

AGENDA
Nantucket Land Bank Commission
Regular Meeting of June 27, 2023
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
 - a. Consue Spring Restoration Concept Plan – Presentation
 - b. Consue Spring Phase 2 – Fee Proposal
3. GOLF BUSINESS
 - a. Sconset Golf Course – Manager’s Monthly Review (May)
 - b. Miacomet Golf Course – Manager’s Monthly Review (May)
 - c. Warrant Authorization – Golf Capital Funds Transfer Request
4. AGRICULTURAL PROPERTY MANAGEMENT
 - a. 168 Hummock Pond Road/Mt. Vernon Farm – RFR Award of Farmland License
5. PROPERTY MANAGEMENT
 - a. 2 Milestone Road/Creeks Preserve – Yoga Class Proposal
 - b. Various Properties – No Hunting Request
 - c. 1 Meader Street – Parking Request
 - d. 40th Pole – Event Request (7/9/23)
 - e. 14 & 16 Candle House Lane/Garden of the Sea – Event Request (8/9/23)
 - f. Lily Pond Parking – Resurfacing Accessible Parking Proposal
 - g. Capital Projects Review Continued – Long-Term Projects
6. TRANSFER BUSINESS
 - a. “M” Exemption Update – Release of Liens
 - b. “O” Exemption Update – Release of Liens
7. REGULAR BUSINESS
 - a. Acceptance of Easement and Deed – Masaquet Avenue
 - b. Conservation Commission Regulation Changes - Update
8. APPROVAL OF MINUTES
 - a. Regular Meeting of June 13, 2023
 - b. Special Meeting of May 15, 2023
 - c. Special Meeting of June 6, 2023
9. FINANCIAL BUSINESS
 - a. Monthly Financial Report – May
 - b. Warrant Authorization – Cash Disbursement
10. COMMISSIONER/STAFF ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to ongoing litigation. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes

2. Ongoing Litigation Matters:

a. Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank Commission (3 & 3B Wyr's Way)

b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoon Nominee Trust (6 Wesco Place)

c. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)

3. Real Estate Acquisition

C. ADJOURNMENT

SCAPE LANDSCAPE ARCHITECTURE DPC

277 BROADWAY NINTH FLOOR NEW YORK NY 10007

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PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

Consue Spring Landscape Pre-Design and Schematic Design

June 21, 2023

Jesse Bell

Nantucket Islands Land Bank

Dear Jesse:

We look forward to the opportunity to continue our work together on the Consue Spring project. As discussed, we have prepared a proposal for landscape architectural services through Schematic Design.

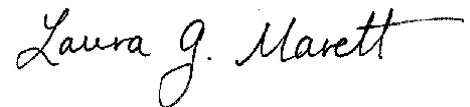
We value our collaboration with you and the Land Bank team immensely and look forward to working in partnership to build public recreation opportunities, universal access, and resilience for downtown Nantucket and beyond. We have prepared a proposal for you based on our current understanding of your scope of work.

Please let us know if you have time to discuss our scope outline herein.

Our best,



Pippa Brashear
Resilience Principal



Laura G. Marett
Director of Landscape Planning

PROJECT UNDERSTANDING

It is our understanding that the Nantucket Land Bank, 'Land Bank' or 'Client', is interested in retaining the SCAPE Team for complete landscape design services for Pre-Design and Schematic Design for the Consue Spring Project, which will build upon the vision developed under the Consue Spring Concept Design contract, completed in May 2023.

The following document outlines our proposed scope, deliverables, and fee, broken out by design phase, for Pre-Design and Schematic Design base services for SCAPE and our proposed sub-consultants. In anticipation of project continuation, we have also included a draft scope for Design Development, Construction Documentation, Permitting, Pre-Construction Support, and Construction Administration services in *Exhibit B* for your reference, with the understanding that we will prepare a final scope and fee for these services around March 1, 2024 during Phase 2 Schematic Design.

This scope is inclusive of the area identified below:

- **Consue Spring.** Approximately 6 acres total with approximately 3 acres of more detailed design including the causeway and the project area to the west. The overall project boundaries are consistent with the boundaries established in Concept Design.

SUMMARY OF PROJECT PHASES AND SCHEDULE

SCAPE assumes a 26-week continuous design schedule for the Pre-Design and Schematic Design base services. The following proposal is established based on this proposed schedule:

Base Services:

- **Phase 1** – Pre-Design – 13 weeks (September – November 2023)
- **Phase 2** – Schematic Design – 13 weeks (January – March 2024)

Additional time outside the phases described above for Client or agency review, public engagement, or other tasks/factors is not currently included in this scope and may be considered grounds for additional services.

Future Services (durations estimated, for reference):

- **Phase 3** – Design Development (DD) – 17 weeks
- **Phase 4** – Construction Documents (CD) – 22 weeks
- **Phase 5** – Pre-Construction Support – 4 weeks
- **Phase 6** – Construction Administration – 14 months
- **Permitting Support** – Concurrent to DD and CD phases

Please see *Exhibit B – Draft Scope of Services* for more detailed descriptions.

PROJECT TEAM

We understand that the **project team** will consist of the **SCAPE Team** and the **Client Team**.

Project Team:

1. **SCAPE Team:**
 - a. SCAPE (Prime)
 - b. SCAPE's sub-consultants
2. **Client Team or Land Bank Team**
 - a. Land Bank (Client)
 - b. Land Bank's sub-consultants

SERVICES PROVIDED BY SCAPE AND OUR SUB-CONSULTANTS:

SCAPE is the Prime consultant and will be responsible for the overall project design / spatial planning and landscape architectural design including hardscape, planting, and site amenities. We will rely on our sub-consultants, contracted directly to us, for the following services:

- **Fuss & O'Neill (F&O)**
 - Site civil engineering, including grading and drainage, but excluding geotechnical and foundation design.
 - Cost estimating, inclusive of all site work except structures and foundations. F&O will compile and prepare a combined engineer's opinion of probable cost.
 - Mechanical, Electrical, and Plumbing (MEP), for site lighting.
 - Forebay design.
- **Woods Hole Group (WHG)**
 - Resilient design, including setting high tide and coastal storm (surge and waves) targets for design.
 - Stormwater modeling.
 - Review of stormwater and drainage design.
 - Land management planning and invasive species management protocols.

- **LAM Partners (LAM)**
 - Site lighting design.

We have solicited proposals from these sub-consultants and have included the scope and fees for their support in this proposal.

SERVICES PROVIDED BY THE CLIENT OR THEIR SUB-CONSULTANTS:

We understand that the following services will be procured directly through the Client, but that the contracted consultant(s) will work in coordination with the SCAPE Team to deliver support services to the design:

- Site investigations and survey.
- Wetland delineation.
- Coastal resource area delineation.
- Any subsurface investigations (e.g. geotechnical borings) or assessment of existing structures required to support structural design.
- Coastal/ Waterfront Engineering.
- Marine structural engineering.
- Structural engineering of all boardwalks and elevated structures.
- Engineering or design of flood protection measures.
- Geotechnical engineering and foundation design for all structures.
- Cost estimating for scopes provided by the Client or their sub-consultants.
- ADA compliance review.
- Environmental scopes (engineering, review, and permitting).
- Permitting/permit review.

INFORMATION REQUIRED

SCAPE understands that the Client will provide the following information prior to the commencement of Phase 2: Schematic Design:

- A comprehensive site survey that contains metes and bounds, contoured topography that includes critical tidal datums, existing

easements and setbacks, spot elevations, wetland delineation and any related regulatory setbacks or zones, utilities, roadways, curbs, vegetation (trees), and other existing site features (buildings). This survey will be provided in PDF and CAD format and must be stamped.

- Investigation of existing utilities including stormwater outfalls.
- Geotechnical investigations (borings) to inform the structural design.
- Physical execution of test pits/ shallow surface soil grabs to inform stormwater design.

PROJECT DOCUMENTATION

The SCAPE Team will prepare appropriate documents for all phases of work of the project as defined in the detailed scope of work. All submissions will be issued electronically in digital PDF format unless otherwise noted. All project technical drawings will be developed in AutoCAD. During Phase 2: Schematic Design, SCAPE will set the project drawing and specification standards, including drawing formats, title block, and specification format to be used through the completion of later phases of work.

SCOPE OF SERVICES

PHASE 1 – PRE-DESIGN (13 WEEKS)

The Pre-Design phase will include site analysis refinement, pre-permitting coordination, and a Basis of Design memo.

Site Analysis Refinement and Basis of Design Memo. We will review all findings from site investigations by the Client Team occurring during this phase of work. We will develop a draft Basis of Design memo, summarizing the design goals and key assumptions, site constraints, design criteria, and any codes or standards that the design will adhere to. The memo will include revised site analysis maps and diagrams with any new findings from Phase 1 to inform the team's Schematic Design efforts.

Gap Analysis. The SCAPE team will review all existing, relevant, and available data for the project site and its immediate context. We will identify any additional data or studies needed to perform final design and documentation

services. In a gap analysis memo, we will provide recommendations on the scope and timing of investigations required. The gap analysis memo may make recommendations related to stormwater and drainage, subsurface conditions, environmental conditions, biological/ecological conditions, jurisdiction and ownership, or any other site factors or features that require additional information for final design and documentation services. The SCAPE team will also advise Coastal Engineering of any additional survey needs, especially as related to key stormwater system parameters where data is not available.

Test Pits. Fuss & O'Neil will conduct up to five (5) test pits to evaluate subsurface soil and groundwater conditions to be used for the stormwater design at the areas indicated for forebays (backhoe and operator by others). We will review groundwater and tidal conditions with Woods Hole Group to inform stormwater design.

Culvert Design Parameters. Woods Hole Group will utilize the results of the previous hydraulic modeling investigation, developed under the Consue Spring Concept Design contract, to specify culvert size and dimensions, and develop a scour analysis from modeled ebb and flood velocities to inform scour mitigation design. These analyses will be provided to Fuss & O'Neill and summarized for inclusion in the Basis of Design memo.

Drainage and Stormwater Modeling and Design Parameters. To appropriately size and test performance of the forebays, Woods Hole Group will perform stormwater modeling. The model will test flow into the forebays and around the project site under a variety of different rainfall conditions, as well as allowing for accurate representation of how varying tailwater conditions (tides) will affect drainage rates. Woods Hole Group will work with Fuss & O'Neil to provide relevant drainage rates and volumes for use in the forebay design process. Woods Hole Group will prepare a technical memo detailing the model set up, results, and relevant design parameters to inform the Schematic Design.

Woods Hole Group will supplement the Consue Spring stormwater forebay design parameters with a strategy for addressing stormwater concerns at the adjacent properties along Mariner Way and Spring Street. It is assumed that this additional assessment and guidance will be advisory in nature, based on engineering calculations and best professional judgment, and no further stormwater modeling will be necessary.

Sanitary Sewer Investigations. Fuss & O'Neil will perform an initial desktop investigation of the sanitary sewer services as part of our pre-design due diligence. We will make note of service connections and existing conditions for the line running through the causeway and provide recommendations for relocating or decommissioning the line, if necessary. These investigations are intended to be advisory in nature and if the Land Bank would like to implement any changes to the sanitary sewer system as a result of this investigation, we will submit an additional service.

Order of Magnitude Costing. Fuss & O'Neil will generate an Order of Magnitude Cost Opinion for the Consue Spring Project based on the current project understanding and designate the Land Bank and Town components of the project. Fuss and O'Neill will cost civil, stormwater, and electrical pieces, with docks and other structural elements to be provided by Coastal Engineering. This will be completed with the full project team and include other members' cost items in the overall Cost Opinion.

