

AGENDA
Nantucket Land Bank Commission
Regular Meeting of May 24, 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
3. AGRICULTURAL PROPERTY MANAGEMENT
 - a. 101 Hummock Pond Road/My Grandfather’s Farm – House Proposal
4. PROPERTY MANAGEMENT
 - a. Easy Street Park – Model Boat Regatta Request
 - b. Property Maintenance – Equipment Requests
 - c. Smooth Hummocks – Race for Recovery/Event Request (9/25/22)
 - d. 174 Orange Street/Creeks Preserve – Picnic Request (6/5/22)
 - e. Miacomet Beach – Wedding Ceremony Request (9/9/22)
 - f. Codfish Park/Discovery Playground – A Safe Place Information Table Request
 - g. Cisco Beach – Authorization to Execute Mobile Vendor Licenses
 - h. Land Bank Capital Projects – Update
5. TRANSFER BUSINESS
 - a. “M” Exemption Update – Release of Liens
6. APPROVAL OF MINUTES
 - a. Regular Meeting of May 10, 2022
7. REGULAR BUSINESS
 - a. Annual Election of Officers
 - b. Intergovernmental Lease Agreement 2022 – Authorization to Execute
 - c. Community Preservation Committee – Representative Appointment
8. FINANCIAL BUSINESS
 - a. Monthly Financial Report – April
 - b. Warrant Authorization – Cash Disbursement
 - c. Warrant Authorization – Note #37 Hays

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
April 2022

Assets

	Current YTD	Prior YTD
NGM - SGC Operating Account	\$306,803.95	\$379,522.73
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	\$1,741.67	\$1,575.00
Total Cash	\$312,129.02	\$381,897.73
Accounts Receivable-Miacomet Golf	(\$33,220.99)	(\$34,165.92)
Total Accounts Receivable	(\$33,220.99)	(\$34,165.92)
Inventory Golf Shop	\$22,936.76	\$14,923.36
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	\$35,538.21	\$19,823.36
Prepaid Expenses- Administration	\$3,044.69	\$3,044.69
Total Prepaid Expenses	\$3,044.69	\$3,044.69
Total Current Assets	\$317,490.93	\$370,599.86
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	\$11,456,334.49	\$11,551,253.16

Siasconset Golf
Balance Sheet
April 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	(\$39,282.07)	(\$23,522.45)
Total Equity	\$347,010.16	\$66,348.27
Total Liabilities and Equity	\$11,456,334.49	\$11,551,253.16

Siasconset
April, 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	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Total Cost of Sales	0	0	0	0	0	#DIV/0!
	Gross Profit	0	0	0	0	0	#DIV/0!
Payroll Expense							
	Golf Shop	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	General & Administrative	0	0	0	0	0	#DIV/0!
	Grounds	4,219	6,750	(2,531)	7,019	(2,801)	-38%
	Total Payroll	4,219	6,750	(2,531)	7,019	(2,801)	-38%
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	301	1,000	(699)	0	301	-70%
	General & Administrative	2,397	6,000	(3,603)	665	1,732	-60%
	Grounds	1,725	13,000	(11,275)	0	1,725	-87%
	Total Operating Expenses	4,423	20,000	(15,577)	665	3,759	-78%
	Total Expense	8,642	26,750	(18,108)	7,684	958	-68%
	Income/(Loss) from Operations	(8,642)	(26,750)	18,108	(7,684)	(958)	-68%
	Depreciation Expense	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(8,642)	(26,750)	18,108	(7,684)	(958)	-68%

		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	14,620	18,000	(3,380)	18,942	(4,323)	-19%
	Total Payroll	20,620	18,000	2,620	18,942	1,677	15%
	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	1,717	1,120	597	869	848	53%
	General & Administrative	13,449	11,314	2,135	2,715	10,734	19%
	Grounds	2,714	13,000	(10,286)	291	2,423	-79%
	Total Operating Expenses	17,881	25,434	(7,553)	3,875	14,005	-30%
	Total Expense	38,500	43,434	(4,934)	22,818	(2,423)	-11%
	Income/(Loss) from Operations	(39,298)	(43,434)	4,136	(21,294)	(18,005)	-10%
	Depreciation Expense	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(39,298)	(43,434)	4,136	(21,294)	(18,005)	-10%

Siasconset
April, 2022
Departmental Summary

		Month To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	0	0	0	0	0	#DIV/0!
	Covers	0	0	0	0	0	#DIV/0!
Golf Shop							
Revenue		0	0	0	0	0	#DIV/0!
Cost of Goods		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Food & Beverage							
Revenue		0	0	0	0	0	#DIV/0!
Cost of Goods		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Membership							
Dues		0	0	0	0	0	#DIV/0!
Initiation Fees		0	0	0	0	0	#DIV/0!
Member Finance Charges		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Grounds							
Payroll Expense		4,219	6,750	(2,531)	7,019	(2,801)	-38%
Operating Expense		1,725	13,000	(11,275)	0	1,725	-87%
Net Profit / (Loss)		(5,944)	(19,750)	13,806	(7,019)	1,075	-70%
General & Administrative							
Revenue		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		2,397	6,000	(3,603)	665	1,732	-60%
Net Profit / (Loss)		(2,397)	(6,000)	3,603	(665)	(1,732)	-60%
Maintenance							
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		301	1,000	(699)	0	301	-70%
Net Profit / (Loss)		(301)	(1,000)	699	0	(301)	-70%
Income/(Loss) from Operations		(8,642)	(26,750)	18,108	(7,684)	(958)	-68%
Depreciation Expense		0	0	0	0	0	#DIV/0!
Net After Depreciation		(8,642)	(26,750)	18,108	(7,684)	(958)	-68%

		Year To Date						Key
		Actual	Budget	Variance	Prior Year	Variance	Variance %	
	Rounds	0	0	0	0	0	#DIV/0!	
	Covers	0	0	0	0	0	#DIV/0!	
Golf Shop								
Revenue		0	0	0	0	0	#DIV/0!	
Cost of Goods		798	0	798	(1,524)	2,322	#DIV/0!	
Payroll Expense		6,000	0	6,000	0	6,000	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		(6,798)	0	(6,798)	1,524	(8,322)	#DIV/0!	6
Food & Beverage								
Revenue		0	0	0	0	0	#DIV/0!	
Cost of Goods		0	0	0	0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!	7
Membership								
Dues		0	0	0	0	0	#DIV/0!	
Initiation Fees		0	0	0	0	0	#DIV/0!	
Member Finance Charges		0	0	0	0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!	
Grounds								
Payroll Expense		14,603	18,000	(3,397)	18,942	(4,339)	-19%	
Operating Expense		2,714	13,000	(10,286)	291	2,423	-79%	
Net Profit / (Loss)		(17,318)	(31,000)	13,682	(19,234)	1,916	-44%	8
General & Administrative								
Revenue		0	0	0	0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	
Operating Expense		13,449	11,314	2,135	2,715	10,734	19%	
Net Profit / (Loss)		(13,449)	(11,314)	(2,135)	(2,715)	(10,734)	19%	
Maintenance								
Payroll Expense		0	0	0	0	0	#DIV/0!	
Operating Expense		1,717	1,120	597	869	848	53%	9
Net Profit / (Loss)		(1,717)	(1,120)	(597)	(869)	(848)	53%	
Income/(Loss) from Operations		(39,282)	(43,434)	4,152	(21,294)	(17,988)	-10%	10
Depreciation Expense		0	0	0	0	0	#DIV/0!	
Net After Depreciation		(39,282)	(43,434)	4,152	(21,294)	(17,988)	-10%	

Siasconset
April, 2022
Golf Shop

April, 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		0	0	0	0	0	#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		0	0	0	0	0	#DIV/0!		798	0	798	(1,524)	2,322	#DIV/0!
Gross Profit		0	0	0	0	0	#DIV/0!		(798)	0	(798)	1,524	(2,322)	#DIV/0!
Payroll Expense														
Golf Shop Manager		0	0	0	0	0	#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		0	0	0	0	0	#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	#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		0	0	0	0	0	#DIV/0!		(6,798)	0	(6,798)	1,524	(8,322)	#DIV/0!

Siasconset
April, 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
April, 2022
Membership**

April, 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
April, 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)	2,473	(165)	-8%	46	9,231	10,000	(769)	9,945	(714)	-8%
Assistant Superintendent	1,154	1,250	(96)	1,442	(288)	-8%	47	4,615	5,000	(385)	5,893	(1,278)	-8%
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!
Mechanic Gross	0	0	0	2,229	(2,229)	#DIV/0!	49	0	0	0	2,229	(2,229)	#DIV/0!
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
Seasonal Labor	757	3,000	(2,243)	3,104	(2,347)	-75%	51	757	3,000	(2,243)	3,104	(2,347)	-75%
Total Payroll	4,219	6,750	(2,531)	9,248	(5,029)	-38%		14,603	18,000	(3,397)	21,171	(6,568)	-19%
Operating Expenses													
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!
Golf Course Supplies	290	1,000	(710)	0	290	-71%	53	1,228	1,000	228	0	1,228	23%
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	9,500	(9,500)	0	0	-100%	56	0	9,500	(9,500)	0	0	-100%
Tools	0	0	0	0	0	#DIV/0!	57	0	0	0	0	0	#DIV/0!
Shop Supplies	0	0	0	0	0	#DIV/0!	58	0	0	0	0	0	#DIV/0!
Electric - Pump House & Irrigation	0	0	0	0	0	#DIV/0!	59	0	0	0	0	0	#DIV/0!
Electric - Maintenance Building	10	0	10	0	10	#DIV/0!	60	62	0	62	(110)	171	#DIV/0!
Raw Materials & Topdressing	1,425	0	1,425	0	1,425	#DIV/0!	61	1,425	0	1,425	0	1,425	#DIV/0!
Seed	0	500	(500)	0	0	-100%	62	0	500	(500)	0	0	-100%
Gas, Oil & Diesel	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	64	0	0	0	0	0	#DIV/0!
Golf Course Repairs & Main	0	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	1,000	(1,000)	0	0	-100%	73	0	1,000	(1,000)	0	0	-100%
Clubhouse Grounds	0	1,000	(1,000)	0	0	-100%	74	0	1,000	(1,000)	0	0	-100%
Total Operating Expenses	1,725	13,000	(11,275)	0	1,725	-87%		2,714	13,000	(10,286)	291	2,423	-79%
Income/(Loss) from Operations	(5,944)	(19,750)	13,806	(9,248)	3,304	-70%		(17,318)	(31,000)	13,682	(21,462)	4,144	-44%

Siasconset
April, 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	64	0	64	0	64	#DIV/0!	75	64	0	64	0	64	#DIV/0!
Golf Course Building Repair & Maint	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	77	0	0	0	0	0	#DIV/0!
Clubhouse HVAC R&M	0	0	0	0	0	#DIV/0!	78	0	0	0	0	0	#DIV/0!
Clubhouse Electrical R&M	0	1,000	(1,000)	0	0	-100%	79	0	1,000	(1,000)	0	0	-100%
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	80	0	0	0	0	0	#DIV/0!
Clubhouse Plumbing R&M	0	0	0	0	0	#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	0	#DIV/0!
Golf Course Building Plumbing R&M	0	0	0	0	0	#DIV/0!	83	0	0	0	0	0	#DIV/0!
Alarm System/Activity	237	0	237	0	237	#DIV/0!	84	237	120	117	869	(632)	98%
Refrigeration	0	0	0	0	0	#DIV/0!	85	0	0	0	0	0	#DIV/0!
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Operating Expenses	301	1,000	(699)	0	301	-70%		1,717	1,120	597	869	848	53%
Income/(Loss) from Operations	(301)	(1,000)	699	0	(301)	-70%		(1,717)	(1,120)	0	(869)	(848)	53%

Siasconset
April, 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	350	(315)	25	10	-90%	93	142	434	(292)	105	37	-67%
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)	340	(340)	-100%	100	23	1,200	(1,177)	1,263	(1,240)	-98%
Trash Removal	0	0	0	0	0	#DIV/0!	101	0	0	0	60	(60)	#DIV/0!
License & Fees	0	1,600	(1,600)	75	(75)	-100%	102	2,725	1,730	995	130	2,595	58%
Electricity	2,132	1,200	932	0	2,132	78%	103	9,451	4,800	4,651	35	9,416	97%
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	#DIV/0!
Water	35	50	(15)	35	0	-30%	105	158	50	108	8	150	216%
Cable TV & Internet	194	200	(6)	190	5	-3%	106	776	800	(24)	1,114	(337)	-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	2,300	(2,300)	0	0	-100%	112	165	2,300	(2,135)	0	165	-93%
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	2,397	6,000	(3,603)	665	1,732	-60%		13,449	11,314	2,135	2,715	10,734	19%
Income/(Loss) from Operations	(2,397)	(6,000)	3,603	(665)	(1,732)	-60%		(13,449)	(11,314)	(2,135)	(2,715)	(10,734)	19%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(2,397)	(6,000)	3,603	(665)	(1,732)	-60%		(13,449)	(11,314)	(2,135)	(2,715)	(10,734)	19%

**Miacomet
Balance Sheet
April 2022**

Assets

	Current YTD	Prior YTD
NGM - MIA Operating Account	\$872,591.47	\$517,636.51
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	\$13,978.10	\$19,663.62
Credit Cards F&B	\$26,674.74	\$11,287.38
ACH Payment Admin	(\$13.06)	\$6,312.10
Total Cash	\$918,346.08	\$558,599.61
Accounts Receivable	\$118,730.29	\$137,709.95
Accounts Receivable-Siasconset Golf	\$32,926.44	\$32,483.26
Total Accounts Receivable	\$151,656.73	\$170,193.21
Inventory Golf Shop	\$160,293.73	\$209,666.39
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	\$365,968.59	\$304,620.18
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	\$25,986.13	\$17,795.42
Total Other Assets	\$26,986.13	\$18,795.42
Total Current Assets	\$1,515,895.79	\$1,080,901.68
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
April 2022**

Land Improvements	\$2,924,115.00	\$2,924,115.00
Leasehold Improvements	\$4,228,771.36	\$4,182,337.41
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>\$18,058,913.29</u>
Total Fixed Assets	<u>\$18,146,330.85</u>	<u>\$18,058,913.29</u>
Total Assets	<u><u>\$19,662,226.64</u></u>	<u><u>\$19,139,814.97</u></u>

**Miacomet
Balance Sheet
April 2022**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$83,077.27	\$66,807.25
Total Accounts Payable	\$83,077.27	\$66,807.25
Total Accounts Payable	\$83,077.27	\$66,807.25
MA Sales Tax Payables Golf	\$1,735.54	\$1,364.10
MA Meals Tax Payable	\$9,737.69	\$6,902.50
Lease payable TCF - 008-0717174-301	\$36,764.21	\$77,204.83
Clubhouse Payment	(\$216,647.50)	(\$77,059.00)
Total Accounts Payable	(\$168,410.06)	\$8,412.43
Accrued Payroll & Related Expenses	\$116,740.97	\$79,419.51
Employee Bonus Fund	\$150.00	\$200.00
Total Payroll	\$116,890.97	\$79,619.51
Chit CR Book (Tourn. Gift Cert.)	\$200.00	\$0.00
Gift Certificate Issued	\$69,430.75	\$52,285.52
Total Gift Certificate	\$69,630.75	\$52,285.52
Deferred Revenue	\$52,729.30	\$31,670.00
Total Deferred Revenue	\$52,729.30	\$31,670.00
Gratuity Liability Bar	(\$4,168.83)	\$398.07
Total Gratuity	(\$4,168.83)	\$398.07
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	\$24,771,117.15	\$24,592,255.90
Total Liabilities	\$24,854,194.42	\$24,659,063.15
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	\$109,659.68
Total NLB Equity Contribution	\$437,805.61	\$109,659.68
Total Current Year P&L	\$475,677.23	\$476,542.76
Total Equity	(\$5,191,967.78)	(\$5,519,248.18)
Total Liabilities and Equity	\$19,662,226.64	\$19,139,814.97

