.

Please contact me if you would like further details. Thank you.

Jessica N. Torre

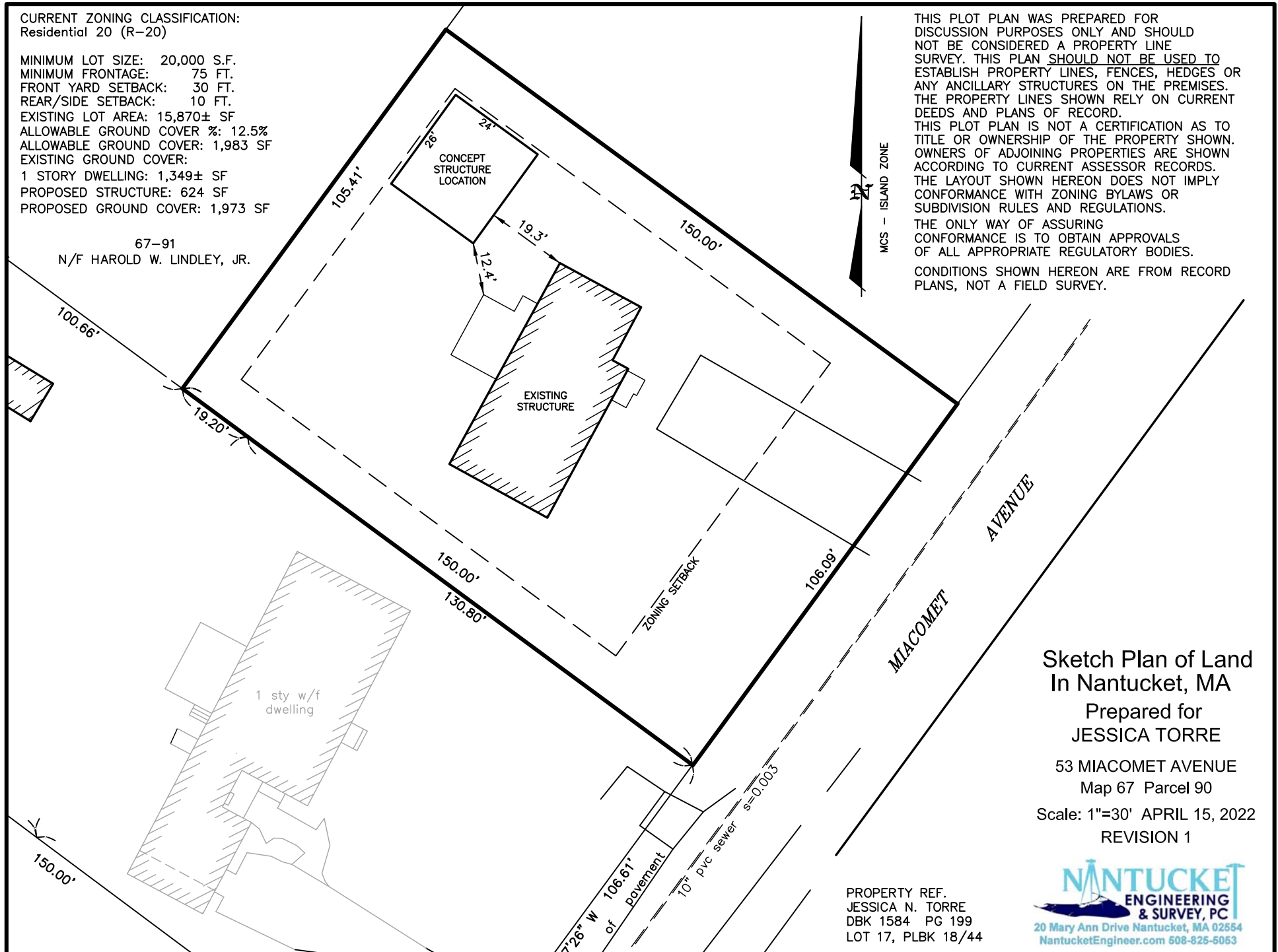
CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 30 FT.
REAR/SIDE SETBACK: 10 FT.
EXISTING LOT AREA: 15,870± SF
ALLOWABLE GROUND COVER %: 12.5%
ALLOWABLE GROUND COVER: 1,983 SF
EXISTING GROUND COVER:
1 STORY DWELLING: 1,349± SF
PROPOSED STRUCTURE: 624 SF
PROPOSED GROUND COVER: 1,973 SF

67-91
N/F HAROLD W. LINDLEY, JR.