Town Coordination. SCAPE will assist the Land Bank in coordination calls with the Town of Nantucket to align project goals and funding strategy.

Pre-Permitting Agency Coordination. The SCAPE team will support the Land Bank in up to seven (7) pre-application discussions of the project with regulators, which may include but are not limited to:

- Conservation Commission (ConCom)
- Massachusetts Department of Environmental Protection (MA DEP)
- US Army Corps of Engineers (USACE)
- Massachusetts Environmental Policy Act (MEPA)
- Chapter 91
- Nantucket Historic District Commission (HDC)
- National Marine Fisheries Service (NMFS)

Throughout this phase, SCAPE will work with the Land Bank client team to understand preliminary permitting milestones, durations, and fees. During this time, SCAPE will also work with the Client team to develop a preliminary project schedule that is inclusive of permitting needs and the construction observation phase.

Deliverables:

- Draft Basis of Design Memo:
 - Approximately 15 pages (8.5" x 11")
 - Design goals and key assumptions
 - Site constraints and design criteria
 - Codes or standards that the design will adhere to
 - Up to five (5) revised site analysis maps and diagrams
- Technical memo summarizing stormwater model setup and model results including design parameters for sizing forebays.
- One (1) Order of Magnitude Cost Opinion, based on the Concept Design
- Preliminary Project Schedule (inclusive of permitting & construction)
- Presentation material, agendas, notes, and action items for meetings listed below.

Meetings:

- Bi-weekly Client team coordination meetings
- Up to seven (7) pre-application meetings with regulators
- Up to two (2) meetings with the Town of Nantucket

PHASE 2 - SCHEMATIC DESIGN (SD) / 30% DESIGN – (13 WEEKS)

SCAPE previously worked with the Nantucket Land Bank to develop a Concept Design direction that has been accepted. SCAPE proposes that during the Schematic Design phase, the design be verified and developed alongside findings and recommendations from the Phase 1 – Pre-Design phase.

Schematic Design. The SCAPE team will work collaboratively with the Client team to produce a refined Schematic Design for the Consue Spring site that advances the previously approved concept design and incorporates the findings and recommendations resulting from the site investigation and assumptions identified in the draft Basis of Design Memo. The design will be explored through spatial relationships through measured drawings (plans, sections, and elevations), site systems strategies, resiliency strategies, material studies, lighting concepts, sketch perspectives, and potentially model studies (physical and/or digital) as necessary in the Schematic Design phase. We will

coordinate with the Coastal Engineering on the design of all structures and flood protection features, such as boardwalks, retaining walls, and berms; however, the SCAPE team will not be responsible for producing drawings or designs related to the engineering of any structures or flood protection features. If necessary, we can include drawings that are provided to us by the Client's consultants for the Schematic Design set. At the end of this phase, there will be an SD-level landscape design and associated documentation that communicates design intent and establishes critical parameters such as site organization.

Land Management Plan. Based on the results of observations made during the coastal resource area delineation, prepared under a separate contract, Woods Hole Group will develop an inventory of invasive species observed on site. A description of each species will be provided with information regarding native distribution, natural history, invasive status, and effective treatment methodologies. To supplement the species inventory, Woods Hole Group will generate a suite of alternatives to manage invasive vegetation found on site. Treatment strategies may include but not be limited to physical, mechanical, and chemical methods. The species inventory and suite of treatment methods will be synthesized into a Land Management Plan for inclusion with project planning documents.

Causeway Flood Protection Design Review. SCAPE will review and comment on alternatives developed by Coastal Engineering for any flood protection features at the causeway and near Goose Pond. [note: engineering by Coastal Engineering]

Grant Funding Opportunities. SCAPE will develop a matrix documenting potential grant funding opportunities for the future phases of the project. This matrix will include timing and key project criteria relevant to each of the potential funding sources.

Estimate of Probable Cost. Fuss & O'Neill will prepare an estimate of the probable cost for the SD package. The cost of structural elements and flood protection features will be provided by others and incorporated into the cost estimate.

Revised Basis of Design Memo. SCAPE will revise the Basis of Design Memo with any additional findings from the Schematic Design Phase.

Deliverables:

- Preliminary landscape materials, planting, and lighting concepts in the form of images.
- Precedent imagery
- One (1) revised illustrative site plan
- New or revised illustrative sections, diagrams, or elevations to communicate intent
- Up to one (1) new and two (2) revised perspective images
- Hand, CAD, or PDF sketches to coordinate technical requirements with other consultants, as needed
- Revised Basis of Design Memo
- Land Management Plan including plant selection strategy
- Presentation material, agendas, notes, and action items for meetings listed below.

Technical Documentation Deliverables:

- One (1) Schematic Design drawing set (inclusive of schematic landscape, materials, grading, and planting plans)
- One (1) set of narrative specifications.
- 100% Schematic Design Opinion of Probable cost
- Issuances: We will issue one (1) drawing and specification set with a corresponding cost estimate at the completion of the phase.

Meetings:

- One (1) Site Visit
- Schematic Design Kick-Off Meeting
- Bi-weekly Client team coordination meetings
- Up to three (3) design presentations

Travel Summary:

- One (1) 2-night trip including three (3) SCAPE team members; one (1) LAM team member; one (1) F&O team member.
- One (1) 1-night trip for one (1) SCAPE team member to present SD to the Land Bank Commission if desired.

At the conclusion of this phase, the Landscape Architect shall be notified in writing by the Client that the design direction is accepted. If there is a Client review period at the conclusion of the Schematic Design Phase, SCAPE assumes we will be pencils-down during that time.

SCAPE recommends that the Client confirms landscape budget targets at the end of the Schematic Design Phase.

It is understood that around March 1, 2024 during Phase 2: Schematic Design we will work with the Land Bank to develop the scope and fee for future phases of design and construction administration services.

SCOPE ASSUMPTIONS:

1. We expect that SCAPE will be given full and proper credit for landscape architecture and site design.
2. We assume our services will extend through the construction observation & installation phase should the project advance into the next phases of documentation.
3. SCAPE assumes our work will be developed in parallel with all other consultants' design efforts and we will be working under a coordinated design effort to ensure a smooth design process. To this end, we assume that scopes and schedules will be coordinated and aligned with consultants contracted directly to the client prior to the commencement of schematic design.
4. SCAPE's services under this agreement will be within the landscape limit of work boundaries identified on the drawings.
5. SCAPE will contract for services with the Nantucket Land Bank. We will rely on the Land Bank for the management and administration of our services; coordination of design review and approvals; definition of the project schedule; administration of the planning entitlement, plan check, permitting, bid, and construction processes; and establishment of procedures for the general coordination of various disciplines within the team. SCAPE will be responsible for coordinating its own work

within the consultant team. We will electronically transmit all submittals to the Land Bank who will be responsible for printing and distribution of all submittals.

6. SCAPE will provide the Land Bank with the Schematic Design drawing set for submittals related to permitting/entitlement. Should the permitting requirements exceed our expectations of the Schematic Design deliverables, additional services may be required.
7. SCAPE will only be responsible for compiling and coordinating drawing submissions for consultants contracted directly to us.
8. SCAPE assumes that there will be one (1) package for all landscape work for each submittal.
9. All files will be developed in AutoDesk AutoCAD, Microsoft Suite, and Adobe Suite, as appropriate. Deliverables will be submitted to the client in PDF format.
10. SCAPE assumes advancement to the next phase of work means the design submitted at the conclusion of the previous phase has been accepted by the Client.
11. The above tasks, phases, and schedule are assumed to be continuous. Breaks or work pauses longer than 2 months between phases may require a remobilization fee. Work, including project management and coordination, between phases, if required will be billed on a time and materials basis.
12. Extension of the project schedule—overall or within each phase-- beyond the durations described above due to factors beyond the design team's control will be considered for additional services.
13. Budget targets are a critical consideration when programming, designing, and detailing a site. SCAPE can work toward budget targets if they are provided to us, however SCAPE has no control over (a) the cost of labor, material, or equipment; (b) the means, methods, and procedures of the contractor's work; or (c) competitive bidding.
14. Fuss & O'Neil has no control over the cost of labor, materials, equipment or services furnished by others, or over Contractor's methods of determining prices, its means, methods and sequencing, or

over competitive bidding or market conditions, Consultant's opinions of probable total project costs and construction cost, if any, are made based solely upon the Consultant's experience and qualifications, and represent Consultant's best judgment as an experienced and qualified professional familiar with the construction industry. Consultant cannot, and does not, guarantee or warrant that proposals, bids or actual total project or construction costs will not vary from opinions of probable cost prepared by Fuss & O'Neil. If prior to the bidding or negotiating phase the Client wishes greater assurance as to total project or construction costs, Client shall employ an independent cost estimator.

15. Woods Hole Group's modeling effort assumes that the stormwater system connected to outfalls in Consue Spring is not significantly larger than what is currently known from the Town's current stormwater GIS map. If the data gap analysis and stormwater survey yield a significantly larger extent of piped infrastructure draining to Consue Spring, additional modeling effort will need to be scoped.
16. Significant design changes as referenced in the scope above would include any changes that require additional time or person-power to accommodate. This may include, but is not limited to: changes to buildings, curbs, roadways, or driveways; addition, removal, or rebalancing of landscape programs; changes to design geometries, materials, or general design aesthetic; late-phase or delayed input from stakeholders, agencies, community processes, or design assist partners; or absence/delay in budget expectations or any change the landscape budget of more than 10%.
17. We reserve the right to re-evaluate our base CO monthly rate based on added scope areas, increased design complexity, and/or schedule realities that were unknown at the time of this proposal.
18. SCAPE assumes the Land Bank's contracted engineer(s) will have scope to support the landscape work as needed including, but not limited to:
Structural Engineering:
 - a. Review and redline all site elements (including bollards or vehicular barriers) detailed by SCAPE for structural aspects (footings,

foundations, reinforcement) for incorporation by SCAPE into such detail drawings.

- b. Review all structures and walls over three (3) feet such as pergolas or trellises, docks, boardwalks, viewing platforms, and retaining walls, etc. Final structural drawings to be stamped by a licensed Professional Engineer.
- c. Verify the live load and provide design criteria for loading on structure, if applicable.
- d. Design and coordinate any connections to the structural slab for landscapes on structure, if applicable.
- e. Analysis and engineering of on-structure fill systems above the structural slab to the underside of paving and planting sections developed by SCAPE and subsurface planter walls to separate on-structure planter soils from hardscape or paving systems, if applicable.

Marine/Coastal/Waterfront Engineering:

- a. Coordinate, design, and document bulkheads and other waterfront infrastructure.
19. SCAPE assumes the following services will be provided by others:
- a. Temporary conditions
 - b. Architectural Foundation drainage.
 - c. Waterproofing.
 - d. Graphic design, wayfinding signage, and regulatory signage.
 - e. Mechanized gate operating systems, site security and vehicle control systems.
 - f. Discovery, work, precautions, and remediation related to hazardous environmental conditions or poor soils.
 - g. Artwork and related installation and support design services.
 - h. Accessibility consultation and review.
 - i. Code compliance and review.
 - j. All engineering services to support SCAPE's work, including geotechnical, coastal, marine, structural, etc.