Miacomet
April, 2022
Summary

		Month To Date						YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	2,071	1,100	971	1,016	1,055	88%	4,218	1,900	398	1,787	2,431	122%
	Covers	4,005	3,140	865	3,139	866	28%	10,522	8,940	1,582	8,790	1,732	18%
Revenue													
	Golf Shop Revenue	71,817	67,890	3,927	57,487	14,330	6%	146,175	154,080	(7,905)	114,378	31,797	-5%
	Food & Beverage	135,979	100,000	35,979	99,194	36,785	36%	363,661	297,000	66,661	292,325	71,336	22%
	Initiation Fees	0	0	0	16,200	(16,200)	#DIV/0!	0	0	0	54,000	(54,000)	#DIV/0!
	Membership Dues	(6,830)	0	(6,830)	4,840	(11,670)	#DIV/0!	1,439,121	1,313,582	125,539	1,343,453	95,668	10%
	Member Finance Charges	74	2,200	(2,126)	1,221	(1,147)	-97%	165	2,200	(2,035)	1,543	(1,378)	-92%
	Miscellaneous	8,189	9,000	(811)	8,693	(504)	-9%	30,401	27,000	3,401	27,200	3,201	13%
	Total Revenue	209,230	179,090	30,140	187,636	21,594	17%	1,979,523	1,793,862	185,661	1,832,899	146,624	10%
Cost of Goods Sold													
	Golf Shop	13,170	12,000	1,170	12,598	572	10%	22,648	18,500	4,148	5,435	17,213	22%
	Food & Beverage	41,524	42,250	(726)	39,302	2,223	-2%	134,682	118,200	16,482	112,809	21,873	14%
	Total Cost of Goods Sold	54,694	54,250	444	51,899	2,794	1%	157,330	136,700	20,630	118,244	39,086	15%
	Gross Profit	154,536	124,840	29,696	135,736	18,799	24%	1,822,193	1,657,162	165,031	1,714,655	107,538	10%
Payroll Expense													
	Golf Shop	22,980	25,200	(2,220)	21,624	1,357	-9%	78,898	82,950	(4,052)	71,769	7,129	-5%
	Food & Beverage	47,257	34,417	12,840	40,793	6,464	37%	173,006	137,668	35,338	151,874	21,132	26%
	General & Administrative	45,610	33,817	11,793	28,313	17,296	35%	140,690	135,267	5,423	112,541	28,149	4%
	Grounds	60,118	75,749	(15,631)	81,024	(20,906)	-21%	184,184	203,996	(19,812)	222,492	(38,307)	-10%
	Total Payroll	175,965	169,183	6,782	171,754	4,211	4%	576,778	559,881	16,897	558,676	18,103	3%
Operating Expenses													
	Golf Shop	21,746	8,352	13,394	19,980	1,766	160%	43,237	43,608	(371)	33,273	9,964	-1%
	Food & Beverage	10,381	13,420	(3,039)	10,664	(283)	-23%	37,389	45,880	(8,491)	25,774	11,615	-19%
	Membership	0	0	0	50,400	(50,400)	#DIV/0!	0	0	0	50,400	(50,400)	#DIV/0!
	Maintenance	4,327	5,200	(873)	7,418	(3,091)	-17%	28,735	21,300	7,435	13,354	15,381	35%
	General & Administrative	88,040	120,977	(32,937)	127,923	(39,883)	-27%	429,445	426,458	2,987	448,244	(18,799)	1%
	Grounds	113,819	74,304	39,515	59,994	53,825	53%	151,772	148,172	3,600	81,773	69,999	2%
	Total Operating Expenses	238,313	222,253	16,060	276,379	(38,067)	7%	690,577	685,418	5,159	652,818	37,759	1%
	Total Expense	414,278	391,436	22,842	448,133	(33,855)	6%	1,267,355	1,245,299	22,057	1,211,494	(48,126)	2%
	Income/(Loss) from Operations	(259,742)	(266,596)	6,854	(312,397)	52,655	-3%	554,838	411,863	142,975	503,161	51,676	35%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(259,742)	(266,596)	6,854	(312,397)	52,655	-3%	554,838	411,863	142,975	503,161	51,676	35%

Miacomet
April, 2022
Departmental Summary

		Month To Date						Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	2,071	1,100	971	1,016	1,055	88%	4,218	1,900	398	1,787	2,431	122%
	Covers	4,005	3,140	865	3,139	866	28%	10,522	8,940	1,582	8,790	1,732	18%
Golf Shop													
Revenue		71,817	67,890	3,927	57,487	14,330	6%	146,175	154,080	(7,905)	114,378	31,797	-5%
Cost of Goods Sold		13,170	12,000	1,170	12,598	572	10%	22,648	18,500	4,148	5,435	17,213	22%
Payroll Expense		22,980	25,200	(2,220)	21,624	1,357	-9%	78,898	82,950	(4,052)	71,769	7,129	-5%
Operating Expense		21,746	8,352	13,394	19,980	1,766	160%	43,237	43,608	(371)	33,273	9,964	-1%
Net Profit / (Loss)		13,921	22,338	(8,417)	3,286	10,636	-38%	1,393	9,022	(7,629)	3,902	(2,509)	-85%
Food & Beverage													
Revenue		135,979	100,000	35,979	99,194	36,785	36%	363,661	297,000	66,661	292,325	71,336	22%
Cost of Goods Sold		41,524	42,250	(726)	39,302	2,223	-2%	134,682	118,200	16,482	112,809	21,873	14%
Payroll Expense		47,257	34,417	12,840	40,793	6,464	37%	173,006	137,668	35,338	151,874	21,132	26%
Operating Expense		10,381	13,420	(3,039)	10,664	(283)	-23%	37,389	45,880	(8,491)	25,774	11,615	-19%
Net Profit / (Loss)		36,818	9,913	26,905	8,436	28,382	271%	18,584	(4,748)	23,332	1,867	16,717	-491%
Membership													
Dues		(6,830)	0	(6,830)	4,840	(11,670)	#DIV/0!	1,439,121	1,313,582	125,539	1,343,453	95,668	10%
Initiation Fees		0	0	0	16,200	(16,200)	#DIV/0!	0	0	0	54,000	(54,000)	#DIV/0!
Member Finance Charges		74	2,200	1,221	1,221	(1,147)	-97%	165	2,200	1,543	1,543	(1,378)	-92%
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	50,400	(50,400)	#DIV/0!	0	0	0	50,400	(50,400)	#DIV/0!
Net Profit / (Loss)		(6,756)	2,200	(8,956)	(28,139)	21,383	-407%	1,439,286	1,315,782	123,504	1,348,596	90,690	9%
Grounds													
Payroll Expense		60,118	75,749	(15,631)	81,024	(20,906)	-21%	184,184	203,996	(19,812)	222,492	(38,307)	-10%
Operating Expense		113,819	74,304	39,515	59,994	53,825	53%	151,772	148,172	3,600	81,773	69,999	2%
Net Profit / (Loss)		(173,937)	(150,053)	(23,884)	(141,018)	(32,919)	16%	(335,956)	(352,168)	16,212	(304,264)	(31,691)	-5%
General & Administrative													
Revenue		8,189	9,000	(811)	8,693	(504)	-9%	30,401	27,000	3,401	27,200	3,201	13%
Payroll Expense		45,610	33,817	11,793	28,313	17,296	35%	140,690	135,267	5,423	112,541	28,149	4%
Operating Expense		88,040	120,977	(32,937)	127,923	(39,883)	-27%	429,445	426,458	2,987	448,244	(18,799)	1%
Net Profit / (Loss)		(125,461)	(145,794)	20,333	(147,544)	22,083	-14%	(539,734)	(534,725)	(5,010)	(533,585)	(6,150)	1%
Maintenance													
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		4,327	5,200	(873)	7,418	(3,091)	-17%	28,735	21,300	7,435	13,354	15,381	35%
Net Profit / (Loss)		(4,327)	(5,200)	873	(7,418)	3,091	-17%	(28,735)	(21,300)	(7,435)	(13,354)	(15,381)	35%
Income/(Loss) from Operations		(259,742)	(266,596)	6,854	(312,397)	52,655	-3%	554,838	411,863	142,975	503,161	51,676	35%
Depreciation Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation		(259,742)	(266,596)	6,854	(312,397)	52,655	-3%	554,838	411,863	142,975	503,161	51,676	35%

Miacomet
April, 2022
Golf Shop

April, 2022		Month To Date						Variance Code	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!	
Winter Membership	800	0	800	0	800	#DIV/0!	2	5,600	3,000	2,600	2,850	2,750	87%	
Resident Discount Cards	0	0	0	0	0	#DIV/0!	3	65	0	65	0	65	#DIV/0!	
Handicap (Non-Members)	0	140	(140)	140	(140)	-100%	4	0	280	(280)	210	(210)	-100%	
Greens Fees	25,550	21,500	4,050	21,300	4,250	19%	5	33,550	25,600	7,950	28,300	5,250	31%	
Cart Fees	13,558	8,000	5,558	8,138	5,420	69%	6	20,895	14,900	5,995	15,248	5,647	40%	
Golf Club Repair	164	50	114	65	99	228%	7	232	200	32	192	40	16%	
Range Ball Sales	5,184	4,700	484	4,758	426	10%	8	7,798	9,800	(2,002)	9,780	(1,982)	-20%	
Club Rental Sets	2,005	1,800	205	1,736	268	11%	9	2,132	2,000	132	1,943	188	7%	
Walking Trolley Rental	235	700	(465)	706	(471)	-66%	10	292	800	(508)	805	(513)	-64%	
Club/Cart Storage	0	0	0	0	0	#DIV/0!	11	19,588	22,000	(2,412)	20,094	(506)	-11%	
Lessons	0	1,000	(1,000)	1,255	(1,255)	-100%	12	1,050	3,000	(1,950)	3,185	(2,135)	-65%	
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	22,136	20,000	2,136	19,393	2,743	11%	15	31,848	32,500	(652)	31,775	73	-2%	
Over/Under	0	0	0	(4)	4	#DIV/0!		0	0	0	(4)	4	#DIV/0!	
Total Revenue	69,632	57,890	11,742	57,487	12,145	20%		123,050	114,080	8,970	114,378	8,672	8%	
Cost of Goods Sold														
Golf Shop	12,873	12,000	873	12,340	533	7%	16	22,224	18,500	3,724	5,127	17,097	20%	
Member 10% Shop Discounts	297	0	297	257	39	#DIV/0!		424	0	424	308	116	#DIV/0!	
Total Cost of Goods Sold	13,170	12,000	1,170	12,598	572	10%		22,648	18,500	4,148	5,435	17,213	22%	
Gross Profit	56,463	45,890	10,573	44,889	11,573	23%		100,402	95,580	4,822	108,943	(8,541)	5%	
Payroll Expense														
Golf Lessons	161	1,500	(1,339)	1,573	(1,412)	-89%	17	750	3,000	(2,250)	3,084	(2,334)	-75%	
Gripping	0	150	(150)	204	(204)	-100%	18	0	150	(150)	204	(204)	-100%	
Golf Clinic	0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!	
Director of Golf Gross	9,890	10,000	(110)	7,578	2,312	-1%	20	39,710	40,000	(290)	30,311	9,399	-1%	
Head Golf Pro	4,121	6,350	(2,229)	5,143	(1,022)	-35%	21	16,634	21,400	(4,766)	18,514	(1,881)	-22%	
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	3,086	5,000	(1,914)	4,911	(1,826)	-38%	25	12,396	15,000	(2,604)	14,316	(1,920)	-17%	
Outside Services Payroll	5,723	2,200	3,523	2,215	3,508	160%	26	9,408	3,400	6,008	5,340	4,068	177%	
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Payroll	22,980	25,200	(2,220)	21,624	1,357	-9%		78,898	82,950	(4,052)	71,769	7,129	-5%	
Operating Expenses														
Advertising	0	0	0	0	0	#DIV/0!	27	0	0	0	0	0	#DIV/0!	
Dues and Subscriptions	2,802	500	2,302	750	2,052	460%	28	4,775	2,000	2,775	1,700	3,075	139%	
Travel and Education	510	0	510	135	375	#DIV/0!	29	4,142	5,000	(858)	135	4,007	-17%	
Club Car/Golf Car Lease	14,041	0	14,041	14,041	0	#DIV/0!	30	14,041	0	14,041	14,041	0	#DIV/0!	

Visage GPS	0	2,752	(2,752)	52	(52)	-100%	31	8,256	11,008	(2,752)	11,060	(2,804)	-25%
Range Supplies	0	0	0	2,972	(2,972)	#DIV/0!	32	498	7,000	(6,502)	2,972	(2,474)	-93%
Golf Cart Repairs & Maintenance	767	500	267	0	767	53%	33	790	2,000	(1,210)	57	733	-60%
Range Picker Repair & Maintenance	1,511	0	1,511	0	1,511	#DIV/0!	34	1,511	0	1,511	0	1,511	#DIV/0!
Range Balls	0	0	0	0	0	#DIV/0!	35	0	3,300	(3,300)	0	0	-100%
Tees, Markers, Etc.	0	500	(500)	265	(265)	-100%	36	281	1,500	(1,219)	674	(393)	-81%
Score Cards	0	0	0	0	0	#DIV/0!	37	0	2,900	(2,900)	0	0	-100%
Uniforms / Clothing Allowance	65	1,000	(936)	181	(117)	-94%	38	577	2,000	(1,423)	181	396	-71%
Bag Tags	0	0	0	0	0	#DIV/0!	39	0	0	0	0	0	#DIV/0!
Shipping (ups/fedex)	112	100	12	129	(17)	12%	40	356	400	(44)	638	(282)	-11%
Office/Shop Supplies	0	100	(100)	0	0	-100%	41	0	300	(300)	360	(360)	-100%
Cell Phones	423	0	423	0	423	#DIV/0!	42	423	0	423	0	423	#DIV/0!
Handicaps	0	0	0	0	0	#DIV/0!	43	0	0	0	0	0	#DIV/0!
Golf Course Water Supplies	0	100	(100)	0	0	-100%	44	0	100	(100)	0	0	-100%
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Rental Clubs	0	1,500	(1,500)	1,454	(1,454)	-100%	46	0	1,500	(1,500)	1,454	(1,454)	-100%
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	47	0	0	0	0	0	#DIV/0!
Golf Shop Small Equipment	0	200	(200)	0	0	-100%	48	0	200	(200)	0	0	-100%
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	0	0	0	0	0	#DIV/0!	51	145	0	145	0	145	#DIV/0!
Total Operating Expenses	20,232	7,252	12,980	19,980	252	179%		38,878	39,208	(330)	33,273	5,605	-1%
Income/(Loss) from Operations	13,250	13,438	(188)	3,286	9,964	-1%		(17,374)	(26,578)	9,204	3,902	(21,275)	-35%