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS. THE ONLY WAY OF ASSURING CONFORMANCE IS TO OBTAIN APPROVALS OF ALL APPROPRIATE REGULATORY BODIES. CONDITIONS SHOWN HEREON ARE FROM RECORD PLANS, NOT A FIELD SURVEY.

MCS - ISLAND ZONE



Sketch Plan of Land In Nantucket, MA

Prepared for
JESSICA TORRE

53 MIACOMET AVENUE
Map 67 Parcel 90

Scale: 1"=30' APRIL 15, 2022
REVISION 1

PROPERTY REF.
JESSICA N. TORRE
DBK 1584 PG 199
LOT 17, PLBK 18/44

NANTUCKET
ENGINEERING
& SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

Susan Campese

From: Jesse Bell
Sent: Wednesday, April 20, 2022 1:00 PM
To: Susan Campese
Subject: FW: 113 Madaket Rd moving opportunity

From: Darya Afshari <darya@daryasalonspa.com>
Sent: Tuesday, April 19, 2022 10:35 PM
To: Tori Wilson <link02554@gmail.com>; ben@normandresidential.com; Jesse Bell <jbell@nantucketlandbank.org>; John Kuszpa <jkuszpa@nantucketlandbank.org>; Mike Gault <mjgaultwoodworking@gmail.com>
Subject: Re: 113 Madaket Rd moving opportunity

Land Bank Narrative

My name is Darya Gault,
I have lived year-round on Nantucket for 20 years. I find the efforts and ethics of the Land Bank to be true and well curated through all the bureaucratic limitations. Not only am I grateful for the opportunity to acquire much needed year round housing, but also proud to be in the company of wonderful people that respect our land as well as the importance of creating a sustainable community.

We each have a compelling story to share about our journeys on this Island, as such, I'm sure all of us deserve this opportunity. I trust that the Land Bank will make the wisest decision for whomever is the most qualified.

I am interested in acquiring both the main house and the guest cottage located at 113 Madaket Road. We are intending to move the dwellings to our lot located at 6 Forrest Avenue. We will be utilizing both dwellings for year round employee housing.

As multiple business owners on the island we share many of the same issues - largely housing and the lack of opportunity to keep year-round employees. Between Darya Salon & Spa, White Elephant Spa by Darya, and Lemon Press, we have between 60-80 people on the payroll. While Darya Salon & Spa is open year-round, the other two businesses are usually open from April 15- December 15. We currently pay \$144,000 annually (not including utilities) for employee housing and are not able to recoup more than 40-50% due to obvious reasons, it is simply outrageous to rent on Nantucket. Not only is our work force affected by this issue, but employers are forced to make large financial sacrifices that sometimes can be crippling to small business owners.

In February 2022, we purchased a piece of land and have been optimistic about an opportunity like this. We are big advocates of the sustainability factor of moving homes and we have the manpower and experience to put these buildings back together successfully. Once the houses are finished, I intend to fill both dwellings with year round staff. This will allow us to keep Lemon Press open year-round. My husband will also be able to add a wood shop in the back. Long term, I would like to explore the possibility of converting one of the homes into a salon somewhere in the future.