- k. Any environmental review and permitting related to engineering and environmental scopes outside of what is explicitly included in this scope.
- 20. SCAPE assumes we will have all the necessary information required to complete our documentation in a timely manner. Delays or schedule extensions due to delays in submissions from consultants not contracted directly to SCAPE, client review, agency review, or other factors outside of SCAPE's control will be grounds for additional services.
- 21. SCAPE assumes all feedback will be consolidated and communicated by the Client in a timely and efficient manner.

EXCLUSIONS:

- 1. SCAPE does not offer the following services:
 - a. LEED (or other sustainability program) administration. We will provide landscape exhibits or area take-offs to others for computation relative to sustainability metrics.
 - b. Land Use or Zoning attorney services.
 - c. Labor and materials for design mock-ups.
 - d. BIM Models work in Revit
- 2. The following items are not included in this scope of services and may be presented to the client for consideration as an additional service if required by the project:
 - a. Extension of the project schedule beyond the parameters mentioned above.
 - b. Additional meetings, site visits, or travel beyond the parameters listed above.
 - c. Renderings by an outside or professional rendering company.
 - d. Additional in-house renderings will be charged as \$5,000 per presentation rendering. Rates are valid for the current calendar year and may be increased subsequently without written notice.
 - e. Technical mock-up drawings beyond those included in the base drawing set.

- f. Re-formatting, re-scaling, or tailoring drawings for any submission, including permitting or agency sets.
- g. Phasing
- h. Separating the landscape package into more than one (1) drawing or specification package
- i. Efforts relating to or resulting from value engineering (VE) after the 100% CD submission.
- j. Review processes by Agencies or other entities not identified in the scope above.
- k. Public Engagement
- l. Maintenance Manuals and Maintenance Plans.
- m. Presentation models.
- n. Off-site improvements or remediation.
- o. H&H Modeling
- p. Sanitary sewer design and documentation
- q. Town stormwater infrastructure design and documentation
- r. Subsurface investigations of the causeway
- s. Review of requests for substitutions after execution of the contract for construction.
- t. Record drawings or as-builts.
- u. Large tree relocation and/or advance plant procurement procedures.
- v. Preparation of change orders during construction reflecting changes to design or budget not attributable to SCAPE's errors or omissions.

FEES FOR PROFESSIONAL SERVICES

Phase	Duration	SCAPE	F&O	WHG	LAM	Subtotals
Phase 1 Pre-Design	13 wks	\$16,000	\$50,600	\$71,892	\$0	\$138,492 T/M+NTE
Phase 2 Schematic Design	13 wks	\$118,000	\$75,900	\$38,126	\$11,000	\$243,026 Fixed Fee
Totals		\$134,000	\$126,500	\$110,018	\$11,000	\$381,518

	SCAPE	F&O	WHG	LAM
Reimbursable Expenses	\$7,000	\$1,760	\$0	\$990

Subconsultant fees are inclusive of SCAPE’s 10% markup for management and coordination of their services.

PAYMENT TERMS:

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

Time and Materials (T/M) with Not to Exceed (NTE): Time and Materials (T/M) phases shall be invoiced monthly according to current SCAPE scheduled rates effective on the date of this proposal. Please see the hourly rates table below. Not to Exceed (NTE) amounts will not be increased without the Client’s written approval.

Reimbursable Expenses (estimate): Project expenses may include in-house printing costs for presentation materials and model supplies and travel costs

for site and potential nursery visits. SCAPE shall not be responsible for multiple printing & distribution of multiple sets of presentation materials and reports. All large-scale printing such as drawing sets shall be done by others. Additional renderings and physical models shall incur additional fees. SCAPE will add a 10% mark-up on all reimbursable project expenses.

Remobilization Fee: If the project goes on hold for an extended period (greater than 2-months), SCAPE reserves the right to submit a revised fee to reflect costs associated with the remobilization of the project team.

HOURLY BILLING RATES

Services outlined under the Scope of Services are calculated using our hourly billing rates. Current rates are as follows:

Founding Principal	\$350/Hour
Principal	\$300/Hour
Director	\$220/Hour
Senior Associate	\$190/Hour
Associate	\$150/Hour
Senior Designer	\$135/Hour
Designer	\$110/Hour

Rates are valid for the current calendar year and may be increased subsequently without written notice. Additional Services shall be computed with the hourly billing rate at the time of the additional service.

Services and fees outlined in this proposal shall be provided as a service order per the terms and conditions in the master services agreement expected to be executed summer 2023. Specific date will be included upon execution.

SIGNATURE PAGE

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

Landscape Architect

Client

SCAPE / LANDSCAPE ARCHITECTURE DPC

Nantucket Islands Land Bank



By: Alexis Landes

By: _____

Title: Managing Principal

Title: _____

Date: 6/22/2023

Date: _____



June 23, 2023

Proposal Number: P20230623

Nantucket Islands Land Bank
Attn: Jesse Bell
22 Broad Street
Nantucket, MA 02554
T: 508-228-7240
VIA EMAIL: jbell@nantucketlandbank.org

**RE: Professional Engineering and Permitting Services for the
Pre-design and Schematic Design Engineering Services
Consue Spring Resilience Park Project
MAP ID 55.1.4 15, Consue Springs, Nantucket, MA**

Dear Jesse:

Pursuant to your recent request, Coastal Engineering Company (CEC), is pleased to provide the Nantucket Islands Land Bank (NILB) with this proposal for Professional Engineering and Permitting Services for the proposed waterfront coastal resiliency, park improvements, boardwalk and beach as shown in the schematic drawings by SCAPE Landscape Architecture, DPC for the Consue Springs, and Causeway Bike Path.

As discussed and reviewed at several of our recent meeting(s) with the project team we understand that the proposed work generally consists of enhancements to the existing park, boardwalk and bike conductivity, the raising of the causeway, restoration of the salt marsh with improvements to the existing culvert, beach access, and providing coastal resiliency for the NILB properties at the Consue Spring and nearby properties. SCAPE and the rest of the project team will provide professional services for stormwater management, salt marsh restoration, landscape design. CEC's Scope will be limited to the structural/geotechnical aspects of the project, surveying and permitting. Woods Hole Group (WHG) has prepared a preliminary permitting memo which will be used by the project team to further expand upon as part of the Basis of Design Memo

As requested by NILB, this proposal is limited to the following phases of the project, additional phases will be proposed on at the end of Phase 2:

- PHASE 1 – PRE-DESIGN and PERMIT EVALUATION & EXISTING CONDITIONS SURVEY
- PHASE 2 – SCHEMATIC DESIGN

Based on our understanding of the proposed project and the scope of work requested at this time, we propose to provide professional engineering services in accordance with the following scope of services:

SCOPE OF SERVICES

PHASE 1 – PRE-DESIGN, EXISTING CONDITIONS SURVEY, & PERMIT EVALUATION

During this phase, we propose to assess existing site conditions to develop the engineering scope of work. Once the scope of work is developed, we propose to meet with local, state, and federal officials to review the scope of work, assess the feasibility of permitting, review of concept design elements, and prepare a project permitting outline and supporting sections for the Basis of Design Memo being lead by SCAPE.

Task 1: Project Management, Meetings, and Administration.....\$15,000

- Attendance at project kickoff meeting;
- Preparation of project management plan including development of project scope, delegation of internal design team, and preparation and maintenance of an internal project schedule;
- Correspondence with the design team; and
- Attendance at biweekly design team coordination meetings, assuming (7);

Task 2A: Existing Conditions Survey\$18,500

In accordance with 250 CMR, Section 6.0 "Land Surveying Procedures and Standards", Paragraph 6.01 "Elements Common to all Surveys", and Paragraph 6.02 "Surveys of Lines Affecting Property Rights", Coastal Engineering Company will:

- Perform research at the relevant municipal, state, and county agencies to obtain record information concerning the project area.
- Review and analyze data obtained during the course of our research to verify consistency between deed descriptions, municipal street layouts, and plans of record. Form preliminary conclusions and plan procedure for performing a field survey.
- Perform reconnaissance at the site to recover record monumentation and other boundary line evidence that affects the survey.
- Reference the project horizontally to the Massachusetts State Plane Coordinate System North American Datum of 1983 (NAD 83 (2011) (MYCS2) Epoch 2010.00) and vertically to the North American Vertical Datum of 1988 (NAVD 88) by RTK GPS observations. Locate the following on-site features within the limits of the project area: (Features will be selected to provide for accurate contouring at a 1-foot contour interval).
 - Buildings, sidewalks, and landscape structures;
 - Edges of pavement (bituminous, concrete, brick, paving blocks, cobblestone, etc.);
 - Utility covers, meters, control boxes, and other structures;
 - Catch basins, area drains, manholes, and culverts
 - Walls, curbing, tree wells, traffic islands and fences;
 - Trees of 6" caliper and above with spot elevations in open areas only;
 - High and low ground points;
 - Limits of shrubbery & other planting areas;
 - Boundary line monumentation and evidence;
 - Threshold or doorsill elevations at exterior entrances or exits;
 - Top of foundation elevations;
 - Ridge height elevations;

- Reduce and verify field measurements taken. Compare computed field information with record data and make a final determination of property lines and any easements.
- Prepare a plan entitled "Limited Existing Conditions Plan" at a scale of 1" = 20' or other suitable scale showing the following information:
 - Observable site features such as those listed above;
 - Contours at one foot intervals;
 - Spot elevations at high/low points and in areas of little or no slope;
 - Spot elevations at building corners, driveway corners, top & bottom of walls, top and bottom of curbing at 50 foot intervals;
 - Subsurface utilities in the abutting streets located as accurately as possible from observable surface structures and plans of record;
 - Elevations on hard surfaces, manholes and catch basins will be shown to the nearest 0.01', spot grades on soft surfaces to the nearest 0.1';
 - Location and elevation of established benchmarks (A minimum of two benchmarks per site will be provided);
 - Boundary, right-of-way and easement lines with bearing and distance on each line segment;
 - Location and type of permanent boundary markers found and how they relate to the property line;
 - Lot area in square feet or acres;
 - Location, name, jurisdiction and layout widths of streets, ways, and easements of record abutting the project;
 - Dimensions (to the nearest 0.1') from building corners to property lines;
 - Assessor's references: map, parcel lot number or parcel identification number, owners' names for the site and abutting parcels;
 - FEMA Flood Insurance Rate Map (FIRM) flood zone, community panel number and effective date;
 - Location of any flood zones from available GIS information;
 - Legend of symbols and abbreviations used on the plan;
 - North arrow and its basis;
 - Graphic scale in feet.

Note: The existing survey plan provided by the Town and NILB to the Project Team will be utilized and verified as part of this work and will limit the property line surveys to those between NILB and third-party abutters. The interior property lines between NILB will be limited to an approximate location using GIS or other means as necessary.

Task 2B: Stormwater System Data CollectionAllowance \$13,500

In coordination with the Project Team, CEC will obtain stormwater infrastructure information for the area identified by WHG needed for the stormwater analysis. CEC is providing an allowance of 4 days for a two-man crew to obtain catch basin and manhole rim elevations, pipe inverts, and pipe sizes/type for two main branches identified by the Project Team. It is our understanding that the scope and limit of field work will be reviewed with NILB and the Project Team prior to commencing with the work.

Note: The travel expenses, lodging, meals, etc. is not included in the above tasks and will be provided separately for Phase 1 as an allowance, as CEC will plan to optimize field trips to minimize those costs across multiple tasks.