Miacomet
April, 2022
Food & Beverage

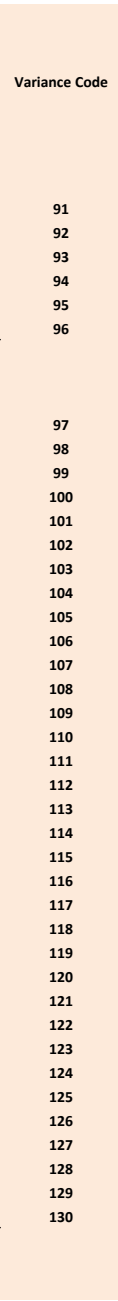
	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Food Sales	78,752	59,000	19,752	58,341	20,411	33%	52	214,533	172,000	42,533	169,896	44,636	25%
Bar Sales	57,227	41,000	16,227	40,854	16,374	40%	53	149,128	124,000	25,128	122,368	26,760	20%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	54	0	1,000	(1,000)	0	0	-100%
Over/Under	0	0	0	(0)	0	#DIV/0!		0	0	0	60	(60)	#DIV/0!
Total Revenue	135,979	100,000	35,979	99,194	36,785	36%		363,661	297,000	66,661	292,325	71,336	22%
Cost of Goods Sold													
Food	27,716	28,000	(284)	25,431	2,285	-1%	55	87,048	81,000	6,048	75,318	11,730	7%
Beer	4,570	4,000	570	3,994	577	14%	56	10,251	10,600	(349)	10,347	(97)	-3%
Wine	4,732	3,000	1,732	2,828	1,904	58%	57	19,074	9,200	9,874	8,885	10,189	107%
Bar Paper/Supply Cost	0	50	(50)	0	0	-100%	58	1,122	200	922	0	1,122	461%
Non- Alcoholic Beverage	351	1,500	(1,149)	1,502	(1,151)	-77%	59	1,475	3,100	(1,625)	2,896	(1,421)	-52%
Bar Snacks	0	500	(500)	502	(502)	-100%	60	0	500	(500)	502	(502)	-100%
Liquor	4,156	5,200	(1,044)	4,407	(252)	-20%	61	15,713	13,600	2,113	12,936	2,778	16%
Member Food 10% Discount	0	0	0	638	(638)	#DIV/0!		0	0	0	1,926	(1,926)	#DIV/0!
Total Cost of Goods Sold	41,524	42,250	(726)	39,302	2,223	-2%		134,682	118,200	16,482	112,809	21,873	14%
Gross Profit	94,455	57,750	36,705	59,893	34,563	64%		228,979	178,800	50,179	179,516	49,463	28%
Payroll Expense													
Food & Beverage Manager	6923.08	7000	(77)	6032.95	890	-1%	62	27,692	28,000	(308)	24,132	3,560	-1%
Restaurant Manager	3557	3000	557	2957.15	600	19%	63	13,145	12,000	1,145	11,487	1,657	10%
Chef Gross	7418	7500	(82)	6181.33	1,236	-1%	64	29,670	30,000	(330)	24,725	4,945	-1%
Payroll Bar/Wait Staff	11078	4500	6,578	13163.09	(2,085)	146%	65	36,936	18,000	18,936	40,187	(3,250)	105%
Cook Gross	5357	5417	(60)	4532.63	825	-1%	66	21,429	21,668	(239)	18,131	3,298	-1%
Kitchen Staff/Dishwashers Gross	12,923	7,000	5,923	7,925	4,998	85%	67	44,134	28,000	16,134	33,213	10,921	58%
Total Payroll	47,257	34,417	12,840	40,793	6,464	37%		173,006	137,668	35,338	151,874	21,132	26%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	69	4,541	0	4,541	0	4,541	#DIV/0!
Travel and Education	0	1000	(1,000)	1,000	(1,000)	-100%	70	2,250	2,000	250	2,000	250	13%
Uniforms / Clothing Allowance	0	1000	(1,000)	1,998	(1,998)	-100%	71	2,208	1,000	1,208	1,998	211	121%
Clubhouse Cleaning Labor	8,992	8,000	992	2,910	6,082	12%	72	19,572	32,000	(12,428)	10,411	9,161	-39%
Clubhouse Floor Supplies	309	500	(191)	1,099	(790)	-38%	73	502	800	(298)	1,159	(657)	-37%
China, Glass & Silver	0	500	(500)	559	(559)	-100%	74	75	500	(425)	569	(494)	-85%
Kitchen Cleaning & Dishwasher Supplies	298	300	(2)	0	298	-1%	75	800	1,200	(400)	968	(168)	-33%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	0	0	0	0	0	#DIV/0!	77	308	500	(192)	0	308	-38%
Bar Repair & Maintenance	0	0	0	0	0	#DIV/0!	78	143	1,000	(857)	0	143	-86%
Bar Small Equipment	0	500	(500)	0	0	-100%	79	42	500	(458)	1,416	(1,374)	-92%
Kitchen Small Equipment	332	0	332	32	300	#DIV/0!	80	1,738	1,000	738	3,063	(1,324)	74%
Clubhouse Small Equipment	0	500	(500)	0	0	-100%	81	1,379	500	879	0	1,379	176%
Kitchen Laundry	0	0	0	103	(103)	#DIV/0!	82	0	200	(200)	22	(22)	-100%
Kitchen Paper & Supplies	450	1,000	(550)	2,835	(2,385)	-55%	83	2,699	4,000	(1,301)	4,021	(1,322)	-33%
Clubhouse Cleaning & Supplies	0	0	0	0	0	#DIV/0!	84	606	200	406	50	555	203%
Flowers/Decorations	0	120	(120)	129	(129)	-100%	85	225	480	(255)	228	(3)	-53%
Total Operating Expenses	10,381	13,420	(3,039)	10,664	(283)	-23%		37,089	45,880	(8,791)	25,905	11,184	-19%
Income/(Loss) from Operations	36,818	9,913	26,905	8,436	28,382	271%		18,884	(4,748)	23,632	1,737	17,147	-498%

Miacomet
April, 2022
Membership

April, 2022 Membership	Month To Date							YearTo Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Initiation Fees	0	0	0	16,200	(16,200)	#DIV/0!	86	0	0	0	54,000	(54,000)	#DIV/0!	
Member Dues	(6,830)	0	(6,830)	4,840	(11,670)	#DIV/0!	87	1,439,121	1,313,582	125,539	1,343,453	95,668	10%	
Member Finance Charges	74	2,200	(2,126)	1,221	(1,147)	-97%	88	165	2,200	(2,035)	1,543	(1,378)	-92%	
Total Revenue	(6,756)	2,200	(8,956)	22,261	(29,017)	-407%		1,439,286	1,315,782	123,504	1,398,996	40,290	9%	
Operating Expenses														
Capital Fund from Init. Fees	0	0	0	50,400	(50,400)	#DIV/0!	89	0	0	0	50,400	(50,400)	#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	50,400	(50,400)	#DIV/0!		0	0	0	50,400	(50,400)	#DIV/0!	
Income/(Loss) from Operations	(6,756)	2,200	(8,956)	(28,139)	21,383	-407%		1,439,286	1,315,782	123,504	1,348,596	90,690	9%	

Miacomet
April, 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	9,890	10,000	(110)	13,763	(3,873)	-1%	91	39,560	40,000	(440)	55,052	(15,492)	-1%
Assistant Superintendent	7,005	7,083	(78)	8,283	(1,277)	-1%	92	28,022	28,332	(310)	33,132	(5,110)	-1%
Asst. Superintendent #2	4,945	5,000	(55)	6,841	(1,896)	-1%	93	19,780	20,000	(220)	27,364	(7,584)	-1%
Mechanic Gross	6,840	6,916	(76)	6,784	57	-1%	94	27,360	27,664	(304)	26,316	1,044	-1%
Hourly Labor Gross	2,060	3,750	(1,690)	2,058	2	-45%	95	9,512	15,000	(5,488)	7,969	1,543	-37%
Seasonal Labor	29,377	43,000	(13,623)	43,295	(13,918)	-32%	96	59,950	73,000	(13,050)	72,659	(12,709)	-18%
Total Payroll	60,118	75,749	(15,631)	81,024	(20,906)	-21%		184,184	203,996	(19,812)	222,492	(38,307)	-10%
Operating Expenses													
Water	0	50	(50)	51	(51)	-100%	97	237	200	37	208	29	19%
Golf Course Supplies	1,035	5,000	(3,965)	4,636	(3,602)	-79%	98	1,953	10,000	(8,047)	4,636	(2,684)	-80%
Fertilizer	9,714	5,000	4,714	5,600	4,114	94%	99	9,714	10,000	(286)	5,600	4,114	-3%
Chemicals/Weed Control	80,309	27,293	53,016	0	80,309	194%	100	72,225	27,293	44,932	0	72,225	165%
Surfactants	0	1,225	(1,225)	0	0	-100%	101	0	9,725	(9,725)	0	0	-100%
Tools	1,097	2,500	(1,403)	627	470	-56%	102	2,133	2,750	(617)	1,253	881	-22%
Shop Supplies	981	625	356	1,644	(664)	57%	103	2,898	2,500	398	2,120	778	16%
Electric - Pump House & Irrigation	0	500	(500)	901	(901)	-100%	104	389	1,060	(671)	1,445	(1,056)	-63%
Electric - Maintenance Building	249	350	(101)	325	(76)	-29%	105	917	1,400	(483)	1,732	(814)	-34%
Liquid Propane	786	700	86	701	85	12%	106	4,758	2,900	1,858	2,883	1,874	64%
Cell Phones	0	206	(206)	546	(546)	-100%	107	325	824	(499)	1,718	(1,393)	-61%
Raw Materials & Topdressing	2,985	2,500	485	6,401	(3,416)	19%	108	2,985	2,500	485	6,401	(3,416)	19%
Seed	512	500	12	0	512	2%	109	512	1,000	(488)	0	512	-49%
Gas, Oil & Diesel	3,135	800	2,335	422	2,713	292%	110	7,939	2,000	5,939	1,586	6,354	297%
Debris Disposal Removal	60	0	60	0	60	#DIV/0!	111	154	0	154	0	154	#DIV/0!
Golf Course Repairs & Main	228	2,500	(2,272)	0	228	-91%	112	228	2,500	(2,272)	0	228	-91%
Equipment - Repairs & Main	2,096	5,000	(2,904)	3,448	(1,352)	-58%	113	11,337	13,000	(1,663)	14,224	(2,887)	-13%
Irrigation - Repair & Main	6,748	8,000	(1,253)	23,394	(16,647)	-16%	114	19,472	8,000	11,472	23,455	(3,983)	143%
Roads / Fences - Repair & Main	423	0	423	1,199	(777)	#DIV/0!	115	423	1,000	(577)	1,199	(777)	-58%
Contract Services	544	0	544	649	(104)	#DIV/0!	116	544	500	44	980	(435)	9%
Small Equipment Rental	0	0	0	0	0	#DIV/0!	117	0	500	(500)	0	0	-100%
Leases (Utility Vehicles)	161	3,949	(3,788)	7,820	(7,660)	-96%	118	482	15,796	(15,314)	7,820	(7,339)	-97%
Consultants	0	0	0	0	0	#DIV/0!	119	0	2,500	(2,500)	438	(438)	-100%
Office Supplies	29	200	(171)	0	29	-86%	120	513	1,400	(887)	0	513	-63%
Cable TV & Internet	113	106	7	110	4	7%	121	226	424	(198)	202	24	-47%
Telephone	0	0	0	0	0	#DIV/0!	122	56	0	56	0	56	#DIV/0!
Travel and Education	0	0	0	0	0	#DIV/0!	123	2,601	12,000	(9,399)	0	2,601	-78%
Dues & Subscriptions	195	0	195	400	(205)	#DIV/0!	124	1,931	100	1,831	1,570	361	1831%
Uniforms	320	2,000	(1,680)	218	102	-84%	125	3,428	9,500	(6,072)	218	3,210	-64%
Storage Container Rental	0	0	0	0	0	#DIV/0!	126	0	0	0	0	0	#DIV/0!
Employee Relations	0	300	(300)	0	0	-100%	127	109	300	(191)	0	109	-64%
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	128	0	0	0	0	0	#DIV/0!
Freight	317	2,500	(2,183)	902	(585)	-87%	129	1,499	2,500	(1,001)	1,022	477	-40%
Clubhouse Grounds	1,784	2,500	(716)	0	1,784	-29%	130	1,784	4,000	(2,216)	1,064	720	-55%
Total Operating Expenses	113,819	74,304	39,515	59,994	53,825	53%		151,772	148,172	3,600	81,773	69,999	2%
Income/(Loss) from Operations	(173,937)	(150,053)	(23,884)	(141,018)	(32,919)	16%		(335,956)	(352,168)	16,212	(304,264)	(31,691)	-5%



Miacomet
April, 2022
Maintenance

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	2,689	500	2,189	225	2,464	438%	131	13,954	8,000	5,954	3,242	10,712	74%
Golf Course Building Repair & Maint	280	0	280	1,075	(794)	#DIV/0!	132	719	3,000	(2,281)	1,625	(906)	-76%
Golf Course Building HVAC R&M	0	100	(100)	0	0	-100%	133	0	200	(200)	0	0	-100%
Clubhouse HVAC R&M	0	200	(200)	3,671	(3,671)	-100%	134	429	800	(371)	3,927	(3,498)	-46%
Clubhouse Electrical R&M	15	300	(285)	1,039	(1,024)	-95%	135	5,380	1,200	4,180	3,408	1,971	348%
Golf Course Building Electrical R&M	18	100	(82)	0	18	-82%	136	3,242	1,100	2,142	0	3,242	195%
Clubhouse Plumbing R&M	0	2,000	(2,000)	0	0	-100%	137	1,586	2,000	(414)	(255)	1,842	-21%
Oakson Septic System	0	0	0	0	0	#DIV/0!	138	0	0	0	0	0	#DIV/0!
Golf Course Building Plumbing R&M	158	0	158	0	158	#DIV/0!	139	2,259	1,500	759	0	2,259	51%
Alarm System/Activity	1,167	2,000	(833)	0	1,167	-42%	140	1,167	2,000	(833)	0	1,167	-42%
Refrigeration	0	0	0	1,408	(1,408)	#DIV/0!	141	0	1,500	(1,500)	1,408	(1,408)	-100%
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Operating Expenses	4,327	5,200	(873)	7,418	(3,091)	-17%		28,735	21,300	7,435	13,354	15,381	35%
Income/(Loss) from Operations	(4,327)	(5,200)	873	(7,418)	3,091	-17%		(28,735)	(21,300)	0	(13,354)	(15,381)	35%