PLANNING PROCESS SO FAR

- SECURED WARREN ARD FOR THE MOVE
- HAVE CLEAR, ROUTED PLANS BY WARREN ARD

- HAVE IDENTIFIED ALL POSSIBLE TREES/BRANCHES THAT WOULD HAVE TO BE TRIMMED TO ACCOMMODATE THE MOVE.
- CONTACTED DALE GERRY AT THE DPW TO INFORM HIM OF THE TREES ON QUAKER RD. - (HE HAS NOT PRUNED THE TREES ON THAT ROAD YET SO HE SAID IT WOULD BE FEASIBLE, AS LONG AS THE PERMISSION WAS GRANTED)
- SECURED LANDSCAPING COMPANY TO CLEAR THE MOVE ON LAND
- SECURED SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER DAN MULLOY CIVIL #41757
- SECURED LUKE AND CARRIE THORNEWILL DESIGN LLC FOR ARCHITECTURAL AS BUILT DESIGNS AND PROPOSED SITE PLAN AS NEEDED (THEY HAVE CONFIRMED THAT THE PROPERTIES WILL FIT AND SHOULD TENTATIVELY BE APPROVED BY HDC)
- HAVE TWO COMPANIES LINED UP FOR EXCAVATING AND POURING FOUNDATIONS
- WORKING WITH TORI EWING OF LINK PERMITTING AND DESIGN FOR ALL RELATED REGULATORY APPROVALS AND PERMITTING MATTERS.
- FINANCING HAS BEEN PRE APPROVED WITH CC5
- GAULT WOODWORKING INC (my husband) WILL BE PREPARING THE BUILDING FOR THE MOVE AND COMPLETING CONSTRUCTION ONCE MOVED FOR OCCUPANCY.

I am flexible on moving off/on dates and happy to work with the Land Bank regarding most efficient timing for Fall of 2022. I am in full support to accommodate town employees for the summer. Our intentions are not to use these houses to create a rental income or short term rentals. Our purpose is to maintain a steady workforce. We are a family owned business and do not have any financial investors. We are in need of your help to maintain our businesses and provide opportunities for safe, steady and affordable places to live without the extremely stressful recurring housing crisis every year.

Thank you for this potential opportunity!

Michael and Darya Gault

On Apr 19, 2022, at 10:20 PM, Victoria Ewing <link02554@gmail.com> wrote:

here is the response to email to! you want Ben, Jesse, John me and you and Michael

do NOT send to all other applicants/interested parties

----- Forwarded message -----

From: <ben@normandresidential.com>

Date: Thu, Feb 24, 2022 at 9:41 AM

Subject: 113 Madaket Rd - open house

To: <bglow56@yahoo.com>, Ariana Costakes <acostakes@gmail.com>, Aaron

<aaron_mcauley@hotmail.com>, John Bartlett <John@bartlettsfarm.com>, Victoria Ewing

<link02554@gmail.com>, <cheffredb@hotmail.com>, Jessica Torre <dentucket@yahoo.com>

Cc: Jesse Bell <jbell@nantucketlandbank.org>, John Kuszpa <jkuszpa@nantucketlandbank.org>

Hello Everyone,

Thank you for your interest in the buildings at 113 Madaket Rd. To be fair to everyone who responded to our advertisement in the Inquirer & Mirror, we will be holding an open house on the property on March 17th between 9:00 – 12:00. I encourage you to bring everything (and everyone) you need to determine whether a move is feasible for you. Following the open house, we request that you provide a proposal for moving structures off. Proposals are due no later than April 20th. The proposal should include the address of the destination property (indicating whether you currently own that property), what the anticipated use of the building will be (seasonal, year-round, workforce/affordable housing, etc.), and a sufficiently detailed plan with an estimated timeline for accomplishing the moving work. By “sufficiently detailed” we mean that the plan should provide enough information to give the Land Bank reasonable assurance that the proposer is organized and has done their diligence as far as steps required to complete the work.

Again, thank you for your interest and I look forward to seeing you on the morning of March 17th.

Ben

Benjamin Normand Residential Design, Inc

PO Box 1375

Nantucket MA, 02554

(508) 228-2044

NormandResidential.com

--

Victoria Ewing
Link Permitting and Design
Post Office Box 1001
Nantucket, MA 02554