Task 3: Site Investigation and Engineering Assessment.....\$35,500

- Review of reference project documents including schematic design plans, reference survey plans, reference license plans, wave analysis/coastal resiliency studies, and record documentation;
- Visit the site on one occasion to gather photographic documentation of existing conditions of the project site and structures, evaluate access to and from project site, gather and mark proposed locations of geotechnical explorations, and delineate the extent of Dig Safe flagging;
- Conduct Standard Penetration Test Borings in the causeway and project location.
 - Coordinate and arrange for a drilling rig to perform up to four (4) SPT test borings over a one-day period,
 - Prepare a test boring diagram of the proposed boring locations.
 - Coordinate with Dig Safe to mark site utilities.
 - Provide staff to continuously monitor boring operations, conduct SPT program per ASTM D-1586, collect test data, and collect sediment samples for potential laboratory testing
 - Prepare a SPT soil boring log.
- Conduct Test Pits.
 - Coordinate and arrange a backhoe excavator to perform test pits (assumes one-day)
 - Coordinate with the Civil Engineer to prepare a test pit diagram of the proposed test pit locations.
 - Coordinate with Dig Safe to mark site utilities.
 - Provide staff to continuously monitor test pit operations, make visual observations, and collect sediment samples for potential laboratory testing
 - Prepare a test pit log.
- Prepare a limited geotechnical exploration memorandum for use in schematic design (Phase 2);
- Review of the geotechnical exploration memorandum with the design team
- Assess the causeway for height increase and seepage

Assumptions:

- 1) *This proposal provides allowances for contractors to perform borings and test pits. Allowances are based on previous engagements and do not necessarily reflect actual cost for this project.*
- 2) *This proposal does not include testing of subsurface materials or an in-depth geotechnical analysis. If unexpected and unsuitable conditions are encountered during the investigation, additional testing may be required at an additional cost.*
- 3) *Assumes that the tests and the borings will be conducted in the fall, during the off season.*

Task 4: Preliminary Permitting Feasibility Assessment\$15,000

- Prepare an initial project narrative including conceptual plans prepared by SCAPE Landscape Architects to share with local, state, and federal agencies of which have jurisdiction over the proposed project;
- Coordinate and schedule virtual pre-application meetings with the following agencies to assess the regulatory review and permitting requirements and procedures
 - Town of Nantucket – Select Board, DPW, Natural Resources, etc.
 - Town of Nantucket Conservation Commission staff
 - Determine local Conservation Commission interests and opinions
 - The Massachusetts Department of Environmental Protection (DEP) (as required)

- Determine state environmental protection interests and opinions.
- Determine whether a new Ch 91 license is required.
- U.S. Army Corps of Engineers (USACOE) staff
 - Determine federal environmental protection interests and opinions
- Architectural Access Board (AAB) and the Nantucket Building Department staff
 - Determine state and local safety and accessibility interests and opinions
- Nantucket Historic District Commission (HDC) staff
 - Determine local aesthetics and material choices interests and opinions.
- Prepare a permitting feasibility assessment narrative with requirements, procedures and approximate schedule of the regulatory review and permitting process for use in schematic design (Phase 2); and
- Review of the permitting assessment narrative with the design team

SUBTOTAL BUDGET ESTIMATE for PHASE 1\$97,500
PHASE 1 TRAVEL EXPENSE ALLOWANCE\$15,000

PHASE 2 – SCHEMATIC DESIGN

Upon completion of Phase 1, we propose to perform preliminary engineering design and schematic plan preparation of the boardwalk/viewing structures, retaining walls, foundations for landscape components, causeway improvements and coastal resiliency measures. The deliverable for this phase consists of approximately 30% complete waterfront structural plans and details and coordination with the Project Team.

Task 1 – Project Management, Meetings, and Administration\$13,000

Review the engineering and permitting assessments from Phase 1 to develop the scope of work to be included in schematic design.

- Correspondence with the design team; and
- Attendance at three to five design team coordination meetings.
- Attendance at biweekly Project Team coordination meetings with NILB, assuming (7);

Task 2 – Schematic Waterfront Structural Design\$32,000

- Perform a preliminary gravity and lateral load analysis of the boardwalk structures.
- Perform a preliminary bulkhead/retaining wall analysis for coastal resiliency measures at the park
- Evaluation of the causeway and alternatives for the flood resistance improvements if needed based on the geotechnical evaluation and flooding condition review with the SCAPE Project Team.
- Coordinate Storm water details/penetrations and interaction with coastal resiliency structures with the SCAPE Project Team.
- Prepare preliminary waterfront structural plans, sections, and details with about 30% complete level of detail.

Task 3 – Preliminary Construction Cost Estimate\$4,000

- Preparation of a preliminary cost estimate of the waterfront structural components, including a 25% contingency; and

- Review of schematic design plans with the design team
- Review and preparation of Engineering SOW for future phases of the project as identified by the Team

SUBTOTAL BUDGET ESTIMATE for PHASE 2\$49,000

TOTAL BUDGET ESTIMATE for PHASES 1 AND 2\$146,500

PHASE 1 TRAVEL EXPENSE ALLOWANCE\$15,000

PRELIMINARY PROJECT SCHEDULE

Based on the Scope of Work Outlined above, in coordination with the SCAPE Team, CEC proposes the following durations for the Project Schedule as follows:

- Phase 1 – Pre-Design and Permit Evaluation: 13 weeks, starting September 2023
- Phase 2 – Schematic Design: 13 weeks, starting January 2024

CLARIFICATIONS and EXCLUSIONS (overall)

These Professional Services will be performed on a time and expense basis and will be invoiced monthly as the work progresses. Not included in this estimate are filing fees, advertising fees, recording fees, mailing fees, nor any fees incurred by or for the agencies mentioned above or any other out-of-pocket expense and preparation for and attendance at additional public hearings and meetings outside the Scope of Services listed above.

Survey Notes:

1. This proposal assumes that suitable/accurate, previously established survey control exists in close proximity to the project area and that this information is determined to be reliable for the basis of our survey. If these conditions do not exist, additional services and fees may be required to complete the described scope of services.
2. This scope of services does not include the preparation of As-built Plans, Subdivision Plans, plans to be submitted to the Zoning Board of Appeals or construction layout services.
3. Delays may be caused by inclement weather conditions which may affect our ability to provide field work for the services identified above in a timely manner.
4. The estimate above assumes survey and deliverables will be performed consistent with mutually agreed upon standards. This scope and fee are intended to be a budget estimate for the services as outlined and agreed. The total amount of the estimate excludes reimbursable fees.
5. Professional services will be provided in accordance with our Standard Conditions for Engagement, attached herewith.
6. Requested survey services and out of scope services beyond those listed in this Scope of Services will be considered additional services.

Reimbursable Expenses: The above budget estimate provides an allowance for reimbursable expenses for travel and lodging, but does not include any lab fees for soils testing if and when required.

**Siasconset Golf
Balance Sheet
May 2023**

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
SGC Savings Account	\$50,000.00	\$0.00
NGM - SGC Operating Account	\$45,546.03	\$332,348.45
Golf Shop Cash	\$500.00	\$300.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	\$57,281.65	\$35,756.17
Credit Cards F&B	\$0.00	\$0.00
Management Contract escrow	\$2,833.39	\$1,908.34
Total Cash	<u>\$156,661.07</u>	<u>\$370,812.96</u>
Accounts Receivable-Miacomet Golf	(\$71,687.01)	(\$60,107.39)
Accounts Receivable	\$0.00	\$0.00
Total Accounts Receivable	<u>(\$71,687.01)</u>	<u>(\$60,107.39)</u>
Inventory Golf Shop	\$45,036.52	\$30,702.66
Rental Club Inventory	\$0.40	\$0.00
Inventory Food	\$0.00	\$204.13
Inventory Bar	\$0.00	\$1,305.10
Inventory - Wine	\$0.00	\$564.60
Total Inventory	<u>\$45,036.92</u>	<u>\$32,776.49</u>
Prepaid Expenses- Administration	\$9,025.69	\$3,564.69
Total Prepaid Expenses	<u>\$9,025.69</u>	<u>\$3,564.69</u>
Total Current Assets	<u>\$139,036.67</u>	<u>\$347,046.75</u>
Accumulated Amortization	(\$607.07)	(\$355.87)
Total Accumulated Amortization	<u>(\$607.07)</u>	<u>(\$355.87)</u>
Logo	\$3,768.00	\$3,768.00
Golf Course Equipment	\$321,016.00	\$286,474.83
Accum Depreciation	(\$813,497.71)	(\$699,189.89)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,544,221.91	\$8,524,589.37
Leasehold Improvements	\$3,093,910.69	\$2,787,249.74
Vehicle & Dump Trailer	\$2,149.00	\$2,149.00
Unspecified- (Equipment)	\$5,185.23	\$1,215.99
Total Fixed Assets	<u>\$11,331,353.12</u>	<u>\$11,080,857.04</u>
Total Fixed Assets	<u>\$11,330,746.05</u>	<u>\$11,080,501.17</u>
Total Assets	<u><u>\$11,469,782.72</u></u>	<u><u>\$11,427,547.92</u></u>

**Siasconset Golf
Balance Sheet
May 2023**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$9,521.78	\$0.00
Total Accounts Payable	\$9,521.78	\$0.00
Total Accounts Payable	\$9,521.78	\$0.00
Gift Certificate Issued	\$1,823.25	\$1,087.25
Total Gift Certificate	\$1,823.25	\$1,087.25
Gratuity Liability Bar	\$0.00	\$90.00
Total Gratuity	\$0.00	\$90.00
Land Bank Advance on Operations	\$10,926,989.00	\$11,108,215.86
Total Note Payable	\$10,926,989.00	\$11,108,215.86
MA Sales Tax Payables Golf	\$135.63	\$141.91
MA Meals Tax Payable	\$129.25	\$91.18
Total Tax	\$264.88	\$233.09
Total Current Liabilities	\$10,929,077.13	\$11,109,626.20
Total Liabilities	\$10,938,598.91	\$11,109,626.20
Retained Earnings	\$509,702.12	\$282,540.69
Total Retained Earnings	\$509,702.12	\$282,540.69
Total Current Year P&L	\$21,481.69	\$35,381.03
Total Equity	\$531,183.81	\$317,921.72
Total Liabilities and Equity	\$11,469,782.72	\$11,427,547.92