Miacomet
April, 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	8,189	9,000	(811)	8,693	(504)	-9%	145	30,401	27,000	3,401	27,200	3,201	13%
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	8,189	9,000	(811)	8,693	(504)	-9%		30,401	27,000	3,401	27,200	3,201	13%
Payroll Expense													
Controller	3,604	7,950	(4,346)	7,418	(3,813)	-55%	146	27,056	31,800	(4,744)	29,670	(2,615)	-15%
Administrative Services Manager	6,626	6,700	(74)	5,769	857	-1%	147	26,506	26,800	(294)	22,364	4,142	-1%
Management Payment	35,379	19,167	16,212	15,127	20,252	85%	148	87,129	76,667	10,462	60,507	26,622	14%
Total Payroll	45,610	33,817	11,793	28,313	17,296	35%		140,690	135,267	5,423	112,541	28,149	4%
Operating Expenses													
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	149	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	1,208	1,200	8	1,322	(114)	1%	150	3,560	3,600	(40)	3,458	102	-1%
Office Supplies	2,291	500	1,791	312	1,979	358%	152	4,831	1,700	3,131	1,346	3,485	184%
Bank & Finance Charges	90	35	55	9	81	158%	153	330	140	190	375	(45)	136%
Credit Card Merchant Services	7,049	5,000	2,049	4,722	2,327	41%	154	30,612	23,500	7,112	22,016	8,596	30%
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	800	(639)	684	(524)	-80%
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	0	100	(100)	0	0	-100%	158	769	400	369	0	769	92%
Dues and Subscriptions	(150)	300	(450)	190	(340)	-150%	159	174	1,200	(1,026)	1,573	(1,399)	-85%
Travel and Education	1,936	0	1,936	786	1,150	#DIV/0!	160	4,044	8,000	(3,956)	1,765	2,279	-49%
POS Support/Computer Support	3,695	3,500	195	2,844	851	6%	161	43,359	14,000	29,359	39,825	3,535	210%
Legal Fees	0	2,500	(2,500)	0	0	-100%	162	0	5,000	(5,000)	0	0	-100%
Professional Accounting	0	0	0	0	0	#DIV/0!	163	0	4,000	(4,000)	0	0	-100%
Cell Phones	423	300	123	488	(65)	41%	164	1,544	1,200	344	1,524	21	29%
Payroll Service	4,936	4,500	436	4,045	891	10%	165	17,820	16,000	1,820	15,577	2,243	11%
Trash Removal	1,924	3,300	(1,376)	3,298	(1,375)	-42%	166	6,479	6,900	(421)	5,282	1,198	-6%
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	0	5,000	(5,000)	5,340	(5,340)	-100%	169	250	5,600	(5,350)	6,065	(5,815)	-96%
Electricity	(41)	4,500	(4,541)	4,862	(4,903)	-101%	171	14,216	18,000	(3,784)	17,042	(2,826)	-21%
Liquid Propane	4,227	3,150	1,077	3,744	483	34%	172	18,436	12,600	5,836	17,302	1,133	46%
Telephone	56	392	(336)	446	(391)	-86%	173	506	1,568	(1,062)	1,622	(1,116)	-68%
Heating Fuel	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!
Water	0	400	(400)	272	(272)	-100%	175	772	1,600	(828)	676	97	-52%
Cable TV & Internet	1,574	1,500	74	1,464	111	5%	176	6,815	6,000	815	6,434	381	14%
Web Site	0	0	0	0	0	#DIV/0!	177	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	14,000	(14,000)	13,885	(13,885)	-100%	178	0	14,000	(14,000)	13,885	(13,885)	-100%
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	179	36,261	32,000	4,261	31,234	5,027	13%
Professional Liability	0	0	0	0	0	#DIV/0!	180	2,380	0	2,380	0	2,380	#DIV/0!
Insurance - Workers Comp	1,293	3,000	(1,707)	6,887	(5,595)	-57%	181	4,497	6,200	(1,703)	9,925	(5,428)	-27%
Excise Tax/Truck Registration	85	0	85	0	85	#DIV/0!	182	375	200	175	155	220	87%

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	1,473	2,000	(527)	1,651	(178)	-26%	186	7,157	8,000	(843)	6,763	393	-11%
Payroll Taxes - Mgmt. & Empl. Exp.	14,383	35,000	(20,617)	38,862	(24,478)	-59%	187	66,317	80,000	(13,683)	83,607	(17,290)	-17%
Employee Housing Rent	10,500	5,000	5,500	4,900	5,600	110%	188	30,000	54,000	(24,000)	51,200	(21,200)	-44%
Employee Housing - Utilities	3,075	2,000	1,075	1,783	1,292	54%	189	16,510	8,600	7,910	8,594	7,916	92%
Employee Housing R&M	1,146	800	346	1,143	3	43%	190	2,610	3,200	(590)	2,480	130	-18%
Health Insurance	25,713	20,000	5,713	22,857	2,856	29%	191	104,192	80,000	24,192	90,157	14,035	30%
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)	83	(83)	-100%	194	26	400	(374)	135	(109)	-94%
Food & Bev Manager Comp Charges	72	150	(79)	35	36	-52%	195	277	600	(323)	354	(77)	-54%
Golf Course Manager Comp Charges	0	50	(50)	0	0	-100%	196	0	200	(200)	0	0	-100%
Director of Golf Comp Charges	0	100	(100)	33	(33)	-100%	197	0	400	(400)	33	(33)	-100%
Interest Expense	1,082	0	1,082	1,500	(418)	#DIV/0!	198	2,163	0	2,163	5,997	(3,834)	#DIV/0!
Penalties	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
Suspense	0	2,400	(2,400)	0	0	-100%	200	0	4,800	(4,800)	0	0	-100%
Total Operating Expenses	88,040	120,977	(32,937)	127,923	(39,883)	-27%		429,445	426,458	2,987	448,244	(18,799)	1%
Income/(Loss) from Operations	(125,461)	(145,794)	20,333	(147,544)	22,083	-14%		(539,734)	(534,725)	(5,010)	(533,585)	(6,150)	1%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(125,461)	(145,794)	20,333	(147,544)	22,083	-14%		(539,734)	(534,725)	(5,010)	(533,585)	(6,150)	1%

MGC April Variance Report

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification
	GOLF SHOP				
	Revenue				
1	Play Cards	0	0	0%	
2	Winter Membership	5,600	3,000	2600	87%
3	Resident Discount Cards	65	0	65	#DIV/0!
4	Handicap (Non-Members)	0	280	(280)	-100%
5	Greens Fees	33,550	25,600	7950	31%
6	Cart Fees	20,895	14,900	5995	40%
7	Golf Club Repair	232	200	32	16%
8	Range Ball Sales	7,798	9,800	(2002)	-20%
9	Club Rental Sets	2,132	2,000	132	7%
10	Walking Trolley Rental	292	800	(508)	-64%
11	Club/Cart Storage	19,588	22,000	(2412)	-11%
12	Lessons	1,050	3,000	(1950)	-65%
13	Golf Clinics	0	0	0	0%
14	Tournaments	0	0	0	0%
15	Merchandise	31,848	32,500	(652)	-2%
	Cost of Goods Sold				
16	Golf Shop	22,224	18,500	3724	20%
	Payroll Expense				
17	Golf Lessons	750	3,000	(2250)	-75%
18	Gripping	0	150	(150)	-100%
19	Golf Clinic	0	0	0	0%
20	Director of Golf Gross	39,710	40,000	(290)	-1%
21	Head Golf Pro	16,634	21,400	(4766)	-22%
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	12,396	15,000	(2604)	-17%
26	Outside Services Payroll	9,408	3,400	6008	177%
	Operating Expenses				
27	Advertising	c	0	#VALUE!	0%
28	Dues and Subscriptions	4,775	2,000	2775	139%
29	Travel and Education	4,142	5,000	(858)	-17%
30	Club Car/Golf Car Lease	14,041	0	14041	#DIV/0!
31	Visage GPS	8,256	11,008	(2752)	-25%
32	Range Supplies	498	7,000	(6502)	-93%
33	Golf Cart Repairs & Maintenance	790	2,000	(1210)	-60%
34	Range Picker Repair & Maintenance	1,511	0	1511	#DIV/0!
35	Range Balls	0	3,300	(3300)	-100%
36	Tees, Markers, Etc.	281	1,500	(1219)	-81%
37	Score Cards	0	2,900	(2900)	-100%
38	Uniforms / Clothing Allowance	577	2,000	(1423)	-71%
39	Bag Tags	0	0	0	0%
40	Shipping (ups/fedex)	356	400	(44)	-11%
41	Office/Shop Supplies	0	300	(300)	-100%
42	Cell Phones	423	0	423	#DIV/0!
43	Handicaps	0	0	0	0%
44	Golf Course Water Supplies	0	100	(100)	-100%
45	Damaged Goods/Outdated Merchandise	0	0	0	0%
46	Rental Clubs	0	1,500	(1500)	-100%
47	Golf Clinic Equipment	0	0	0	0%
48	Golf Shop Small Equipment	0	200	(200)	-100%
49	Tournament Expenses	3,082	0	3082	#DIV/0!
50	Tournament Supplies	0	0	0	0%
51	Supplies	145	0	145	#DIV/0!
	FOOD & BEVERAGE				
	Revenue				
52	Food Sales	214,533	172,000	42533	25%
53	Bar Sales	149,128	124,000	25128	20%
54	Clubhouse Usage Fees (Rental)	0	1,000	(1000)	-100%
	Cost of Goods Sold				
55	Food	87,048	81,000	6048	7%
56	Beer	10,251	10,600	(349)	-3%
57	Wine	19,074	9,200	9874	107%
58	Bar Paper/Supply Cost	1,122	200	922	461%
59	Non- Alcoholic Beverage	1,475	3,100	(1625)	-52%
60	Bar Snacks	0	500	(500)	-100%
61	Liquor	15,713	13,600	2113	16%
	These numbers are more in line with what we expect				

Variance Code		Month Actual	Budget	Difference	% Variance	Justification
	Payroll Expense					
62	Food & Beverage Manager	27,692	28,000	(308)	-1%	
63	Restaurant Manager	13,145	12,000	1145	10%	
64	Chef Gross	29,670	30,000	(330)	-1%	
65	Payroll Bar/Wait Staff	36,936	18,000	18936	105%	Restaurant is busy . Labor is within sales %
66	Cook Gross	21,429	21,668	(239)	-1%	
67	Kitchen Staff/Dishwashers Gross	44,134	28,000	16134	58%	Still short on people. Working on it. This is overtime
	Operating Expenses					
68	Advertising	0	0	0	0%	
69	Dues and Subscriptions	4,541	0	4541	#DIV/0!	Budgeted for later in year
70	Travel and Education	2,250	2,000	250	13%	
71	Uniforms / Clothing Allowance	2,208	1,000	1208	121%	
72	Clubhouse Cleaning Labor	19,572	32,000	(12428)	-39%	
73	Clubhouse Floor Supplies	502	800	(298)	-37%	
74	China, Glass & Silver	75	500	(425)	-85%	
75	Kitchen Cleaning & Dishwasher Supplies	800	1,200	(400)	-33%	
76	Kitchen Equipment Lease	0	0	0	0%	
77	Kitchen Equipment Repair & Maint	308	500	(192)	-38%	
78	Bar Repair & Maintenance	143	1,000	(857)	-86%	
79	Bar Small Equipment	42	500	(458)	-92%	
80	Kitchen Small Equipment	1,738	1,000	738	74%	purchased new toaster, and soup warmer
81	Clubhouse Small Equipment	1,379	500	879	176%	
82	Kitchen Laundry	0	200	(200)	-100%	
83	Kitchen Paper & Supplies	2,699	4,000	(1301)	-33%	
84	Clubhouse Cleaning & Supplies	606	200	406	203%	
85	Flowers/Decorations	225	480	(255)	-53%	
	MEMBERSHIP					
	Revenue					
86	Initiation Fees	0	0	0	0%	
87	Member Dues	1,439,121	1,313,582	125539	10%	
88	Member Finance Charges	165	2,200	(2035)	-92%	
	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	39,560	40,000	(440)	-1%	
92	Assistant Superintendent	28,022	28,332	(310)	-1%	
93	Asst. Superintendent #2	19,780	20,000	(220)	-1%	
94	Mechanic Gross	27,360	27,664	(304)	-1%	
95	Hourly Labor Gross	9,512	15,000	(5488)	-37%	
96	Seasonal Labor	59,950	73,000	(13050)	-18%	
	Operating Expenses					
97	Water	237	200	37	19%	
98	Golf Course Supplies	1,953	10,000	(8047)	-80%	
99	Fertilizer	9,714	10,000	(286)	-3%	
100	Chemicals/Weed Control	72,225	27,293	44932	165%	Paid in full instead of breaking it up over three months. This is budgtd for
101	Surfactants	0	9,725	(9725)	-100%	
102	Tools	2,133	2,750	(617)	-22%	
103	Shop Supplies	2,898	2,500	398	16%	
104	Electric - Pump House & Irrigation	389	1,060	(671)	-63%	
105	Electric - Maintenance Building	917	1,400	(483)	-34%	
106	Liquid Propane	4,758	2,900	1858	64%	
107	Cell Phones	325	824	(499)	-61%	
108	Raw Materials & Topdressing	2,985	2,500	485	19%	
109	Seed	512	1,000	(488)	-49%	
110	Gas, Oil & Diesel	7,939	2,000	5939	297%	Price of fuel and aeration earlier in year.
111	Debris Disposal Removal	154	0	154	#DIV/0!	
112	Golf Course Repairs & Main	228	2,500	(2272)	-91%	
113	Equipment - Repairs & Main	11,337	13,000	(1663)	-13%	
114	Irrigation - Repair & Main	19,472	8,000	11472	143%	replaced pump and motor. Budgeted for just a little later in the year
115	Roads / Fences - Repair & Main	423	1,000	(577)	-58%	
116	Contract Services	544	500	44	9%	
117	Small Equipment Rental	0	500	(500)	-100%	
118	Leases (Utility Vehicles)	482	15,796	(15314)	-97%	Next month. Golf carts lease starts April this one in May
119	Consultants	0	2,500	(2500)	-100%	
120	Office Supplies	513	1,400	(887)	-63%	
121	Cable TV & Internet	226	424	(198)	-47%	
122	Telephone	56	0	56	#DIV/0!	
123	Travel and Education	2,601	12,000	(9399)	-78%	Didn't go to National Conference
124	Dues & Subscriptions	1,931	100	1831	1831%	Audubon dues came in earlier than expected
125	Uniforms	3,428	9,500	(6072)	-64%	
126	Storage Container Rental	0	0	0	0%	
127	Employee Relations	109	300	(191)	-64%	
128	Groundwater Monitoring	0	0	0	0%	