508-221-8274 mobile

Link02554@gmail.com



40th Pole

Eel Point Rd

0 125 250 500 Feet

Legend

Proposed Trail

Land Bank Property



P

Milestone Rd

New St

Mosey Ln

0 250 500 1,000 Feet

Legend

P Parking

Proposed Trail 2

NLB Flagged Trail

Existing Sconset Trust Trail

NCF Property

TON Property

Land Bank Property

Sconset Trust Property

SCAPE LANDSCAPE ARCHITECTURE DPC

277 BROADWAY NINTH FLOOR NEW YORK NY 10007

T 212 462 2628 SCAPESTUDIO.COM

PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

19 East Creek Road Landscape Concept Design

Request for Proposal

April 14, 2022

Rachael Freeman

Nantucket Land Bank

SCOPE OF SERVICES

It is our understanding that Nantucket Land Bank is interested in retaining SCAPE Landscape Architecture to prepare a landscape concept design package for its property at 19 East Creek Road, Nantucket. We understand the scope of the project to include a brief site analysis, concept alternatives, a preferred direction concept design, and an executive summary report, as well as ongoing architecture review and project management support and coordination throughout the project.

The following document outlines a proposed design scope and deliverables per design phase and our estimated fee and project expenses. SCAPE assumes a 13-week continuous schedule for the project beginning in early May 2022. The following proposal is established based on this proposed schedule.

- Task I – Existing Conditions and Landscape Site Analysis – 2 weeks
- Task II – Goals and Programming – 1 week
- Task III – Concept Development – 4 weeks
- Task IV – Concept Refinement – 6 weeks
- Task V – Ongoing architecture review (13 weeks)
- Task VI – Ongoing project management and coordination (13 weeks)

Task I – Existing Conditions and Landscape Site Analysis – (2 WEEKS)

We will hold a virtual kickoff meeting with the Nantucket Land Bank to confirm the scope of the project, project schedule, and identify relevant existing information to include in the existing conditions analysis.

SCAPE will assess the existing conditions and conduct landscape site analysis to supplement the work completed by the architects for the site. We will review existing available information and summarize landscape conditions, including:

- Ecology and Habitat
- Topography
- Water's edge conditions
- Multi-modal connectivity (pedestrian, bike, vehicular)
- Open space network connections
- Infrastructure
- Sea level rise projections
- Existing and proposed land use / program

We will review of the Nantucket Resilience Plan recommendations as they apply to the site as well as any existing adjacent plans. SCAPE assumes the Land Bank will provide all available existing information.

Deliverables:

- Minutes from the kickoff meeting.
- One (1) existing conditions presentation describing existing site conditions and context and including up to three (3) plan diagrams, three (3) sections and a summary of relevant recommendations or considerations from other plans and initiatives.

Task II – Goals and Basis of Design – (1 WEEK)

We will meet with the Nantucket Land Bank (and any additional stakeholders invited by the Land Bank) for an in-person goals/visioning workshop to present the existing conditions analysis and workshop goals and assumptions for the concept design.

Deliverables:

- One (1) brief presentation deck and interactive Miro board for the in-person workshop
- Minutes from the workshop documenting project goals and assumptions

Task III – Concept Development – (4 WEEKS)

SCAPE will develop 2 landscape concepts (high level) for the 19 East Creek Road site. SCAPE will present the alternatives to the Nantucket Land Bank in an in-person workshop for feedback and discussion. Concepts will include distinct approaches to landscape character, ecological function, circulation, and use.

During this task, 2-3 members of the SCAPE team will visit the island to conduct the workshop and visit the site to discuss alternatives with the client group.

Deliverables:

- One (1) presentation of 2 concept alternatives for the study parcels. For each alternative, SCAPE will prepare one (1) plan diagram (diagrammatic concept diagram), one (1) section, hand sketches and one (1) page of precedent images.
- Minutes from the workshop documenting discussion and concept design selection

Task IV – Concept Refinement – (6 WEEKS)

SCAPE will refine the preferred alternative or combination of alternatives into a preferred concept.

We will develop a concept presentation, and drawings including a plan, diagrams, and sections, as well as a project narrative and draft basis of design memo.

Deliverables:

- One (1) final concept design presentation
- Final concept drawings:
 - Refined from draft concept drawings: one (1) illustrative plan, up to three (3) simple plan diagrams (e.g. program, planning), up to two (2) sections.
 - two (1) sketch renderings
- One (1) final project narrative and basis of design memo describing the design concept and summarizing any design assumptions.