Siasconset
May, 2023
Summary

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	309	150	159	298	11	106%	309	150	159	298	11	106%
Covers	114	50	64	43	71	128%	114	50	64	43	71	128%
Revenue												
Golf Shop Revenue	100,495	93,850	6,645	86,123	14,373	7%	100,495	93,850	6,645	86,123	14,373	7%
Food & Beverage	1,842	1,300	542	1,300	542	42%	1,842	1,300	542	1,300	542	42%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Miscellaneous	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Revenue	102,337	95,150	7,187	87,423	14,915	8%	102,337	95,150	7,187	87,423	14,915	8%
Cost of Goods Sold												
Golf Shop	6,713	1,300	5,413	1,301	5,413	416%	6,713	1,300	5,413	2,099	4,615	416%
Food & Beverage	5,207	1,125	4,082	256	4,951	363%	5,207	1,125	4,082	256	4,951	363%
Total Cost of Sales	11,921	2,425	9,496	1,557	10,364	392%	11,921	2,425	9,496	2,355	9,566	392%
Gross Profit	90,416	92,725	(2,309)	85,866	4,550	-2%	90,416	92,725	(2,309)	85,068	5,348	-2%
Payroll Expense												
Golf Shop	5,944	8,833	(2,889)	0	5,944	-33%	5,944	8,833	(2,889)	5,572	372	-33%
Food & Beverage	391	500	(109)	0	391	-22%	391	500	(109)	0	391	-22%
General & Administrative	1,893	3,333	(1,440)	1,893	0	-43%	10,391	3,333	7,058	1,893	8,498	212%
Grounds	8,020	10,333	(2,313)	7,124	896	-22%	23,185	25,665	(2,480)	21,125	2,060	-10%
Total Payroll	16,247	22,999	(6,752)	9,017	7,231	-29%	39,911	38,331	1,580	28,590	11,320	4%
Operating Expenses												
Golf Shop	0	1,500	(1,500)	0	0	-100%	0	2,600	(2,600)	0	0	-100%
Food & Beverage	180	0	180	0	180	#DIV/0!	180	0	180	0	180	#DIV/0!
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	864	200	664	0	864	332%	1,189	1,200	(11)	1,717	(528)	-1%
General & Administrative	4,522	5,200	(678)	1,776	2,746	-13%	16,435	14,390	2,045	15,225	1,210	14%
Grounds	4,704	14,300	(9,596)	1,457	3,248	-67%	5,539	31,000	(25,461)	4,171	1,368	-82%
Total Operating Expenses	10,271	21,200	(10,929)	3,233	7,038	-52%	23,343	49,190	(25,847)	21,113	2,230	-53%
Total Expense	26,518	44,199	(17,681)	12,249	14,269	-40%	63,253	87,521	(24,268)	49,703	3,584	-28%
Income/(Loss) from Operations	63,898	48,526	15,372	73,617	(9,718)	32%	27,163	5,204	21,959	35,365	(8,202)	422%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	63,898	48,526	15,372	73,617	(9,718)	32%	27,163	5,204	21,959	35,365	(8,202)	422%

Siasconset

May, 2023

Departmental Summary

	Month To Date						Year To Date						Key
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %	
Rounds	309	150	159	298	11	106%	309	150	159	298	11	106%	
Covers	114	50	64	43	71	128%	114	50	64	43	71	128%	
Golf Shop													
Revenue	100,495	93,850	6,645	86,123	14,373	7%	100,495	93,850	6,645	86,123	14,373	7%	
Cost of Goods	6,713	1,300	5,413	1,301	5,413	416%	6,713	1,300	5,413	2,099	4,615	416%	
Payroll Expense	5,944	8,833	(2,889)	0	5,944	-33%	5,944	8,833	(2,889)	5,572	372	-33%	
Operating Expense	0	1,500	(1,500)	0	0	-100%	0	2,600	(2,600)	0	0	-100%	
Net Profit / (Loss)	87,838	82,217	5,621	84,822	3,016	7%	87,838	81,117	6,721	78,452	9,386	8%	6
Food & Beverage													
Revenue	1,842	1,300	542	1,300	542	42%	1,842	1,300	542	1,300	542	42%	
Cost of Goods	5,207	1,125	4,082	256	4,951	363%	5,207	1,125	4,082	256	4,951	363%	
Payroll Expense	391	500	(109)	0	391	-22%	391	500	(109)	0	391	-22%	
Operating Expense	180	0	180	0	180	#DIV/0!	180	0	180	0	180	#DIV/0!	
Net Profit / (Loss)	(3,936)	(325)	(3,611)	1,044	(4,980)	1111%	(3,936)	(325)	(3,611)	1,044	(4,980)	1111%	7
Membership													
Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Grounds													
Payroll Expense	8,020	10,333	(2,313)	7,124	896	-22%	23,185	25,665	(2,480)	21,109	2,076	-10%	
Operating Expense	4,704	14,300	(9,596)	1,457	3,248	-67%	5,539	31,000	(25,461)	4,171	1,368	-82%	
Net Profit / (Loss)	(12,724)	(24,633)	11,909	(8,580)	(4,144)	-48%	(28,724)	(56,665)	27,941	(25,279)	(3,444)	-49%	8
General & Administrative													
Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	1,893	3,333	(1,440)	1,893	0	-43%	10,391	3,333	7,058	1,893	8,498	212%	
Operating Expense	4,522	5,200	(678)	1,776	2,746	-13%	16,435	14,390	2,045	15,225	1,210	14%	
Net Profit / (Loss)	(6,415)	(8,533)	2,118	(3,669)	(2,746)	-25%	(26,826)	(17,723)	(9,103)	(17,118)	(9,708)	51%	
Maintenance													
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	864	200	664	0	864	332%	1,189	1,200	(11)	1,717	(528)	-1%	9
Net Profit / (Loss)	(864)	(200)	(664)	0	(864)	332%	(1,189)	(1,200)	11	(1,717)	528	-1%	
Income/(Loss) from Operations	63,898	48,526	15,372	73,617	(9,718)	32%	27,163	5,204	21,959	35,381	(8,218)	422%	10
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net After Depreciation	63,898	48,526	15,372	73,617	(9,718)	32%	27,163	5,204	21,959	35,381	(8,218)	422%	

Siasconset
May, 2023
Golf Shop

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Play Cards	8,400	8,800	(400)	8,450	(50)	-5%	1	8,400	8,800	(400)	8,450	(50)	-5%
Annual Pass	71,235	71,400	(166)	64,200	7,035	0%	2	71,235	71,400	(166)	64,200	7,035	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	13,097	9,900	3,197	9,400	3,697	32%	5	13,097	9,900	3,197	9,400	3,697	32%
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	1,125	750	375	750	375	50%	9	1,125	750	375	750	375	50%
Walking Trolley Rental	521	500	21	547	(26)	4%	10	521	500	21	547	(26)	4%
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	6,118	2,500	3,618	2,792	3,327	145%	15	6,118	2,500	3,618	2,792	3,327	145%
Over/Under	0	0	0	(16)	16	#DIV/0!		0	0	0	(16)	16	#DIV/0!
Total Revenue	100,495	93,850	6,645	86,123	14,373	7%		100,495	93,850	6,645	86,123	14,373	7%
Cost of Goods Sold													
Golf Shop	6,713	1,300	5,413	1,301	5,413	416%	16	6,713	1,300	5,413	2,099	4,615	416%
Member 10% Shop Discounts	0	0	0	0	0	#DIV/0!	17	0	0	0	0	0	#DIV/0!
Total Cost of Sales	6,713	1,300	5,413	1,301	5,413	416%		6,713	1,300	5,413	2,099	4,615	416%
Gross Profit	93,782	92,550	1,232	84,822	8,960	1%		93,782	92,550	1,232	84,024	9,758	1%
Payroll Expense													
Golf Shop Manager	4,038	8,333	(4,295)	0	4,038	-52%	18	4,038	8,333	(4,295)	5,572	(1,534)	-52%
Shop Clerks Gross	1,905	500	1,405	0	1,905	281%	19	1,905	500	1,405	0	1,905	281%
Total Payroll	5,944	8,833	(2,889)	0	5,944	-33%		5,944	8,833	(2,889)	5,572	372	-33%
Operating Expenses													
Dues and Subscriptions	0	100	(100)	0	0	-100%	20	0	100	(100)	0	0	-100%
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!
Tees, Markers, Etc.	0	300	(300)	0	0	-100%	22	0	300	(300)	0	0	-100%
Score Cards	0	1,000	(1,000)	0	0	-100%	23	0	2,000	(2,000)	0	0	-100%
Uniforms / Clothing Allowance	0	100	(100)	0	0	-100%	24	0	200	(200)	0	0	-100%
Shipping (ups/fedex)	0	0	0	0	0	#DIV/0!	25	0	0	0	0	0	#DIV/0!
Office/Shop Supplies	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	27	0	0	0	0	0	#DIV/0!
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	28	0	0	0	0	0	#DIV/0!
Rental Clubs	0	0	0	0	0	#DIV/0!	29	0	0	0	0	0	#DIV/0!
Supplies	0	0	0	0	0	#DIV/0!	30	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	1,500	(1,200)	0	0	-100%		0	2,600	(2,600)	0	0	-100%
Income/(Loss) from Operations	87,838	82,217	5,321	84,822	3,016	7%		87,838	81,117	6,721	78,452	9,386	8%

Siasconset

May, 2023

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	135	100	35	75	60	35%	31	135	100	35	75	60	35%
Bar Sales	1,707	1,200	507	1,225	482	42%	32	1,707	1,200	507	1,225	482	42%
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	1,842	1,300	542	1,300	542	42%		1,842	1,300	542	1,300	542	42%
Cost of Goods Sold													
Food	0	0	0	256	(256)	#DIV/0!	34	0	0	0	256	(256)	#DIV/0!
Beer	2,684	900	1,784	0	2,684	198%	35	2,684	900	1,784	0	2,684	198%
Wine	0	75	(75)	0	0	-100%	36	0	75	(75)	0	0	-100%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	37	0	0	0	0	0	#DIV/0!
Non- Alcoholic Beverage	2,350	75	2,275	0	2,350	3033%	38	2,350	75	2,275	0	2,350	3033%
Bar Snacks	174	75	99	0	174	132%	39	174	75	99	0	174	132%
Liquor	0	0	0	0	0	#DIV/0!	40	0	0	0	0	0	#DIV/0!
Member Food 10% Discount	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Cost of Sales	5,207	1,125	4,082	256	4,951	363%		5,207	1,125	4,082	256	4,951	363%
Gross Profit	(3,366)	175	(3,541)	1,044	(4,410)	-2023%		(3,366)	175	(3,541)	1,044	(4,410)	-2023%
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	391	500	-109	0	391	-22%	41	391	500	(109)	0	391	-22%
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	391	500	(109)	0	391	-22%		391	500	(109)	0	391	-22%
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	(3,756)	(325)	(3,431)	1,044	(4,800)	1056%		(3,756)	(325)	(3,431)	1,044	(4,800)	1056%