129	Freight	1,499	2,500	(1001)	-40%	
130	Clubhouse Grounds	1,784	4,000	(2216)	-55%	
	MAINTENANCE					
	Operating Expenses					
131	Clubhouse Repair & Maintenance	13,954	8,000	5954	74%	Losing power trips sprinkler system. New generator will solve this
132	Golf Course Building Repair & Maint	719	3,000	(2281)	-76%	
133	Golf Course Building HVAC R&M	0	200	(200)	-100%	
134	Clubhouse HVAC R&M	429	800	(371)	-46%	
135	Clubhouse Electrical R&M	5,380	1,200	4180	348%	repairs of lights, inside and out, and installing 240 plug for toaster
136	Golf Course Building Electrical R&M	3,242	1,100	2142	195%	New LED lights in shop
137	Clubhouse Plumbing R&M	1,586	2,000	(414)	-21%	
138	Oakson Septic System	0	0	0	0%	
139	Golf Course Building Plumbing R&M	2,259	1,500	759	51%	Replaced some old toilets and sinks in shop
140	Alarm System/Activity	1,167	2,000	(833)	-42%	
141	Refrigeration	0	1,500	(1500)	-100%	
	GENERAL & ADMINISTRATIVE					
	Revenue					
142	Other Income	0	0	0	0%	
143	Interest Income	0	0	0	0%	
144	Winter Memberships	0	0	0	0%	
145	House Rental Income	30,401	27,000	3401	13%	More employees year round, Keeping houses open
	Payroll Expense					
146	Controller	27,056	31,800	(4744)	-15%	
147	Administrative Services Manager	26,506	26,800	(294)	-1%	
148	Management Payment	87,129	76,667	10462	14%	Paid May at the end of April due to timing. Not an overpayment
	Operating Expenses					
149	Cleaning Admin. Office	0	0	0	0%	
150	Employee Shift Meals 100%	3,560	3,600	(40)	-1%	
152	Office Supplies	4,831	1,700	3131	184%	
153	Bank & Finance Charges	330	140	190	136%	
154	Credit Card Merchant Services	30,612	23,500	7112	30%	Member dues. Next year might not accept credit cards. Starting to catch up
	NLB Debt / Interest	0	0	0	0%	
155	Office Equipment Leases	161	800	(639)	-80%	
156	Office Furniture	0	0	0	0%	
157	Advertising	0	0	0	0%	
158	Postage & Shipping	769	400	369	92%	
159	Dues and Subscriptions	174	1,200	(1026)	-85%	
160	Travel and Education	4,044	8,000	(3956)	-49%	
161	POS Support/Computer Support	43,359	14,000	29359	210%	Due to club essential software that was not budgeted.
162	Legal Fees	0	5,000	(5000)	-100%	
163	Professional Accounting	0	4,000	(4000)	-100%	
164	Cell Phones	1,544	1,200	344	29%	
165	Payroll Service	17,820	16,000	1820	11%	
166	Trash Removal	6,479	6,900	(421)	-6%	
167	Employee Relations	0	0	0	0%	
168	Incentive Bonuses'	0	0	0	0%	
169	License & Fees	250	5,600	(5350)	-96%	
171	Electricity	14,216	18,000	(3784)	-21%	
172	Liquid Propane	18,436	12,600	5836	46%	cost, kitchen usage , and new building. Still trying to figure the utility usage
173	Telephone	506	1,568	(1062)	-68%	
174	Heating Fuel	0	0	0	0%	
175	Water	772	1,600	(828)	-52%	
176	Cable TV & Internet	6,815	6,000	815	14%	
177	Web Site	0	0	0	0%	
178	EPLI Insurance	0	14,000	(14000)	-100%	
179	Insurance - Property/Liability	36,261	32,000	4261	13%	
180	Professional Liability	2,380	0	2380	#DIV/0!	
181	Insurance - Workers Comp	4,497	6,200	(1703)	-27%	
182	Excise Tax/Truck Registration	375	200	175	87%	
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	7,157	8,000	(843)	-11%	
187	Payroll Taxes - Mgmt. & Empl. Exp.	66,317	80,000	(13683)	-17%	
188	Employee Housing Rent	30,000	54,000	(24000)	-44%	
189	Employee Housing - Utilities	16,510	8,600	7910	92%	6 West has electric heat and it's expensive
190	Employee Housing R&M	2,610	3,200	(590)	-18%	
191	Health Insurance	104,192	80,000	24192	30%	price increases and more employees on health care
192	Manager Clothing Allowance	0	250	(250)	-100%	
193	Employee Severence Expense	0	0	0	0%	
194	General Manager Comp Charges	26	400	(374)	-94%	
195	Food & Bev Manager Comp Charges	277	600	(323)	-54%	
196	Golf Course Manager Comp Charges	0	200	(200)	-100%	
197	Director of Golf Comp Charges	0	400	(400)	-100%	
198	Interest Expense	2,163	0	2163	#DIV/0!	Members carrying over balance from last year
199	Penalties	0	0	0	0%	
200	Suspense	0	4,800	(4800)	-100%	

THIS PLOT PLAN WAS PREPARED FOR PERMITTING & PLANNING 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. LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

**PROPOSED CONDITIONS
PLAN OF LAND
PREPARED FOR
THOMAS & NICHOLAS LARRABEE
101 & 103 HUMMOCK POND RD.
5 MILLBROOK ROAD
MAP 56 PARCELS 67, 67.1 & 307
SCALE: 1"=100' MAY 17, 2022**

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

PROPERTY REFERENCE

OWNER:
NANTUCKET ISLANDS LAND BANK
DEED BK. 1727 PG. 193

LESSEE:
THOMAS J. & NICHOLAS J. LARRABEE
DEED BK. 1727 PG. 187

PLAN BK. 24 PG. 62, LOT 1

PLAN FILE 18-G

PLAN BK 22 PG. 34 LOT 1

56-67.2
N/F MARTIN MCGOWAN
"PUMPKIN POND FARM"

56-324
N/F RICHARD F. SR. &
NANCY LARRABEE

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.
GROUND COVER % : 12.5%

56-475
N/F RICHARD F. SR. &
NANCY LARRABEE

56-474
N/F RICHARD F. SR. &
NANCY LARRABEE

56-62
N/F JADIK FAMILY LP

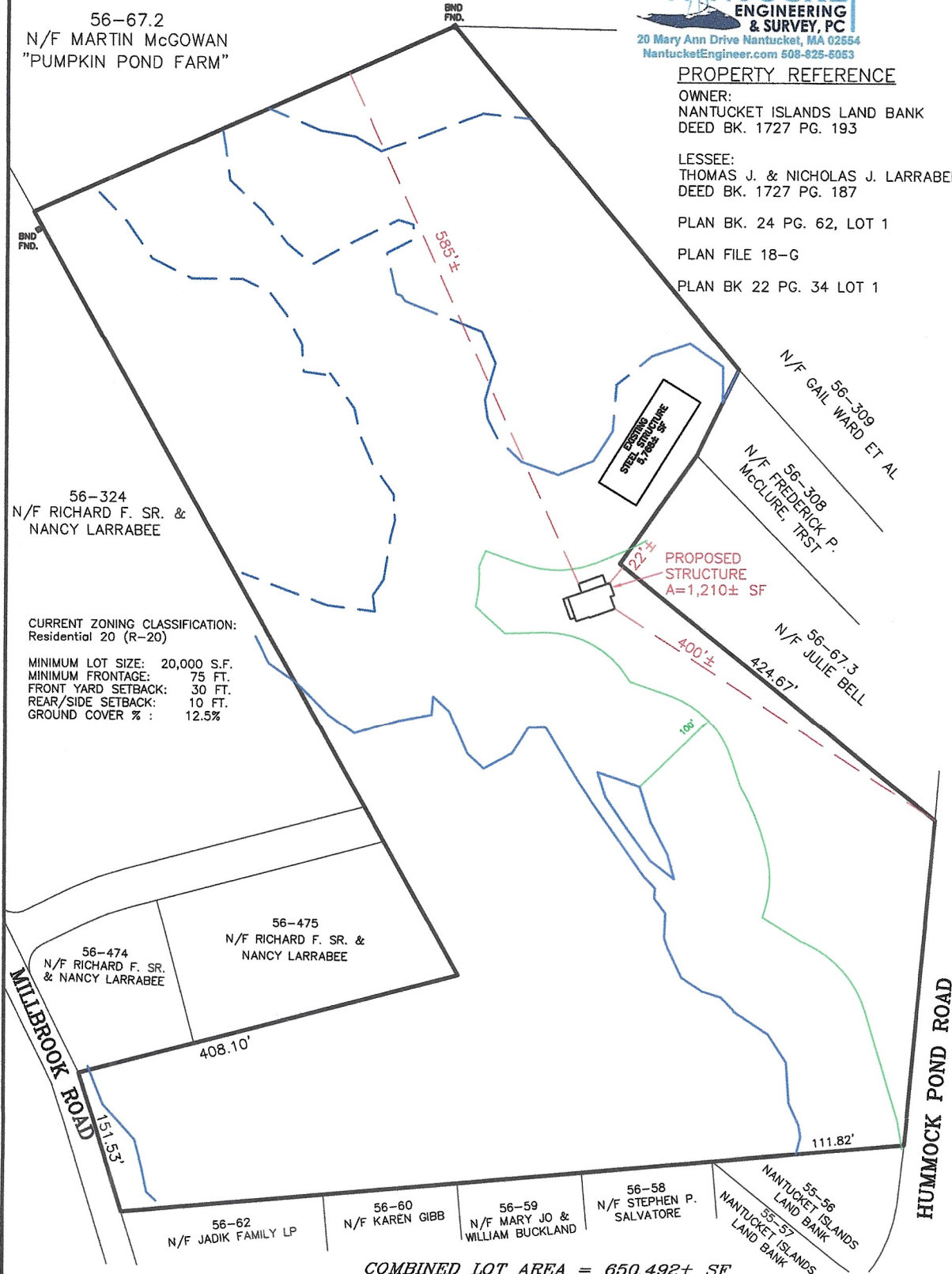
56-60
N/F KAREN GIBB

56-59
N/F MARY JO &
WILLIAM BUCKLAND

56-58
N/F STEPHEN P.
SALVATORE

55-56
NANTUCKET ISLANDS
LAND BANK
55-57
NANTUCKET ISLANDS
LAND BANK

COMBINED LOT AREA = 650,492± SF



THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

BUILDER:

TOM LARRABEE

HUMMOCK POND RD
NANTUCKET, MA, 02554
NANTUCKET COUNTY

DREAMLINE

MODULAR HOMES



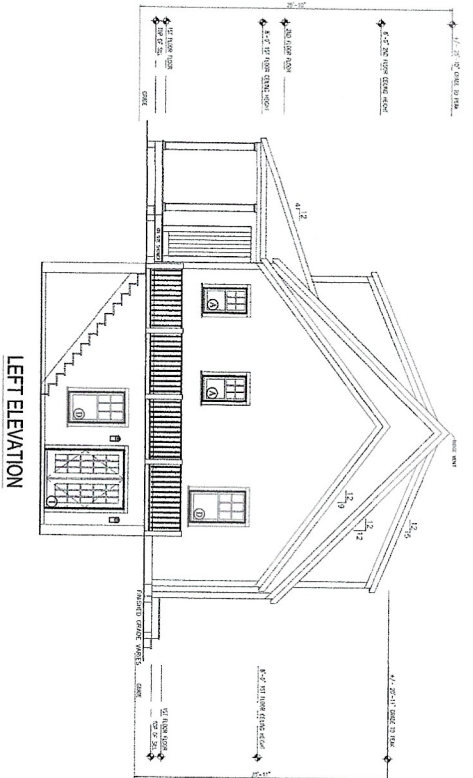
NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. DETAILS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

ACCEPTED BY:	BUILDER / OWNER SIGNATURES:
TITLE	DATE

SITE CONDITIONS:	
GROUND SNOW LOAD:	25 PSF
WIND SPEED:	140 MPH
EXPOSURE:	C
SEISMIC CATEGORY:	B
USE GROUP:	SINGLE FAMILY
CONSTRUCTION TYPE:	18 WOOD FRAME UNPROTECTED
SQUARE FOOTAGE:	
FIRST FLOOR:	1,289 SQ. FT.
SECOND FLOOR:	657 SQ. FT.
BONUS ROOM:	- SQ. FT.
GARAGE:	- SQ. FT.
TOTAL:	1,886 SQ. FT.
OVERALL SIZE:	27'-9" x 46'-9"
MODEL:	TWO STORY CAPE

CUSTOMER/PROJECT:	TOM LARRABEE
ENGINEER'S / ARCHITECT'S SEAL	
APPROVER'S SEAL	
MODIFICATIONS	
PROJECT:	43747 CAPE
TITLE:	COVER SHEET
DRAWN BY:	ST
DATE:	03-08-22
SCALE:	
FILENAME:	43747P0
SHEET:	COVER



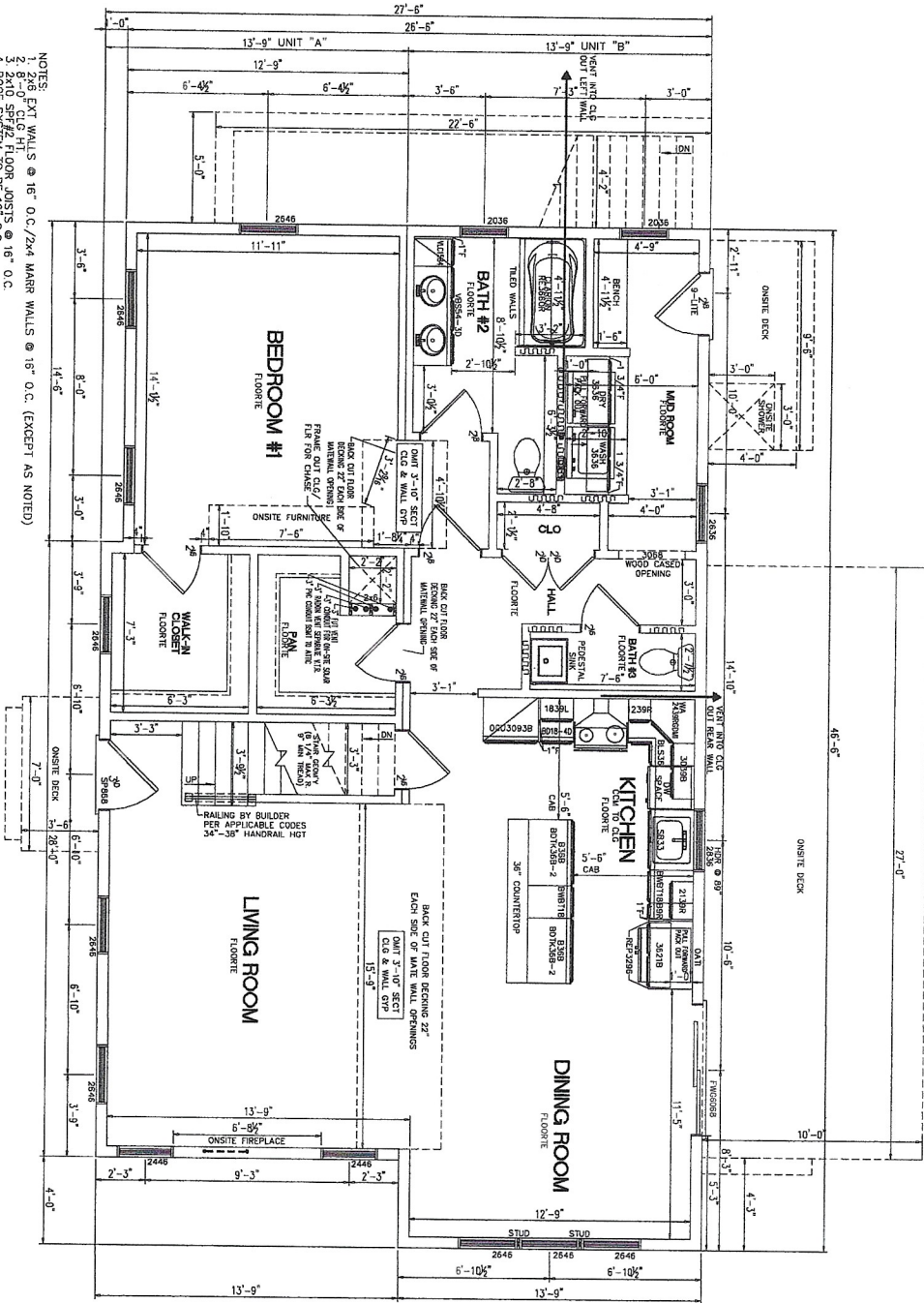
NOTES:
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