Task V – Ongoing Architecture Review and Comment (13 Weeks, concurrent)

We understand that there is an ongoing process by others for the design of a viewing deck on the site. SCAPE will attend up to five meetings with the architects and provide design review and comment and coordinate the two interrelated processes. At up to two key design submissions by the architects, SCAPE will provide a written memo to the Land Bank documenting design feedback and commentary on the integration with the landscape concept plan. We understand that the viewing deck design and pier renovation will be incorporated into the overall landscape site design.

Deliverables:

- Attendance at up to five (5) architecture coordination meetings
- Up to two written memos providing design feedback at key submissions.

Task VI – Project Management and Coordination (13 Weeks, concurrent)

Throughout the project, SCAPE will support the Land Bank with project management and coordination tasks. For each meeting, SCAPE will coordinate the scheduling of meetings, develop agendas to be circulated in advance, provide meeting notes, and circulate action items from each meeting.

Deliverables:

- Meeting agendas, meeting notes and an action items summary for each meeting with the Land Bank and other stakeholders

Assumptions:

SCAPE assumes the following meetings as described in the scope:

- One (1) virtual kick-off meeting
- One (1) virtual visioning and goal setting workshop with the Nantucket Land Bank, and any select stakeholders, to also include presentation of the existing conditions analysis.
- One (1) in-person concept alternatives presentation and workshop with the Nantucket Land Bank.
- One (1) virtual final concept presentation and discussion.
- Up to three (3) additional one (1) hour meetings with the Land Bank or other stakeholders.

- Up to five (5) design review meetings with the designers of the viewing platform.
- The proposed schedule assumes continuous schedule with no prolonged review periods. We can revise our proposal if the Land Bank wishes to factor in extended periods of review or iteration with the Board of Directors or others.

Potential additional services not currently included in the scope of work:

- Civil engineering construction feasibility review of concept design
- Conceptual cost estimate of concept design
- Environmental Review and/or permitting support

FEES FOR PROFESSIONAL SERVICES

#	TASK	Duration (wks)	TOTAL FEE \$
1	Existing Conditions Analysis	2	\$7,000
2	Goals & Basis of Design	1	\$4,500
3	Concept Development	4	\$16,000
4	Concept Refinement	6	\$26,000
5	Ongoing Architecture Review	13	\$7,000
6	Project Management and Coordination	13	\$4,500
TOTAL LABOR			\$65,000
<i>Expenses</i>			\$5,000
TOTALFEE			\$70,000

This Proposal is Valid for 30 days from date of issue by SCAPE / Landscape Architecture DPC. The proposal terms and fees are for a continuous project schedule. Should the project go on hold or stop for a period of time other than mentioned above, a mobilization fee will be requested of the Client team.

PAYMENT TERMS:

Fixed Fee: Fixed fee phases shall be invoiced monthly based on the percentage of work completed within the billing period.

Reimbursable Expenses (estimate): Project expenses may include in-house printing costs for presentation materials and model supplies and car rental for site and potential nursery visits. SCAPE shall not be responsible for multiple printing & distribution of multiple sets of presentation materials and reports. All large-scale printing such as drawing sets shall be done by others. Additional renderings and physical models shall incur additional fees.

Remobilization Fee: This Scope of Services assumes a continuous 14-week design schedule. If the project goes on hold for an extended period (greater

than 2-months), SCAPE reserves the right to submit a revised fee to reflect costs associated with the remobilization of project team.

HOURLY BILLING RATES

Services outlined under the Scope of Services are based on our hourly billing rates. Any Additional Services shall be provided on an hourly basis computed with the same rates, as follows:

Founder	\$300/Hour
Principal	\$250/Hour
Director	\$200/Hour
Senior Associate	\$180/Hour
Associate	\$140/Hour
Senior Designer	\$120/Hour
Designer	\$100/Hour

Rates are valid for the current calendar year and may be increased subsequently without written notice. Services outlined under the Scope of Services shall be provided per the Fees and Terms in the Agreement for Professional Services.

SIGNATURE PAGE

SCAPE requires a signed proposal, a Notice-to-Proceed and initial payment deposit to start work. Upon acceptance of this proposal, SCAPE will prepare a standard agreement for acceptance, which the parties shall review and may revise.