Siasconset
May, 2023
Grounds

	Month To Date							Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Payroll Expense														
Golf Course Superintendent Gross	2,308	2,500	(192)	2,308	0	-8%	46	12,198	12,500	(302)	11,126	1,072	-2%	
Assistant Superintendent	1,231	1,333	(102)	1,154	77	-8%	47	6,505	6,665	(160)	5,563	942	-2%	
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!	
Mechanic Gross	0	583	(583)	0	0	-100%	49	2,000	2,915	(915)	0	2,000	-31%	
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!	
Seasonal Labor	4,482	6,500	(2,018)	3,662	819	-31%	51	4,482	6,500	(2,018)	4,419	62	-31%	
Total Payroll	8,020	10,916	(2,896)	7,124	896	-27%		25,185	28,580	(3,395)	21,109	4,076	-12%	
Operating Expenses														
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!	
Golf Course Supplies	0	1,000	(1,000)	1,088	(1,088)	-100%	53	795	2,000	(1,205)	2,315	(1,520)	-60%	
Fertilizer	0	500	(500)	0	0	-100%	54	0	500	(500)	0	0	-100%	
Chemicals/Weed Control	0	2,500	(2,500)	0	0	-100%	55	0	2,500	(2,500)	0	0	-100%	
Surfactants	0	0	0	0	0	#DIV/0!	56	0	10,500	(10,500)	0	0	-100%	
Tools	0	500	(500)	0	0	-100%	57	0	500	(500)	0	0	-100%	
Shop Supplies	0	0	0	0	0	#DIV/0!	58	0	2,000	(2,000)	0	0	-100%	
Electric - Pump House & Irrigation	0	0	0	0	0	#DIV/0!	59	0	0	0	0	0	#DIV/0!	
Electric - Maintenance Building	44	50	(6)	26	18	-12%	60	84	250	(166)	88	(4)	-66%	
Raw Materials & Topdressing	2,550	2,750	(200)	0	2,550	-7%	61	2,550	2,750	(200)	1,425	1,125	-7%	
Seed	0	0	0	0	0	#DIV/0!	62	0	500	(500)	0	0	-100%	
Gas, Oil & Diesel	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!	
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	64	0	0	0	0	0	#DIV/0!	
Golf Course Repairs & Main	0	500	(500)	0	0	-100%	65	0	1,500	(1,500)	0	0	-100%	
Equipment - Repairs & Main	0	500	(500)	343	(343)	-100%	66	0	1,000	(1,000)	343	(343)	-100%	
Irrigation - Repair & Main	0	1,000	(1,000)	0	0	-100%	67	0	1,000	(1,000)	0	0	-100%	
Roads / Fences - Repair & Main	0	500	(500)	0	0	-100%	68	0	500	(500)	0	0	-100%	
Contract Services	2,110	500	1,610	0	2,110	322%	69	2,110	500	1,610	0	2,110	322%	
Small Equipment Rental	0	1,000	(1,000)	0	0	-100%	70	0	1,000	(1,000)	0	0	-100%	
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	2,000	(2,000)	0	0	-100%	73	0	3,000	(3,000)	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	4,704	14,300	(9,596)	1,457	3,248	-67%		5,539	31,000	(25,461)	4,171	1,368	-82%	
Income/(Loss) from Operations	(12,724)	(25,216)	12,492	(8,580)	(4,144)	-50%		(30,724)	(59,580)	28,856	(25,279)	(5,444)	-48%	

Siasconset

May, 2023

Maintenance

Operating Expenses

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Clubhouse Repair & Maintenance	24	200	(176)	0	24	-88%	75	349	200	149	64	285	74%
Golf Course Building Repair & Maint	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	77	0	0	0	0	0	#DIV/0!
Clubhouse HVAC R&M	0	0	0	0	0	#DIV/0!	78	0	0	0	0	0	#DIV/0!
Clubhouse Electrical R&M	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	80	0	0	0	0	0	#DIV/0!
Clubhouse Plumbing R&M	500	0	500	0	500	#DIV/0!	81	500	1,000	(500)	1,416	(916)	-50%
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	340	0	340	0	340	#DIV/0!	84	340	0	340	237	103	#DIV/0!
Refrigeration	0	0	0	0	0	#DIV/0!	85	0	0	0	0	0	#DIV/0!
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Operating Expenses	864	200	664	0	864	332%		1,189	1,200	(11)	1,717	(528)	-1%
Income/(Loss) from Operations	(864)	(200)	(664)	0	(864)	332%		(1,189)	(1,200)	0	(1,717)	528	-1%

Siasconset
 May, 2023
 General & Administrative

	Month To Date							Year To Date							
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %		
Revenue															
Other Income	0	0	0	0	0	#DIV/0!	86	0	0	0	0	0	0	#DIV/0!	
Interest Income	0	0	0	0	0	#DIV/0!	87	0	0	0	0	0	0	#DIV/0!	
Winter Memberships	0	0	0	0	0	#DIV/0!	88	0	0	0	0	0	0	#DIV/0!	
House Rental Income	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	0	#DIV/0!	
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!	
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!	
Payroll Expense															
Management Payment	1,893	3,333	(1,440)	1,893	0	-43%	90	10,391	3,333	7,058	1,893	8,498	212%		
Total Payroll	1,893	3,333	(1,440)	1,893	0	-43%		10,391	3,333	7,058	1,893	8,498	212%		
Operating Expenses															
Office Supplies	0	400	(400)	0	0	-100%	91	0	400	(400)	0	0	-100%		
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!		
Credit Card Merchant Services	140	1,200	(1,060)	35	105	-88%	93	582	1,340	(758)	177	405	-57%		
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	500	(500)	0	0	-100%	96	27	500	(473)	0	27	-95%		
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	500	(500)	0	0	-100%		
Professional Accounting	0	0	0	0	0	#DIV/0!	98	0	0	0	0	0	#DIV/0!		
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	#DIV/0!		
Payroll Service	514	300	214	0	514	71%	100	2,084	300	1,784	23	2,061	595%		
Trash Removal	0	0	0	0	0	#DIV/0!	101	0	0	0	0	0	#DIV/0!		
License & Fees	25	0	25	0	25	#DIV/0!	102	2,675	2,750	(75)	2,725	(50)	-3%		
Electricity	2,234	1,500	734	1,511	722	49%	103	7,312	6,700	612	10,962	(3,650)	9%		
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	#DIV/0!		
Water	75	100	(25)	35	40	-25%	105	215	100	115	193	22	115%		
Cable TV & Internet	0	200	(200)	194	(194)	-100%	106	597	800	(203)	971	(373)	-25%		
Web Site	0	0	0	0	0	#DIV/0!	107	0	0	0	0	0	#DIV/0!		
EPLI Insurance	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	#DIV/0!		
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	109	0	0	0	0	0	#DIV/0!		
Insurance - Workers Comp	0	0	0	0	0	#DIV/0!	110	0	0	0	9	(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.	1,533	500	1,033	0	1,533	207%	112	2,942	500	2,442	165	2,778	488%		
Clubhouse cleaning labor	0	500	(500)	0	0	-100%	113	0	500	(500)	0	0	-100%		
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	4,522	5,200	(678)	1,776	2,746	-13%		16,435	14,390	2,045	15,225	1,210	14%		
Income/(Loss) from Operations	(6,415)	(8,533)	2,118	(3,669)	(2,746)	-25%		(26,826)	(17,723)	(9,103)	(17,118)	(9,708)	51%		
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!		
Income/(Loss) After Depreciation	(6,415)	(8,533)	2,118	(3,669)	(2,746)	-25%		(26,826)	(17,723)	(9,103)	(17,118)	(9,708)	51%		

**Miacomet
Balance Sheet
May 2023**

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
MGC Savings Account	\$200,000.00	\$0.00
NGM - MIA Operating Account	\$171,962.44	\$661,749.00
Golf Shop Cash	\$600.00	\$600.00
Restaurant Cash	\$1,800.00	\$1,800.00
Change Bank	\$1,000.00	\$2,414.83
Petty Cash	\$567.03	\$300.00
Credit Cards Pro Shop	(\$4,566.85)	\$16,758.45
Credit Cards F&B	\$10,318.01	\$3,494.20
ACH Payment Admin	(\$1,875.68)	\$96.08
Total Cash	\$379,804.95	\$687,212.56
Accounts Receivable	\$130,054.78	\$88,930.10
Accounts Receivable-Siasconset Golf	\$20,826.66	\$70,033.82
Total Accounts Receivable	\$150,881.44	\$158,963.92
Inventory Golf Shop	\$363,954.20	\$266,968.35
Inventory Food	\$13,120.42	\$9,952.99
Inventory Bar	\$18,548.15	\$16,151.96
Inventory Wine	\$29,429.55	\$16,118.69
Inventory Pesticides	\$116,371.34	\$91,552.47
Total Inventory	\$541,423.66	\$400,744.46
Prepaid Expenses- Administration	\$67,930.26	\$66,172.26
Total Prepaid Expenses	\$67,930.26	\$66,172.26
House Rental Security Deposit	\$17,600.00	\$1,000.00
Management Contract Escrow	\$32,591.40	\$27,931.36
Total Other Assets	\$50,191.40	\$28,931.36
CE Payments - Funds in Transit	\$145,332.83	\$0.00
Total CE Payments - Funds in Transit	\$145,332.83	\$0.00
Total Current Assets	\$1,335,564.54	\$1,342,024.56
Clubhouse	\$11,661,390.26	\$11,661,390.26
Clubhouse Grounds	\$124,132.96	\$39,900.00
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$704,783.51	\$998,364.52
Accum Depr/Amort	(\$11,204,153.95)	(\$10,791,082.26)
10 Year assets for expansion	\$349,835.00	\$349,835.00
20 Year assets for expansion	\$3,740.00	\$3,740.00
7 Year assets for expansion	\$971.00	\$971.00
Clubhouse Furn & Fix	\$35,139.04	\$35,139.04
Computer System	\$157,727.40	\$157,727.40
Golf Course Expansion (GC Exp-3 Yr)	\$803,986.00	\$803,986.00
Furniture & Fixtures	\$1,169,698.34	\$1,169,698.34
Golf Cart Storage	\$27,677.56	\$27,677.56
Golf Course Renov 2	\$3,548,414.31	\$3,548,414.31
House Renovations	\$11,009.00	\$11,009.00
Land Improvements	\$2,924,115.00	\$2,924,115.00

**Miacomet
Balance Sheet
May 2023**

Leasehold Improvements	\$5,214,070.55	\$4,252,551.97
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$13,123.76	\$13,123.76
Unspecified- (Equipment)	\$160,913.00	\$160,913.00
Kitchen Equipment	\$29,298.55	\$29,299.55
Phone System	\$4,803.36	\$4,803.36
Dormitory	\$2,316,603.38	\$2,316,603.38
Logo	\$4,082.00	\$4,082.00
Right of Use Asset	\$340,216.00	\$0.00
Total Fixed Assets	<u>\$18,420,924.62</u>	<u>\$17,741,610.78</u>
Accumulated Amortization	<u>(\$521.59)</u>	<u>(\$385.52)</u>
Total Accumulated Amortization	<u>(\$521.59)</u>	<u>(\$385.52)</u>
Total Fixed Assets	<u>\$18,420,403.03</u>	<u>\$17,741,225.26</u>
Total Assets	<u><u>\$19,755,967.57</u></u>	<u><u>\$19,083,249.82</u></u>

**Miacomet
Balance Sheet
May 2023**

Liabilities and Equity

	<u>Current YTD</u>	<u>Prior YTD</u>
Accounts Payable	\$191,046.25	\$182,628.64
Total Accounts Payable	\$191,046.25	\$182,628.64
Total Accounts Payable	\$191,046.25	\$182,628.64
MA Sales Tax Payables Golf	\$6,726.76	\$3,872.10
MA Meals Tax Payable	\$17,392.23	\$9,132.32
Lease payable TCF - 008-0717174-301	\$3,402.01	\$33,087.79
Clubhouse Payment	\$0.00	(\$108,323.75)
Total Accounts Payable	\$27,521.00	(\$62,231.54)
Accrued Payroll & Related Expenses	\$176,814.20	\$2,438.43
Employee Bonus Fund	(\$100.00)	\$0.00
Total Payroll	\$176,714.20	\$2,438.43
Chit CR Book (Tourn. Gift Cert.)	\$2,146.91	\$1,953.00
Gift Certificate Issued	\$97,008.17	\$70,131.92
Total Gift Certificate	\$99,155.08	\$72,084.92
Deferred Revenue	\$0.00	\$17,927.25
Total Deferred Revenue	\$0.00	\$17,927.25
Gratuity Liability Bar	\$162.03	(\$265.35)
Total Gratuity	\$162.03	(\$265.35)
Lease Payable- PNC #1188236-1	\$57,046.70	\$95,262.89
Lease Payable- PNC #181297	\$0.00	(\$3,676.42)
Lease Liability - 2019 Club Cars	\$30,717.00	\$0.00
Lease Liability - 2017 Cafe Express	\$667.00	\$0.00
Lease Liability - 2022 Cafe Express	\$17,908.00	\$0.00
Lease Liability - 2020 Visage Club	\$181,090.00	\$0.00
Total Lease Payable	\$287,428.70	\$91,586.47
Land Bank Advance on Operations	\$20,092,364.06	\$19,930,857.44
Total Other Funds	\$20,092,364.06	\$19,930,857.44
Note Payable- Nantucket Land Bank	\$4,329,733.00	\$4,329,733.00
Total Note Payable	\$4,329,733.00	\$4,329,733.00
Total Current Liabilities	\$25,013,078.07	\$24,382,130.62
Total Liabilities	\$25,204,124.32	\$24,564,759.26
Retained Earnings	(\$5,783,914.77)	(\$5,871,274.65)
Total Retained Earnings	(\$5,783,914.77)	(\$5,871,274.65)
NLB Equity Contribution	\$0.00	\$46,279.26
Total NLB Equity Contribution	\$0.00	\$46,279.26
Total Current Year P&L	\$335,758.02	\$343,485.95
Total Equity	(\$5,448,156.75)	(\$5,481,509.44)
Total Liabilities and Equity	\$19,755,967.57	\$19,083,249.82