ACCEPTED BY:	BUILDER / OWNER SIGNATURES:
TITLE	DATE

BUILD PER: DREAMLINE MODULAR	ENGINEER'S / ARCHITECT'S SEAL
CUSTOMER/PROJECT: TOM LARRABEE	APPROVER'S SEAL
PROJECT: 43747 CAPE	MODIFICATIONS
TITLE: ELEVATIONS	
DRAWN BY: ST DATE: 03-08-22 SCALE: FILENAME: 43747PD	
SHEET: ELEVATIONS	

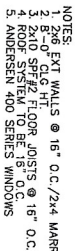
- NOTES:
1. 2x6 EXT WALLS @ 16" O.C. / 2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
 2. 8'-0" CLG HT.
 3. 2'-0" MIN. CLEARANCE OVER DOOR, WINDOWS @ 16" O.C.
 4. ROOF SYSTEM TO BE 16" O.C.
 5. ANDERSEN 400 SERIES WINDOWS
 6. BASED ON 140 WAT WIND LOAD & EXPOSURE "B"
 7. SITE LOCATION: MA, ST. NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

—MELAMINE SHELVING w/ METAL BAR FIRST FLOOR
—PREP FLOORS, SET STAIRS, CABINETS, BATHS ETC FOR FLOORTE FLOORING ON ALL FLOORS



ACCEPTED BY:	BUILDER / OWNER SIGNATURES:
TITLE:	DATE:

BUILDER: DREAMLINE MODULAR	APPROVER'S SEAL
CUSTOMER/PROJECT: TOM LARABEE	MODIFICATIONS
ENGINEER'S / ARCHITECT'S SEAL	PROJECT: 43747 CAPE
	TITLE: FIRST FLOOR FLOOR PLAN
	DRAWN BY: ST
	DATE: 03/08/22
	SCALE: 3/16" = 1'-0"
	FILENAME: 43747P0
SHEET:	1ST FLR



ADJUST FRAMING OVER CHASE SO TRUSS DOES NOT RUN OVER OPENING

WOOD SHELVES w/ ROD IN CLOSETS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE _____

DREAMLINE MODULAR

TOM LARRABEE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

43747
CAPE

SECOND FLOOR FLOOR PLAN

DRAWN BY: ST

DATE: 03-08-22

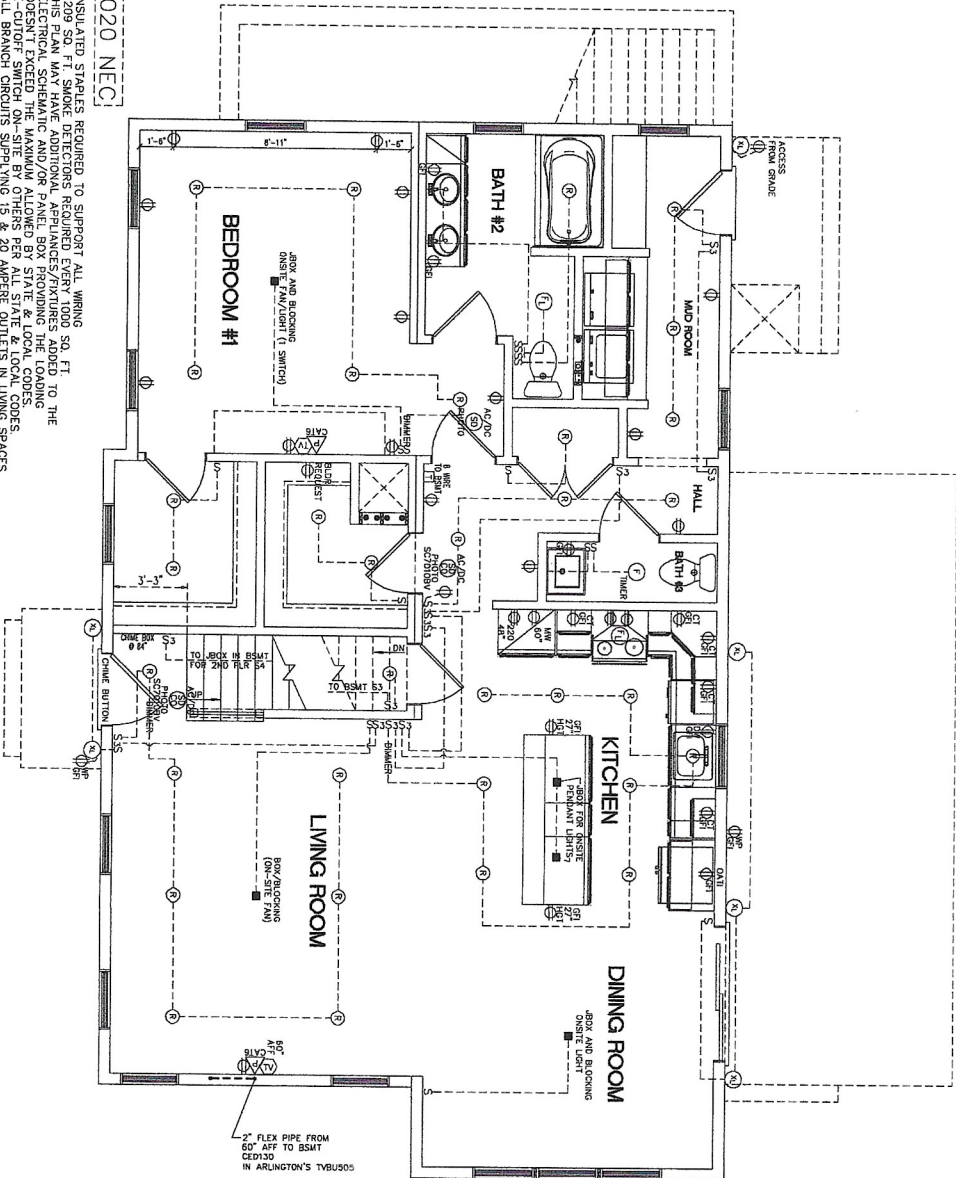
SCALE: $3/16" = 1'-0"$

FILENAME: 43/4/PD

SHEET:

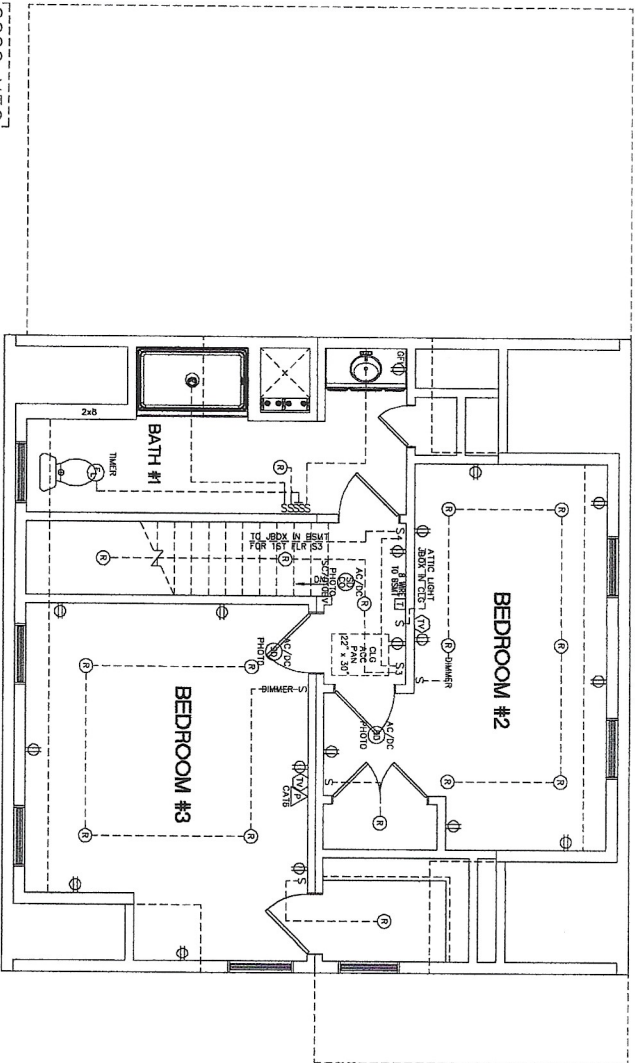
2ND FLR

- 2020 NEC
- 1200 SQUARE FEET REQUIRED TO SUPPORT ALL WIRING 50 FT
 - THIS PLAN MAY HAVE ADDITIONAL APPLIANCES/FIXTURES ADDED TO THE ELECTRICAL SCHEMATIC AND/OR PANEL BOX PROVIDING THE LOADING DOESN'T EXCEED THE MAXIMUM ALLOWED BY STATE & LOCAL CODES
 - ALL BRANCH CIRCUITS SUPPLYING 15 AMP AND 20 AMP RECEPTS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 2020 NEC, 125 -VOLT 15 AND 20 AMP RECEPTS SHALL BE INSTALLED IN AREAS SPECIFIED BY 210.52, SHALL BE LISTED TAMPER RESISTANT TYPE.
 - 50# LIGHT BOXES REQUIRED



BUILDER / OWNER SIGNATURES:	
ACCEPTED BY:	DATE:
TITLE:	

BUILDERS: DREAMLINE MODULAR	
CUSTOMER/PROJECT: TOM LARABEE	
ENGINEERS / ARCHITECTS SEAL	
APPROVERS SEAL	
MODIFICATIONS	
PROJECT: 43747 CAPE	
TITLE: FIRST FLOOR ELECTRICAL PLAN	
DRAWN BY: ST DATE: 03-08-22 SCALE: 3/16" = 1'-0" FILENAME: 43747YD	
SHEET: 1ST ELEC	



2020 NEC

INSULATED STAPLES REQUIRED TO SUPPORT ALL WIRING
857 SQ. FT. SMOKE DETECTORS REQUIRED EVERY 1000 SQ. FT.
THIS PLAN MAY HAVE ADDITIONAL APPLIANCES/FIXTURES ADDED TO THE
ELECTRICAL SCHEMATIC AND/OR PANEL BOX PROVIDING THE LOADING
CAPACITY. SEE THE MANUAL BY ALLOWED BY STATE & LOCAL CODES.
E-CUTOFF SWITCHES SHALL BE INSTALLED ON ALL BRANCH CIRCUITS.
ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMPERE OUTLETS IN LIVING SPACES
ARE PROTECTED BY AN ARC-FULT CIRCUIT INTERRUPTER IN ACCORDANCE
WITH 210.12 OF 2020 NEC. ALL 125 -VOLT, 15 AND 20 AMP RECEPES
PER 408.12 OF 2020 NEC SHALL BE LISTED TAMPER RESISTANT TYPE.
50# LIGHT BOXES REQUIRED

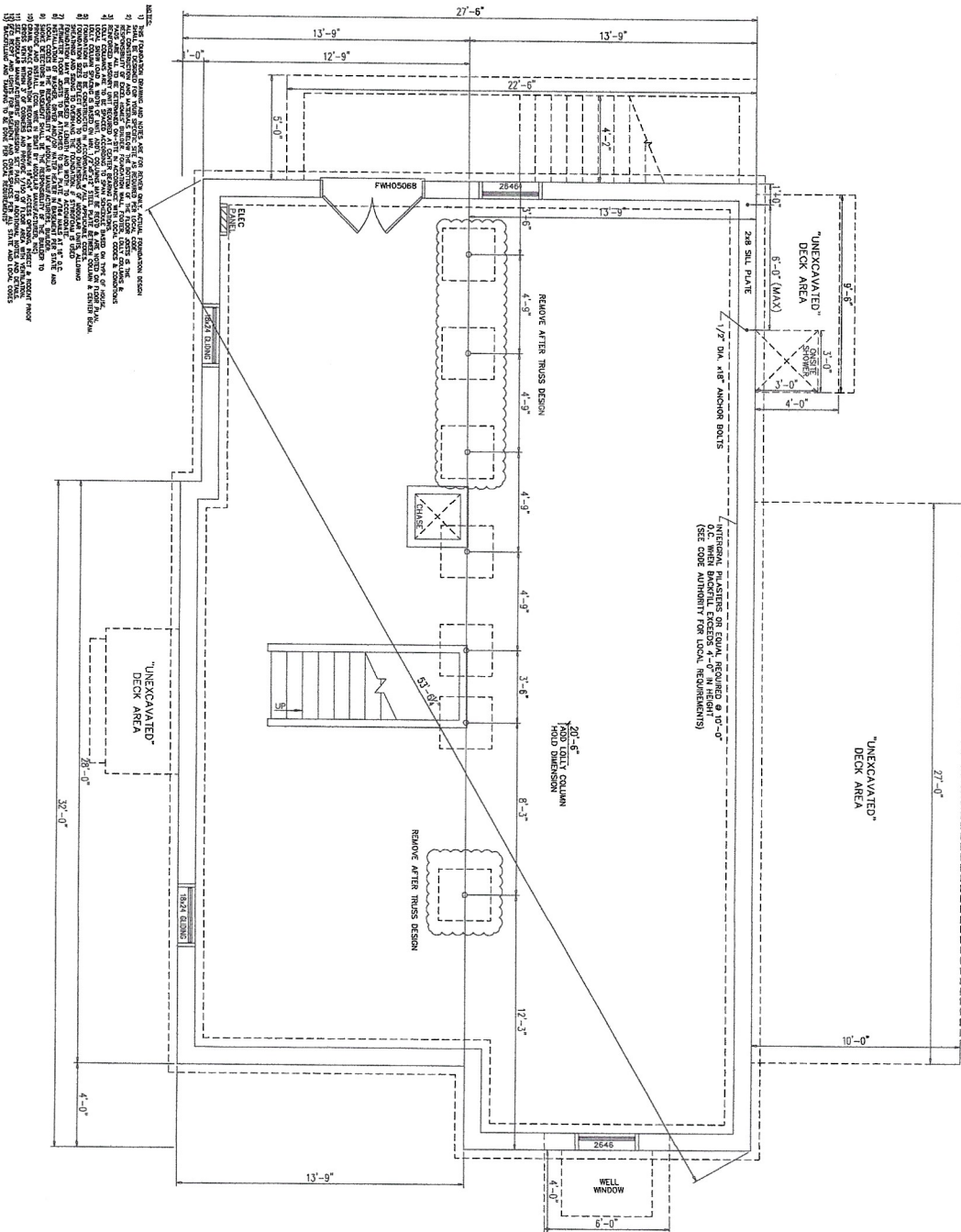
BUILDER / OWNER SIGNATURES:	
ACCEPTED BY:	DATE:
TITLE:	

BUILDER: DREAMLINE MODULAR	
CUSTOMER/PROJECT: TOM LARRABEE	
ENGINEERS / ARCHITECT'S SEAL	
APPROXIMATES SEAL	
MODIFICATIONS	
PROJECT: 43747 CAPE	TITLE: SECOND FLOOR FLOOR PLAN
DRAWN BY: ST	
DATE: 05-08-22	
SCALE: 3/16" = 1'-0"	
FILENAME: 43747.D	
SHEET: 2ND ELEC	

FOR ESTIMATING PURPOSES ONLY - NOT FOR CONSTRUCTION

ACCEPTED BY:	BUILDER / OWNER SIGNATURES:
TITLE:	DATE:

BUILDER:	DREAMLINE MODULAR
CUSTOMER/PROJECT:	TOM LARABEE
ENGINEERS / ARCHITECT'S SEAL:	
APPROVER'S SEAL:	
MODIFICATIONS:	
PROJECT:	43747 CAPE
TITLE:	FOUNDATION PLAN
DRAWN BY:	ST
DATE:	03-08-22
SCALE:	3/16" = 1'-0"
FILE NAME:	43747.FPD
SHEET:	FOUNDATION





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

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

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

APPLICANT NAME: Diana Brown, Nantucket Community Sailing

MAILING ADDRESS: 4 Winter Street, Nantucket, MA 02554

TELEPHONE: (917)-743-5574 cell (917)-743-5574 home (508)-228-6600 work

E-MAIL: diana@nantucketsailing.org

Location of EVENT: Easy Street Park

DATE of EVENT: August 14, 2022 **TIME of EVENT:** 3:00pm - 5:00pm

Description of attendees (i.e. friends, family, catering staff...): youth and adult sailors

Anticipated number of attendees: 20

PLEASE DESCRIBE THE EVENT:

This is the Nantucket Race Week Radio-Controlled Model Boat Regatta. The boats are 3' long and are operated by a hand held radio controller. The sailors will stand along the bulkhead along the Easy Street basin, and there will be a few support people in small boats/kayaks in the water to set the race marks and rescue the model boats as necessary. There will be no entertainment, tent, food, or beverages. If the weather is inclement we will cancel the event.