Landscape Architect

Client

SCAPE / LANDSCAPE ARCHITECTURE DPC

Nantucket Land Bank



By: Pippa Brashear

By: _____

Title: Resilience Principal

Title: _____

Date: 4/14/2022

Date: _____

NANTUCKET ISLANDS LAND BANK

REGISTER OF BIDDERS

IFB for construction of walkway and timber pier on Long Pond at 48 South Cambridge Street

Friday, April 22, 2022, at 4:00 PM EST

Date/Time Proposal Due

For recordkeeping purposes, a complete list of all vendors submitting IFB's for the project and the price when opened submission.

Vendors	Date Bid Received	Price (when opened)*
---------	-------------------	----------------------

MANAFORT TRANSIT, LLC	4/22/2022	\$1,467,000
ROBERT B. DUP CO, INC	4/22/2022	\$ 744,110.08
ACK MARINE GENERAL CONTRACTING, LLC	4/22/2022	\$ 794,000.00

Witness Certification:

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

Witness/s/



~~Jesse A. Bell~~ Sean C. Campese

Witness/s/

Nicholas Bateman

BIDDERS PRESENT:

JASON BALDILA - MANAFORT

ALSO PRESENT:

Additional notes:

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of April 26, 2022

1. “M” Exemption Update:

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

No. 19896 W.C. Dwyer Maloney and Paula Maloney
No. 38409 Joseph Ranstatler and Kelly Ranstatler
No. 38421 Georgi Dimov

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of March 31, 2022

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	Feb YIELD	Mar YIELD	2/28/2022	3/31/2022
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$38,763.54	\$37,161.69
Nantucket Bank / Collection Account x7653	0.25	0.25	\$41,873,161.80	\$35,959,449.17
Nantucket Bank / Special CD x1135 <i>matures 5/20/2022*</i>	0.20	0.20	\$5,055,195.83	\$5,056,054.59
TOTAL UNRESTRICTED FUNDS:			\$46,967,121.17	\$41,052,665.45

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	Feb YIELD	Mar YIELD	2/28/2022	3/31/2022
US Bank / Series A Bonds Reserve Fund / <i>TNotes mature 5/15/22 MktVal</i>	1.74	1.75	\$3,068,469.70	\$3,069,867.87
US Bank / Series A Bonds Debt Service Fund <i>x1002</i>	0.00	0.00	\$20,907.21	\$20,907.30
US Bank / Acquisition Fund <i>x1003</i>	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$40,100.68	\$40,109.19
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,016.66	\$10,018.79
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$44,010.04	\$44,019.38
Nantucket Bank / Nabalus Escrow x1473	0.15	0.15	\$1,660.75	\$1,660.96
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$251,398.45	\$251,451.83
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$391,616.71	\$391,699.86
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$6,084.34	\$6,252.31
Hingham Savings / Marble Reserve CD <i>matures 8/29/2022</i>	0.40	0.40	\$226,913.71	\$226,990.81
Citizens Bank / Rackemann Sawyer Acquisition Escrow			\$550,000.00	\$424,000.00
TOTAL RESTRICTED FUNDS:			\$4,611,179.35	\$4,486,979.40
TOTAL FUNDS:			\$51,578,300.52	\$45,539,644.85

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2009 Series A Issue <i>(Final principal payment 7/1/2022)</i>	\$220,000	<i>Principal and Interest due 7/1/22</i>	\$223,245.00
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$3,780,000	<i>Interest due 8/15/22, Principal and Interest due 2/15/23</i>	\$426,862.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$5,780,000	<i>Interest due 6/1/22, Principal and Interest due 12/1/22</i>	\$1,063,400.00
TOTAL BONDS:	\$9,780,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,713,507.50

NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	<i>Interest of \$25,768.60 due 6/9/22, 9/9/22, 12/9/22, 3/9/23</i>	\$103,074.40
Hays Note #37	\$1,333,333	<i>Principal due 6/12/22</i>	\$1,333,333.33
TOTAL NOTES:	\$3,033,333	TOTAL ANNUAL NOTE PAYMENTS:	\$1,436,407.73
TOTAL DEBT:	\$12,813,333	TOTAL ANNUAL DEBT PAYMENTS:	\$3,149,915.23

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