**Miacomet
May, 2023
Summary**

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	2,767	2,800	(33)	2,895	(128)	-1%	6,728	7,100	398	7,113	(385)	-5%
Covers	4,146	5,100	(954)	4,279	(133)	-19%	13,299	17,114	(3,815)	14,801	(1,502)	-22%
Revenue												
Golf Shop Revenue	388,036	309,720	78,316	281,274	106,763	25%	585,139	450,488	134,651	427,449	157,690	30%
Food & Beverage	137,324	160,000	(22,676)	126,766	10,558	-14%	452,891	575,000	(122,109)	490,427	(37,535)	-21%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership Dues	0	0	0	(5,430)	5,430	#DIV/0!	1,478,124	1,540,208	(62,084)	1,439,121	39,003	-4%
Member Finance Charges	(2)	0	(2)	532	(534)	#DIV/0!	(46)	0	(46)	697	(743)	#DIV/0!
Miscellaneous	12,386	12,600	(214)	9,310	3,077	-2%	42,768	45,700	(2,932)	39,710	3,058	-6%
Total Revenue	537,744	482,320	55,424	412,451	125,294	11%	2,558,877	2,611,396	(52,519)	2,397,404	161,473	-2%
Cost of Goods Sold												
Golf Shop	49,676	18,900	30,776	31,768	17,909	163%	79,914	41,200	38,714	54,416	25,498	94%
Food & Beverage	55,546	49,500	6,046	75,557	(20,011)	12%	162,809	178,850	(16,041)	218,254	(55,445)	-9%
Total Cost of Goods Sold	105,222	68,400	36,822	107,325	(2,103)	54%	242,723	220,050	22,673	272,670	(29,946)	10%
Gross Profit	432,522	413,920	18,602	305,126	127,396	4%	2,316,153	2,391,346	(75,193)	2,124,734	191,419	-3%
Payroll Expense												
Golf Shop	59,507	47,133	12,374	41,700	17,807	26%	166,276	126,465	39,811	120,598	45,678	31%
Food & Beverage	57,022	53,031	3,991	45,919	11,104	8%	231,503	272,821	(41,318)	218,925	12,579	-15%
General & Administrative	48,246	48,923	(677)	43,018	5,229	-1%	251,852	244,612	7,240	232,474	19,378	3%
Grounds	110,078	94,563	15,515	77,641	32,437	16%	323,745	305,815	17,930	261,825	61,920	6%
Total Payroll	274,854	243,650	31,204	208,277	66,577	13%	973,377	949,713	23,664	833,822	139,555	2%
Operating Expenses												
Golf Shop	34,866	38,084	(3,218)	15,466	19,401	-8%	87,648	99,046	(11,398)	62,877	24,771	-12%
Food & Beverage	16,684	15,585	1,099	14,242	2,442	7%	77,600	69,310	8,290	51,632	25,968	12%
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	8,234	6,650	1,584	7,054	1,180	24%	55,453	48,700	6,753	36,814	18,639	14%
General & Administrative	143,301	160,640	(17,339)	153,784	(10,483)	-11%	656,140	653,132	3,008	585,156	70,984	0%
Grounds	37,370	86,323	(48,953)	42,382	(5,011)	-57%	130,602	296,769	(166,167)	210,947	(80,345)	-56%
Total Operating Expenses	240,455	307,282	(66,827)	232,927	7,528	-22%	1,007,443	1,166,957	(159,514)	947,426	60,017	-14%
Total Expense	515,309	550,932	(35,623)	441,205	74,105	-6%	1,980,820	2,116,670	(135,850)	1,781,248	24,900	-6%
Income/(Loss) from Operations	(82,787)	(137,012)	54,225	(136,078)	53,291	-40%	335,333	274,676	60,657	343,486	(8,153)	22%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(82,787)	(137,012)	54,225	(136,078)	53,291	-40%	335,333	274,676	60,657	343,486	(8,153)	22%

Miacomet

May, 2023

Departmental Summary

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	2,767	2,800	(33)	2,895	(128)	-1%	6,728	7,100	398	7,113	(385)	-5%
Covers	4,146	5,100	(954)	4,279	(133)	-19%	13,299	17,114	(3,815)	14,801	(1,502)	-22%
Golf Shop												
Revenue	388,036	309,720	78,316	281,274	106,763	25%	585,139	450,488	134,651	427,449	157,690	30%
Cost of Goods Sold	49,676	18,900	30,776	31,768	17,909	163%	79,914	41,200	38,714	54,416	25,498	94%
Payroll Expense	59,507	47,133	12,374	41,700	17,807	26%	166,276	126,465	39,811	120,598	45,678	31%
Operating Expense	34,866	38,084	(3,218)	15,466	19,401	-8%	87,648	99,046	(11,398)	62,877	24,771	-12%
Net Profit / (Loss)	243,987	205,603	38,384	192,340	51,646	19%	251,300	183,777	67,523	189,558	61,742	37%
Food & Beverage												
Revenue	137,324	160,000	(22,676)	126,766	10,558	-14%	452,891	575,000	(122,109)	490,427	(37,535)	-21%
Cost of Goods Sold	55,546	49,500	6,046	75,557	(20,011)	12%	162,809	178,850	(16,041)	218,254	(55,445)	-9%
Payroll Expense	57,022	53,031	3,991	45,919	11,104	8%	231,503	272,821	(41,318)	218,925	12,579	-15%
Operating Expense	16,684	15,585	1,099	14,242	2,442	7%	77,600	69,310	8,290	51,632	25,968	12%
Net Profit / (Loss)	8,072	41,884	(33,812)	(8,952)	17,024	-81%	(19,021)	54,019	(73,040)	1,617	(20,637)	-135%
Membership												
Dues	0	0	0	(5,430)	5,430	#DIV/0!	1,478,124	1,540,208	(62,084)	1,439,121	39,003	-4%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	(2)	0	0	532	(534)	#DIV/0!	(46)	0	0	697	(743)	#DIV/0!
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net Profit / (Loss)	(2)	0	(2)	(4,898)	4,896	#DIV/0!	1,478,078	1,540,208	(62,130)	1,439,818	38,260	-4%
Grounds												
Payroll Expense	110,078	94,563	15,515	77,641	32,437	16%	323,745	305,815	17,930	261,825	61,920	6%
Operating Expense	37,370	86,323	(48,953)	42,382	(5,011)	-57%	130,602	296,769	(166,167)	210,947	(80,345)	-56%
Net Profit / (Loss)	(147,448)	(180,886)	33,438	(120,022)	(27,426)	-18%	(454,348)	(602,584)	148,236	(472,772)	18,424	-25%
General & Administrative												
Revenue	9,786	10,000	(214)	9,310	477	-2%	37,568	35,500	2,068	39,710	(2,142)	6%
Payroll Expense	48,246	48,923	(677)	43,018	5,229	-1%	251,852	244,612	7,240	232,474	19,378	3%
Operating Expense	143,301	160,640	(17,339)	153,784	(10,483)	-11%	656,140	653,132	3,008	585,156	70,984	0%
Net Profit / (Loss)	(181,761)	(199,563)	17,802	(187,492)	5,731	-9%	(870,424)	(862,244)	(8,180)	(777,921)	(92,503)	1%
Maintenance												
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense	8,234	6,650	1,584	7,054	1,180	24%	55,453	48,700	6,753	36,814	18,639	14%
Net Profit / (Loss)	(8,234)	(6,650)	(1,584)	(7,054)	(1,180)	24%	(55,453)	(48,700)	(6,753)	(36,814)	(18,639)	14%
Income/(Loss) from Operations	(85,387)	(139,612)	54,225	(136,078)	50,691	-39%	330,133	264,476	65,657	343,486	(13,353)	25%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(85,387)	(139,612)	54,225	(136,078)	50,691	-39%	330,133	264,476	65,657	343,486	(13,353)	25%

Miacomet
May, 2023
Golf Shop

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	#DIV/0!
Winter Membership	0	0	0	800	(800)	#DIV/0!	2	7,200	3,400	3,800	6,400	800	112%
Resident Discount Cards	17,100	11,000	6,100	10,900	6,200	55%	3	17,100	11,000	6,100	10,965	6,135	55%
Handicap (Non-Members)	0	0	0	0	0	#DIV/0!	4	0	70	(70)	0	0	-100%
Greens Fees	236,300	187,000	49,300	159,957	76,343	26%	5	309,644	218,100	91,544	193,507	116,137	42%
Tee Time No Show Charge	0	0	0	0	0	#DIV/0!	6	0	0	0	0	0	#DIV/0!
Cart Fees	27,319	32,100	(4,781)	31,363	(4,044)	-15%	7	51,742	52,860	(1,118)	52,258	(515)	-2%
Golf Club Repair	155	100	55	85	71	55%	8	291	300	(9)	317	(26)	-3%
Range Ball Sales	15,751	11,000	4,751	11,675	4,076	43%	9	26,807	18,500	8,307	19,473	7,334	45%
Club Rental Sets	9,063	5,200	3,863	5,294	3,769	74%	10	10,842	7,200	3,642	7,426	3,416	51%
Walking Trolley Rental	1,483	1,020	463	1,031	452	45%	11	2,259	1,258	1,001	1,323	937	80%
Club/Cart Storage	0	0	0	0	0	#DIV/0!	12	18,494	20,000	(1,506)	19,588	(1,094)	-8%
Lessons	4,675	2,800	1,875	2,885	1,790	67%	13	8,430	2,800	5,630	3,935	4,495	201%
Golf Clinics	175	0	175	0	175	#DIV/0!	14	175	0	175	0	175	#DIV/0!
Tournaments	5,520	2,500	3,020	0	5,520	121%	15	5,520	2,500	3,020	0	5,520	121%
League Income	0	0	0	0	0	#DIV/0!	16	0	0	0	0	0	#DIV/0!
Merchandise	70,326	57,000	13,326	55,671	14,656	23%	17	113,695	88,000	25,695	87,519	26,176	29%
Over/Under	(26)	0	(26)	(1)	(25)	#DIV/0!		(16)	0	(16)	(1)	(15)	#DIV/0!
Total Revenue	387,841	309,720	78,121	279,659	108,183	25%		572,184	425,988	146,196	402,709	169,475	34%
Cost of Goods Sold													
Golf Shop	48,764	18,000	30,764	31,134	17,630	171%	18	79,089	39,600	39,489	53,358	25,731	100%
Member 10% Shop Discounts	913	900	13	634	278	1%		825	1,600	(775)	1,058	(233)	-48%
Total Cost of Goods Sold	49,676	18,900	30,776	31,768	17,909	163%		79,914	41,200	38,714	54,416	25,498	94%
Gross Profit	338,165	290,820	47,345	247,891	90,274	16%		492,270	384,788	107,482	348,293	143,977	28%
Payroll Expense													
Golf Lessons	4,978	1,960	3,018	1,755	3,223	154%	19	8,763	1,960	6,803	2,505	6,258	347%
Gripping	163	0	163	0	163	#DIV/0!	20	307	0	307	0	307	#DIV/0!
Golf Clinic	0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!
Director of Golf Gross	11,071	10,833	238	9,560	1,511	2%	22	54,313	54,165	148	49,271	5,042	0%
Head Golf Pro	9,654	8,960	694	8,676	978	8%	23	28,854	26,880	1,974	25,309	3,544	7%
Golf Professional Subs	257	2,880	(2,623)	0	257	-91%	24	257	2,880	(2,623)	0	257	-91%
Golf Shop Manager	0	0	0	0	0	#DIV/0!	25	0	0	0	0	0	#DIV/0!
Outside Service Mgr	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!
Shop Clerks Gross	20,310	10,000	10,310	9,652	10,658	103%	27	46,146	24,080	22,066	22,048	24,098	92%
Outside Services Payroll	13,075	12,500	575	12,057	1,018	5%	28	27,637	16,500	11,137	21,464	6,172	67%
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	59,507	47,133	12,374	41,700	17,807	26%		166,276	126,465	39,811	120,598	45,678	31%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	29	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	930	250	680	0	930	272%	30	6,925	5,150	1,775	2,023	4,902	34%