Other relevant information: We held this event at the Easy Street Park last year and it was a great venue and enjoyed by the participants and spectators from the general public.

Approved/Denied: _____

Executive Director

Date: _____

Land Bank Meeting date

Comments: _____

Equipment Purchase Requests



Make/Model	Description	Trade in Value	New Unit Cost	Other costs	Cost After Trade In
Loftness Masiticator	Used for land clearing	\$18,000	\$38,412	\$2,300	\$22,712
Bobcat MT100	Upgrading from smaller MT85, small tracked vehicle with a bucket	\$17,500	\$38,789	\$500	\$21,289
Cam Superliner 8CAM822DOTT	Large equipment trailer, Old unit 16 years old	\$3,000	\$19,775	\$500	\$16,775
				Total	\$60,776

PRODUCT CODE: 61BS - Q 44 A 2



*Photo does not reflect all selected configurations

1 Model:	61 inches S-Series (50-150 Hydraulic HP)	61BS	\$25772
2 Teeth:	Quadco Reversible Knives	Q	\$1500
3 Hydraulic Motor System:	Variable Displacement Piston Motor (50-120 Hydraulic HP)	44	\$11140
4 Auxiliary Hydraulic Flow (GPM):	33-37.9 GPM (up to 6000 PSI) Standard Speed	A	\$0
5 Auxiliary Hydraulic Pressure (PSI):	3500-3899 PSI	2	\$0
6 Options:	None		\$0

Total Price \$38,412*

To Order:
Please contact Loftness at 1-800-828-7624 with your product code

Notice:
Prices are US dollars. Final configuration prices are FOB factory. Hector, Minnesota USA. Individual components, options and configuration prices generated are subject to change without notice. Product and model specification, configurations and availability are subject to change without notice. For complete and final costs, or for any additional questions contact a Loftness representative directly: 1-800-828-7624.

*Specifications, Data, and Pricing information here in is subject to change without notice.

Toll Free US and Canada: 800-828-7624 International: 320-848-6266 Sales Fax: 320-848-6269 New Parts Fax: 320-848-6055

650 South Main Street | PO Box 337 | Hector, MN 55342 USA | info@loftness.com

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Product Quotation

Quotation Number: 38138D038265

Date: 2022-03-16 15:18:54

Ship to	Bobcat Dealer	Bill To
NANTUCKET LAND BANK Attn: ROBERT EARLEY NANTUCKET, MA 02554 Fax: (508) 228-9369	Bobcat of Cape Cod, Bourne, MA 170 Macarthur Blvd Bourne MA 02532 Phone: 508-759-5020 Fax: ----- Contact: Mike Sylvia Phone: 508-759-5020 Fax: 508-759-9044 Cellular: 508-864-8779 E Mail: mike@bobcatbourne.com	NANTUCKET LAND BANK Attn: ROBERT EARLEY NANTUCKET, MA 02554 Fax: (508) 228-9369

Description	Part No	Qty	Price Ea.	Total
MT100 Mini Track Loader "25 HP Tier IV Diesel Engine Auxiliary Hydraulics Attachment Interface Bob-Tach or CII (To accept approved attachments) Built-In Tie Down & Crane/Lift Locations Continuous Flow Shutoff Lever Hydrostatic Drive Train Counterweights - Includes (4) 30 pound weights Instrumentation: Hourmeter Engine Temperature & Fuel Gauges Voltmeter and Warning Lights Lift Arm Lockout With Manual Bypass	M0115	1	\$32,259.00	\$32,259.00
	Lift Arm Support Neutral Start Interlocks Parking Brake ISO Pattern Joystick Travel Control Spark Arrestor Muffler Tilt Lockout Tilt Steering Storage Cubby Cup Holder Tracks: Rubber, 7.1 inches Wide Machine Width 35.6 inches"			
Bob-Tach Interface (MT100)	M0115-R02-C01	1	\$0.00	\$0.00
Wide Track	M0115-R09-C02	1	\$967.00	\$967.00
36" Root Grapple	7134179	1	\$2,432.00	\$2,432.00
44" General Purpose Bucket	7114581	1	\$806.00	\$806.00
--- Bolt-On Cutting Edge, 44"	6729043	1	\$173.00	\$173.00
Total of Items Quoted				\$36,637.00
Other Charges: Material and Logistics				\$2,152.00
Quote Total - US dollars				\$38,789.00

Notes:

All prices subject to change without prior notice or obligation. This price quote supersedes all preceding price quotes.

Customer Acceptance:

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____ Date: _____

Mini Track Loaders / MT100 Mini Track Loader

MT100 Loader Specifications & Options

Review complete specs for the MT100 mini track loader and see how it stacks up to other models.



Engine

Emissions Tier (EPA)	Tier 4
Engine Cooling	Liquid
Engine Fuel	Diesel
Displacement	55 in³
Number of Cylinders	3
Horsepower	24.8 hp

Performance

Rated Operating Capacity (ISO)	1,000 lb
Carry Position ROC with Standard Counterweight -UnderCarriage Position	1,300 lb
Tipping Load	2898 lb
Operating Weight	3390 lb
Ground Pressure (Rubber)	5.25 psi
Travel Speed	4.1 mph
Travel Speed - Reverse	2.9 mph

Capacities

Fuel Tank	7 gal
-----------	-------











Hydraulic System

Pump Capacity	12 gal/min
System Relief @ Quick Couplers	2,900 psi
Auxiliary Std Flow	12 gal/min

Dimension

Length	106.2 in
Width	35.6 in
Height	54.6 in
Height to Bucket Hinge Pin	80.9 in
Length of track on ground	41.4 in
Reach @ Maximum Height	18.6 in

Features

Lift-Arm Support	
Auxiliary Hydraulics	
Spark Arrestor Muffler	
Bob-Tach Attachment System	
Reverse Travel Stop Panel	N/A
Wide Track	
Neutral Start Interlocks	
Lift Arm Lockout With Manual Bypass	
Tilt Lockout	
Built-In Tie Down & Crane/Lift Locations	
Ride-on Platform	

Certain specification(s) are based on engineering calculations and are not actual measurements. Specification(s) are provided for comparison purposes only and are subject to change without notice. Specification(s) for your individual equipment will vary based on normal variations in design, manufacturing, operating conditions, and other factors.

ROBERT CHILDS, INC.

P.O. BOX 1431
169 GREAT WESTERN ROAD
SOUTH DENNIS, MA 02660
508-398-2556
508-394-5317 fax

Sales Order

May 5, 2022

Nantucket Land Bank
Robert Earley
22 Broad Street
Nantucket, MA 02554
(508) 332-9717
rearley@nantucketlandbank.org

One new 2022 CAM Superline Model 8CAM822DOTT: \$19,775.00
Serial No: 531060 – Estimated Completion September 2022
Stock No: TBD
GVWR: 17600lbs. Empty: 4840lbs. Payload: 12760lbs.
Color: Black
Standard Length: 22'
Options:
Wireless Remote for Power Up/Down
Pintle Ring

Deposit: \$2,000.00

**IMPORTANT NOTICE: PRICING SUBJECT TO CHANGE WITHOUT NOTICE, UNTIL
DATE OF SHIPMENT, DUE TO MANUFACTURING INSTABILITY WORLDWIDE.
DEPOSIT ONLY CONFIRMS SALES ORDER, NOT PRICE GUARANTEE.**

Warranty: Three Years Defects in Material and Workmanship Limited, 1 Year Tire
Hazard, 5 Year Tire Defect, 5 Year Axle and Suspension, 1 Year Hydraulic Pump and
Cylinder.

Customer responsible for sales and use taxes at the RMV within 7 days of MCO issued.

Nantucket Land Bank



Robert Childs, Inc.

Date

05/04/2022

Date



SPECIFICATIONS PAGE

FULL TILT DECKOVER TRAILER



FULL TILT DECKOVER STANDARD FEATURES

Steel Plated Tongue
Adjustable 2-5/16" Ball Coupler or Pintle Ring
Safety Chains
7-Way SAE Plug
Zip Breakaway System
12K Bolt-On Drop Leg Jack
Knife Edge Approach
Rear Impact Guard
EZ Lube Axles
Electric Brakes Axles (2)
Nev-R-Adjust Brakes
Slipper Spring Suspension
Silver Wheels

Epoxy Primer
Polyurethane Paint Finish
Pressure-Treated Pine Decking (Oak on 8 Ton)
Spare Tire Mount
D-Ring Tie Downs - 5/8"
Stake Pockets and Rub Rail
Aluminum Pump Box
Mud Flaps
Sealed Wiring Harness
LED Lights – Rubber Mounted
Power Up / Power Down
Dual Hydraulic Cylinders
Three Year Warranty

Specifications subject to change without notice.





SPECIFICATIONS PAGE

FULL TILT DECKOVER TRAILER

	14K	16K
Model #	P7CAM822D0TT	P8CAM822D0TT
GVWR (lb.)	15400	17600
GAWR (lb. / Axle)	7000	8000
Curb Weight	4280	4840
Payload	11120	12760
Main Frame	8" I-Beam @ 10 lbs.	8" I-Beam @ 13 lbs.
Crossmembers	3" Channel	
Side Rail	5" Channel @ 6.7 lb	
Tongue	8" I-Beam @ 10 lb	8" I-Beam @ 13 lb
Coupler	Adjustable 2-5/16" Ball Coupler or Pintle Ring	
Jack	12K Bolt-On Drop Leg Jack	
Axles	7,000 lb, Greased	8,000 lb, Oil Bath
Suspension	Slipper Spring Suspension	
Tires	235/80R16 LRE	215/75R17.5 LRH
Wheels	16" Spoke	17.5" Mod
Decking	Pressure-Treated Pine Decking	Oak Decking
Lights	LED Lights - Rubber Mounted	
Electric Plug	7-Way SAE Plug	
Finish	PPG Industrial Polyurethane Paint	
Overall Length / Flat	321" / 266"	
Deck Height	35"	36"
Coupler Height	20.5" - 29.5"	21.5" - 30.5"
Approach Plate	Knife Edge Approach	
Load Angle	16°	17°

Specifications subject to change without notice.





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

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

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

APPLICANT NAME: Addiction Solutions of Nantucket Inc
MAILING ADDRESS: 57 Prospect St, Anderson Bldg, Nantucket, MA 02554
TELEPHONE: (508)-325-1743 cell (508)-228-4846 home (508)-228-0180 work
E-MAIL: adbellrx@icloud.com

Location of EVENT: Bartlett's Farm and surrounding dirt/sand roads toward Beach/Miacomet Pond

DATE of EVENT: Sept 25, 2022 **TIME of EVENT:** 8:30 to 10:30am

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

Anticipated number of attendees: 150 to 200

PLEASE DESCRIBE THE EVENT:

Fundraiser 5K run, or 2mile walk to benefit Addiction Solutions of Nantucket. The start/finish is Heller Way. 5K turns right and goes toward Cisco Beach, winds along roads to a Way then to W Miacomet Ave where turns back on Way to Heller Way finish. Walk turns right off Heller Way and goes toward Cisco Beach turns back on Cucweed Rd for 2 loops and finish on Heller Way

Other relevant information:

Allan Bell, race director, Addiction Solutions treasurer

Parking will be on Bartlett Farm property along with Port-A-Poddies. Race signs will

be taken down by noon on Sunday, Sept 25, along clean up of debris on course

Approved/Denied:

Executive Director

Date:

Land Bank Meeting date



Comments:

Run for Recovery

Event 9/25/22 (Sunday)
Morning

Town and County of Nantucket, MA

September 18, 2019





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

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

APPLICANT NAME: Grace Curione
MAILING ADDRESS: 110 Washington St. Nantucket, MA.
TELEPHONE: (678)-218-7441 cell ()- - - home ()- - - work
E-MAIL: sonder143@yahoo.com

Location of EVENT: Creeks Preserve
DATE of EVENT: Sunday, June 5, 2022 **TIME of EVENT:** 2-5pm
Description of attendees (i.e. friends, family, catering staff...): friends and family
Anticipated number of attendees: up to 25

PLEASE DESCRIBE THE EVENT:
Baby shower – casual picnic with prepared food, a few folding tables to place food on and a few chairs for the people who would have a hard time otherwise. Minimal cars used, carpooling and NRTA Wave being the main transportation. Leave no trace implied. No amplified music, etc.

Other relevant information: Is it possible to use the gate just to be able to transport people for easy drop off and clean up?

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

Comments: _____



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

APPLICANT NAME: Elizabeth McNeill and David Douvadjian

MAILING ADDRESS: 7 South Water Street, Nantucket, MA, 02554

TELEPHONE: (916)-756-5867 cell ()- - home ()- - work

E-MAIL: lindsay@ppxevents.com

Location of EVENT: Miacomet Beach- Marker #15

DATE of EVENT: 9/9/2022

TIME of EVENT: 3:30pm

Description of attendees (i.e. friends, family, catering staff...): Family, friends, 1 PPX event planner

Anticipated number of attendees: 30

PLEASE DESCRIBE THE EVENT:

Intimate wedding ceremony with a basic setup which will include 8 benches for guests to sit and Eibhlin Fern Florals, will be purchasing mixed native grasses sourced from a wholesale floral distributor called The Floral Reserve that will be lining the aisle. There will be no additional décor. We would like to begin setup at 2:00pm for guest arrival via vans at 3:15pm. Immediately following the conclusion of the ceremony at 4pm, there will be four PPX employees that will bring all items back to the parking lot for pickup between 4:00 and 4:15pm. Guest will depart at 4pm via shuttle. There will be a PPX Event Planner on site the whole time to ensure all rules are followed and the property is respected.

Other relevant information: _____

Approved/Denied: _____

Executive Director

Date: _____

Land Bank Meeting date

Comments: _____



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

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

Location of EVENT: Cod Fish Park
DATE of EVENT: July 15th **TIME of EVENT:** 10 - 1
Description of attendees (i.e. friends, family, catering staff...): people @ playground
Anticipated number of attendees: ?

PLEASE DESCRIBE THE EVENT:

It will be me and a table with information about the services that a safe place provides

Other relevant information:

Approved/Denied:

Executive Director

Date:

Land Bank Meeting date

Comments:



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

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

REQUESTS FOR TEMPORARY PRIVATE EVENT USE ON NANTUCKET LAND BANK PROPERTIES

APPLICANT NAME A Safe Place Nantucket. Org

MAILING ADDRESS: 5B Windy Way..

TELEPHONE: ()- - - cell ()- - - home ()- - - work

E-MAIL: 1815@a safeplace-nantucket.org 508-228-0561

Location of EVENT: discovery playground

DATE of EVENT: July 22nd TIME of EVENT: 10-1

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

Anticipated number of attendees: ?

PLEASE DESCRIBE THE EVENT:

myself with a table - information about
a safe place and what services we
provide for families etc.

Other relevant information: _____

Approved/Denied: _____

Executive Director

Date: _____





Land Bank Meeting date

Comments: _____

Capital Projects



	Address	Project/Task name	Status Detail	Priority
1	Cisco	+ Beach Parking Area Move	Recently Initiated	High
7	Various Properties	+ Trailhead Signs	Ongoing	High
9	Aurora Wy, 17	Access Boardwalk	Submitted and Waiting	High
10	Broad Street, 22	Garden Renovation	Scheduled	High
11	Candle House Ln, 14&16	Garden Renovation & Well Install	Near Completion	High
12	East Creek, 19	+ Property Improvements	Recently Initiated	High
22	Easton St, 65&67	+ Raingarden & Park Enhancements	Ongoing	High
25	Hummock Pond Rd, 201	Dock Maintenance	Pending	High
26	Hummock Rd, 168	Agricultural RFP	Ongoing	High
27	Madaket Rd, 113	+ Property Restoration & Parcel Integration	Recently Initiated	High
30	Millbrook Rd, 60 (Apple Orchard)	+ Orchard Enhancements	Ongoing	High
34	Orange St, 158&160	+ Merging of 158 & 160 Orange	Recently Initiated	High
41	Polpis Harbor Rd, 4	Parking Area Drainage Improvements	Ongoing	High
42	Polpis Rd, 321	+ Restore Property to Natural Condition	Ongoing	High
54	Sesachacha Rd, 21&23	+ Accessible Trail, Drainage & Trail Improvements	Ongoing	High
59	South Cambridge St, 48	+ Long Pond Landing Timber Walkway & Pier	Ongoing	High
70	Union St (Consue Springs)	+ Marsh Restoration, Resiliency Planning, Public Recreation	Ongoing	High
79	Washington St	+ Coastal Resiliency Planning & Design Exploration	Ongoing	High
88	Wauwinet Rd, 19	+ Preparing Property for Mixed Public & Agricultural Use	Ongoing	High
101	Wesco Place, 8	+ Lily Pond Ecological Restoration	Ongoing	High
114	Western Ave, 32	+ Property Improvements	Recently Initiated	High
120	Deadhorse Valley/Mill Hill Park	Property Enhancements for Existing Public Uses	Recently Initiated	Medium
121	N Mill 7	+ Property Improvements	Recently Initiated	Medium
124	Various Properties	Exploration of Opportunities for Solar on Buildings	Ongoing	Medium
125	Commercial Wharf, 15	+ Undevelopment of Property; Integration w/ Petrel Landing	Pending	Medium
131	Miacomet Ave, 80	Meadow Enhancement; Invasive Species Management	Ongoing	Medium
132	Miacomet Rd, 15A	Connecting Trail Systems - Footbridge Construction	Pending	Medium
133	Mizzenmast Ext, 30	Burchell House Renovation?	Pending	Medium
134	New Ln, 25	+ Merge w/ Woodbury Ln (corner) property	Pending	Medium
137	Orange St, 141	+ Interim Maintenance & Long-Term Planning	Pending	Medium
142	Somerset Rd, 125 (Farmhouse)	Basement Apartment (Employee Housing)	Pending	Medium
143	Somerset Rd, 125 (Maintenance Facility)	Pole Barn	Pending	Medium
144	Warrens Landing Rd, 55	+ Trail Installation & Habitat Management	Ongoing	Medium

	Address	Project/Task name	Status Detail	Priority
146	Washington St, 70	 Undevelopment of Property; Resiliency Planning	Pending	Medium
150	Codfish Park	Property Enhancements	Pending	Low
151	TBD	Native Seed Bank & Nursery	Pending	Low
152	Commercial Wharf, 13	 Property Improvements	Ongoing	Low
160	Eel Point Rd, 189	Property Restoration	Pending	Low
161	Miacomet Rd, 1,3,5,7,9,11,13,15&15A	Agility Area	Pending	Low
162	Wesco Place, 8	 Handicapped Parking Space Reno	Recently Initiated	Low
166	TBD	Bike Park	Pending	
167	TBD	Botanical Garden	Pending	
168	TBD	Croquet Court	Pending	
169	Wannacomet Rd, 3	 Property Enhancements	Completed	

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of May 24, 2022

1. “M” Exemption Update:

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

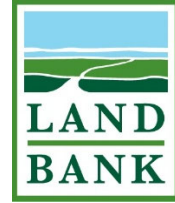
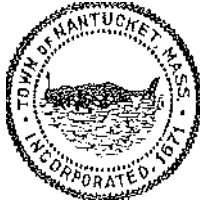
No. 38450 Olivier Payot and Lisa Silveira

No. 38460 Simonas Zekas and Edita Zekas

2. “O” Exemption Update:

a. Release of Lien:

No. 41344 Clarence Alvin Hughes, II and Gabrielle Elizabeth Hughes



INTERGOVERNMENTAL LEASE AGREEMENT BETWEEN THE TOWN OF NANTUCKET AND NANTUCKET ISLANDS LAND BANK

This Lease Agreement (“Lease”) is entered into this 23rd day of May, 2022, by and between the Town of Nantucket, acting by and through its Town Manager, with a business address of 16 Broad Street, Nantucket, Massachusetts, 02554 (“Town”), and the Nantucket Islands Land Bank, acting by and through its Executive Director (“NILB”), with a business address of 22 Broad Street, Nantucket, Massachusetts, 02554.

I. Leased Premises

The NILB is the owner of the properties located at 113 Madaket Road and 19 Wauwinet Road in Nantucket, Massachusetts (the “Premises”) and hereby agrees to lease to the Town the main house at 113 Madaket Road for four Town seasonal employees and the main house at 19 Wauwinet Road for two Town seasonal employees for a term commencing on May 15, 2022 and ending on September 15, 2022 (the “Term”) solely for residential purposes.

II. Permitted Users of Premises

The NILB agrees that the Town may utilize the Premises for its employees as described in Section I. The Town shall not assign the Lease nor sublet or rent the Premises except as herein provided. The rules as set forth in Exhibit A shall govern the use of the Premises by the employees designated by the Town.

III. Lease Payment and Security Deposit

The Town shall pay to the NILB the sum of \$570.00 per week for use of the Premises (the “Lease Rent”). The Lease Rent shall be pro-rated based upon a 7-day week for use of the Premises for a partial week. Payment is due on or about the 1st of each month.

While the NILB customarily receives a security deposit in conjunction with a lease for its properties, a security deposit shall not be required or collected from the Town for the Term of this Lease.

IV. Utilities, Building Maintenance and Repairs

The NILB shall be solely responsible for the cost of all utilities serving the portion of the Premises located at 19 Wauwinet Road including without limitation, fuel, heat, electricity, gas, telephone, cable, and Internet. Utilities which are charged for the portion of the Premises located

at 113 Madaket Road (including but not limited to fuel, heat, electricity, gas, telephone, cable, and internet) shall be billed directly to and reside in the name of the NILB who shall always remit payment therefor when due. However, the Town agrees to pay the NILB a lump sum of \$2,500 at the end of the lease term as reimbursement for the cost of such utilities. In addition, the Town agrees to have the septic system pumped and main house cleaned at 113 Madaket Road prior to the beginning of the lease term, and further agrees to mow the lawn and pick up trash at the same property on a weekly basis. The NILB will be responsible for all building maintenance and repairs necessary for utilization of all Premises by the Town.

V. Scope of Lease/Termination

It is agreed between the NILB and the Town (together, the "Parties") that use of the Premises is being provided to the Town to facilitate the efficient performance of seasonal Town operations. Upon termination of this Lease, the Town shall remove all personal property and trash from the Premises and deliver the Premises to the NILB, broom clean, and in as good order and condition as the same were in at the commencement of the Term, reasonable and ordinary wear and tear only excepted.

The Premises shall be inspected at the commencement of the Lease and again upon termination of the Lease. If the inspection at the termination of the Lease reveals that the Premises have not been left broom clean and in good order and condition, reasonable wear and tear excepted, or that the Premises or any furniture or fixtures therein have been damaged, the Town shall be liable to the NILB for the NILB's cleaning and repair or replacement costs, plus an administrative fee of twenty-five dollars (\$25.00). If such a circumstance occurs, the NILB will deliver to the Town a written statement of the amount due which shall be due and payable within thirty (30) days of issuance thereof.

VI. Risk of Loss

The Town agrees to use and occupy the Premises at the Town's own risk, and the NILB shall have no responsibility or liability for any injury, loss or damage to any Town employee utilizing the premises within the approval of the Town or any other person claiming by, through or under the Town, or to the fixtures or other personal property of any person claiming by, through or under the Town.

VII. Notice

For purposes of this Lease, the Parties shall be deemed duly notified in accordance with the terms and provisions hereof, if written notices are mailed by certified U.S. mail return receipt requested, by overnight courier or delivered personally to the addresses set forth in the first paragraph of this Lease. These addresses are subject to change, and the parties hereto agree to inform each other of such changes as soon as practicable.

VIII. Miscellaneous

This Lease may not be modified or amended except in writing, duly executed by both parties.

This Lease contains the entire agreement of the parties and there are no other agreements or understandings between the Parties regarding the subject matter of the Lease.

If any portion of this Lease is declared to be illegal, unenforceable or void, then all Parties shall be relieved of all obligations under that portion; provided, however, that the remainder of the Lease shall be enforced to the fullest extent permitted by law.

This Lease shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, and any and all legal actions brought in connection with this Lease shall be brought in courts within the Commonwealth of Massachusetts.

TOWN OF NANTUCKET,
Tenant

NANTUCKET ISLANDS LAND BANK
Owner

C. Elizabeth Gibson, Town Manager

Jesse A. Bell, Executive Director

Date: _____

Date: _____

EXHIBIT A

TOWN OF NANTUCKET

TOWN EMPLOYEE HOUSING RULES

The following rules apply to employees of the Town of Nantucket ("Employee") who are using housing provided by or through the Town of Nantucket. These rules shall also apply at all times during the Employee's use of the Premises to all Permitted Users (as defined in the Lease) and any and all other guests, invitees, or any other parties on the Premises in connection with the Employee's use thereof for any reason.

1. **Emergencies:** In the event of an emergency, dial 911. An emergency is a situation that threatens human life or property and demands immediate attention.
2. **Repairs/Maintenance:** Report matters requiring repair or maintenance to Land Bank Executive Director, Jesse Bell, Phone: (508) 228-7240, ext. 7112.
Email: jbell@nantucketlandbank.org.
3. **Cleanliness:** The Premises shall at all times be kept in a clean and sanitary condition and in compliance with all applicable Board of Health Regulations and State Sanitary Code. Employees shall be responsible for the proper storage and disposal of trash and other waste. The Town shall schedule and be responsible for regular trash pickup/removal at the portion of the Premises located at 113 Madaket Road. The grounds of the Premises shall be kept in neat and orderly condition and in good appearance. There shall be no accumulation or storage of trash, waste, personal property or effects on the grounds of the Premises for longer than four (4) consecutive days. Toilets and pipes shall only be used for the purposes for which they were constructed.
4. **Noise:** Employees shall at all times be courteous to other occupants, neighbors and property abutters and abide by applicable noise bylaws. There shall be no unreasonably loud or audible noise from any source between 9:30 p.m. and 8:00 a.m. Monday through Friday and between 10:00 p.m. and 8:00 a.m. Saturday and Sunday.
5. **Compliance with Laws:** There shall be no unlawful or improper use of the Premises in violation of any applicable law, statute, code, by-law, ordinance, rule or regulation or any other activity that will make voidable or increase the cost of any insurance maintained by the Town on the Premises.
6. **Guests/Number of Occupants:** Temporary overnight guests shall not be permitted. At no time shall the number of occupants exceed the limitations applicable to the Premises by the Board of Health, State Sanitary Code or other applicable law, statute, code, bylaw, rule or regulation.
7. **Pets/Livestock:** No pets, livestock or animals of any type shall be kept on the Premises without the written approval of the NILB.
8. **Insurance:** Employees shall be solely responsible for insuring his/her personal property.

9. Keys: Employees shall not change, alter, replace, or add locks and keys. The Town shall at all times have copies of working keys to each house. Employees shall be responsible for the cost of any replacement keys or locks.
10. Town's Right to Inspection: A representative of the Town shall have the right to enter, inspect and show the Premises to others and to make repairs or alterations, upon reasonable advance notice and at any time without notice in the event of an emergency.
11. Additions or Alterations: There shall be no additions or alterations to the Premises.
12. Vehicles: Each employee may have no more than one (1) motor vehicle on the Premises which at all times shall be registered and in working order and condition. No unregistered or inoperable vehicles may be stored on the Premises.
13. Smoking: Smoking shall not be permitted on the Premises.

ACKNOWLEDGED AND AGREED

Employee:

Name: _____

Date: _____



Statement of Condition

This is a statement of the condition of the premises the Town has licensed to you. You should read it carefully in order to see if it is correct. If it is correct, you must sign it. This will show that you agree that the list is correct and complete. If it is not correct, you must attach a separate signed list of any damage, which you believe exists in the Premises. This statement must be returned to the Town within five (5) days after you receive this list or within five (5) days after you move in, whichever is later.

Please see the attached photographs that illustrate the condition of the unit.

Acknowledged by the Employee:

Acknowledged by the Town of Nantucket:

Signature

Signature

Print Name

Print Name

Date

Date

712610_3/NANT/0001

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of April 30, 2022

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	Mar YIELD	Apr YIELD	3/31/2022	4/30/2022
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$37,161.69	\$38,913.54
Nantucket Bank / Collection Account x7653	0.25	0.25	\$35,959,449.17	\$37,201,475.71
Nantucket Bank / Special CD x1135 <i>matures 5/20/2022*</i>	0.20	0.20	\$5,056,054.59	\$5,056,885.79
TOTAL UNRESTRICTED FUNDS:			\$41,052,665.45	\$42,297,275.04

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	Mar YIELD	Apr YIELD	3/31/2022	4/30/2022
US Bank / Series A Bonds Reserve Fund / <i>TNotes mature 5/15/22 MktVal</i>	1.75	1.75	\$3,069,867.87	\$3,070,374.01
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,907.30	\$20,907.39
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$40,109.19	\$40,117.43
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,018.79	\$10,020.85
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$44,019.38	\$44,028.43
Nantucket Bank / Nabalus Escrow x1473	0.15	0.15	\$1,660.96	\$1,661.16
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$251,451.83	\$208,899.49
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$391,699.86	\$391,780.35
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$6,252.31	\$8,337.11
Hingham Savings / Marble Reserve CD <i>matures 8/29/2022</i>	0.40	0.40	\$226,990.81	\$227,065.44
Citizens Bank / Rackemann Sawyer Acquisition Escrow			\$424,000.00	\$544,000.00
TOTAL RESTRICTED FUNDS:			\$4,486,979.40	\$4,567,192.76
TOTAL FUNDS:			\$45,539,644.85	\$46,864,467.80

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.