Travel and Education	0	0	0	0	0	#DIV/0!	31	1,985	6,000	(4,015)	4,142	(2,156)	-67%
Club Car/Golf Car Lease	13,323	14,041	(718)	902	12,421	-5%	32	15,055	14,041	1,014	14,943	112	7%
Visage GPS	2,752	2,752	0	2,752	0	0%	33	13,765	13,760	5	13,760	5	0%
Range Supplies	1,307	4,000	(2,693)	6,618	(5,311)	-67%	34	14,401	19,500	(5,099)	7,116	7,285	-26%
Golf Cart Repairs & Maintenance	0	10,890	(10,890)	0	0	-100%	35	154	10,890	(10,736)	790	(636)	-99%
Range Picker Repair & Maintenance	0	500	(500)	682	(682)	-100%	36	0	1,000	(1,000)	2,192	(2,192)	-100%
Range Balls	7,500	0	7,500	0	7,500	#DIV/0!	37	7,500	3,300	4,200	0	7,500	127%
Tees, Markers, Etc.	2,793	1,000	1,793	0	2,793	179%	38	2,793	2,000	793	281	2,512	40%
Score Cards	0	0	0	0	0	#DIV/0!	39	0	2,900	(2,900)	0	0	-100%
Uniforms / Clothing Allowance	105	2,000	(1,895)	501	(396)	-95%	40	545	6,000	(5,455)	1,078	(532)	-91%
Bag Tags	0	0	0	0	0	#DIV/0!	41	0	3,000	(3,000)	0	0	-100%
Shipping (ups/fedex)	(70)	185	(255)	143	(213)	-138%	42	2,303	925	1,378	498	1,804	149%
Office/Shop Supplies	0	166	(166)	421	(421)	-100%	43	784	830	(46)	421	364	-5%
Cell Phones	0	0	0	0	0	#DIV/0!	44	0	0	0	423	(423)	#DIV/0!
Handicaps	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	46	0	0	0	0	0	#DIV/0!
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	47	0	0	0	0	0	#DIV/0!
Rental Clubs	1,508	0	1,508	0	1,508	#DIV/0!	48	1,508	500	1,008	0	1,508	202%
Golf Clinic Equipment	0	300	(300)	0	0	-100%	49	208	300	(92)	0	208	-31%
Golf Shop Small Equipment	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
League Expense	0	0	0	0	0	#DIV/0!	51	0	0	0	0	0	#DIV/0!
Tournament Expenses	2,838	1,000	1,838	1,506	1,331	184%	52	3,653	1,250	2,403	4,589	(936)	192%
Tournament Supplies	112	0	112	0	112	#DIV/0!	53	238	200	38	0	238	19%
Supplies	203	1,000	(797)	772	(569)	-80%	54	5,093	3,000	2,093	917	4,176	70%
Total Operating Expenses	33,302	38,084	(4,782)	14,296	19,006	-13%		76,912	94,546	(17,634)	53,174	23,738	-19%
Income/(Loss) from Operations	245,356	205,603	39,753	191,895	53,461	19%		249,082	163,777	85,305	174,521	74,561	52%

Miacomet

May, 2023

Food & Beverage

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Food Sales	71,934	90,000	(18,066)	68,816	3,119	-20%	55	250,784	339,000	(88,216)	283,348	(32,564)	-26%
Bar Sales	65,389	70,000	(4,611)	57,976	7,413	-7%	56	202,060	236,000	(33,940)	207,104	(5,044)	-14%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	57	0	0	0	0	0	#DIV/0!
Over/Under	0	0	0	(26)	26	#DIV/0!		48	0	48	(26)	73	#DIV/0!
Total Revenue	137,324	160,000	(22,676)	126,766	10,558	-14%		452,891	575,000	(122,109)	490,427	(37,535)	-21%
Cost of Goods Sold													
Food	35,818	31,500	4,318	45,195	(9,377)	14%	58	112,173	118,650	(6,477)	132,889	(20,716)	-5%
Beer	7,095	17,500	(10,405)	4,508	2,586	-59%	59	17,725	59,000	(41,276)	22,129	(4,404)	-70%
Wine	3,424	0	3,424	17,265	(13,841)	#DIV/0!	60	10,517	0	10,517	36,339	(25,821)	#DIV/0!
Bar Paper/Supply Cost	0	0	0	18	(18)	#DIV/0!	61	447	0	447	1,140	(693)	#DIV/0!
Non- Alcoholic Beverage	2,016	0	2,016	1,474	542	#DIV/0!	62	5,269	0	5,269	2,948	2,320	#DIV/0!
Bar Snacks	0	0	0	55	(55)	#DIV/0!	63	466	0	466	55	411	#DIV/0!
Liquor	7,193	0	7,193	7,042	151	#DIV/0!	64	16,213	0	16,213	22,755	(6,542)	#DIV/0!
Member Food 10% Discount	0	500	(500)	0	0	-100%		0	1,200	(1,200)	0	0	-100%
Total Cost of Goods Sold	55,546	49,500	6,046	75,557	(20,011)	12%		162,809	178,850	(16,041)	218,254	(55,445)	-9%
Gross Profit	81,778	110,500	(28,722)	51,209	30,569	-26%		290,082	396,150	(106,068)	272,173	17,909	-27%
Payroll Expense													
Food & Beverage Manager	6387.37	6667	(280)	6692.31	(305)	-4%	65	31,945	41,001	(9,056)	34,385	(2,440)	-22%
Restaurant Manager	0	3167	(3,167)	2858.57	(2,859)	-100%	66	19,400	15,835	3,565	16,003	3,397	23%
Chef Gross	10220	10000	220	7170.33	3,049	2%	67	49,780	50,000	(220)	36,841	12,939	0%
Payroll Bar/Wait Staff	20081	24212	(4,131)	10645.1	9,436	-17%	68	72,676	121,060	(48,384)	47,581	25,095	-40%
Cook Gross	5962	5417	545	5178.57	783	10%	69	28,736	27,085	1,651	26,607	2,129	6%
Kitchen Staff/Dishwashers Gross	14,373	3,568	10,805	13,374	999	303%	70	28,966	17,840	11,126	57,508	(28,542)	62%
Total Payroll	57,022	53,031	3,991	45,919	11,104	8%		231,503	272,821	(41,318)	218,925	12,579	-15%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	409.55	265	145	265	145	55%	72	6,516	4,860	1,656	4,805	1,711	34%
Travel and Education	2243.02	1000	1,243	1,250	993	124%	73	3,084	4,000	(916)	3,500	(416)	-23%
Uniforms / Clothing Allowance	0	2000	(2,000)	0	0	-100%	74	976	5,000	(4,024)	2,208	(1,232)	-80%
Clubhouse Cleaning Labor	10,172	9,000	1,172	8,966	1,206	13%	75	52,776	41,000	11,776	28,538	24,238	29%
Clubhouse Floor Supplies	799	500	299	26	773	60%	76	3,530	1,600	1,930	528	3,001	121%
China, Glass & Silver	1,196	0	1,196	569	627	#DIV/0!	77	2,036	500	1,536	644	1,392	307%
Kitchen Cleaning & Dishwasher Supplies	0	300	(300)	0	0	-100%	78	997	1,200	(203)	800	196	-17%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	101	0	101	872	(770)	#DIV/0!	80	101	1,000	(899)	1,180	(1,078)	-90%
Bar Repair & Maintenance	15	200	(185)	0	15	-93%	81	15	400	(385)	143	(128)	-96%
Bar Small Equipment	0	0	0	0	0	#DIV/0!	82	177	500	(323)	42	135	-65%
Kitchen Small Equipment	0	0	0	360	(360)	#DIV/0!	83	989	2,000	(1,011)	2,099	(1,110)	-51%
Clubhouse Small Equipment	0	1,000	(1,000)	0	0	-100%	84	0	1,500	(1,500)	1,379	(1,379)	-100%
Kitchen Laundry	80	100	(20)	0	80	-20%	85	201	400	(199)	0	201	-50%
Kitchen Paper & Supplies	1,668	1,000	668	1,763	(95)	67%	86	5,195	4,000	1,195	4,462	733	30%
Clubhouse Cleaning & Supplies	0	100	(100)	0	0	-100%	87	1,007	750	257	606	401	34%
Flowers/Decorations	0	120	(120)	172	(172)	-100%	88	0	600	(600)	397	(397)	-100%
Total Operating Expenses	16,684	15,585	1,099	14,242	2,442	7%		77,600	69,310	8,290	51,332	26,268	12%
Income/(Loss) from Operations	8,072	41,884	(33,812)	(8,952)	17,024	-81%		(19,021)	54,019	(73,040)	1,917	(20,937)	-135%

**Miacomet
May, 2023
Membership**

	Month To Date						Variance Code	YearTo Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Initiation Fees	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	0	#DIV/0!
Member Dues	0	0	0	(5,430)	5,430	#DIV/0!	90	1,478,124	1,540,208	(62,084)	1,439,121	39,003	-4%	
Member Finance Charges	(2)	0	(2)	532	(534)	#DIV/0!	91	(46)	0	(46)	697	(743)	#DIV/0!	
Total Revenue	(2)	0	(2)	(4,898)	4,896	#DIV/0!		1,478,078	1,540,208	(62,130)	1,439,818	38,260	-4%	
Operating Expenses														
Capital Fund from Init. Fees	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	0	#DIV/0!
Member Relations	0	0	0	0	0	#DIV/0!	93	0	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Income/(Loss) from Operations	(2)	0	(2)	(4,898)	4,896	#DIV/0!		1,478,078	1,540,208	(62,130)	1,439,818	38,260	-4%	

**Miacomet
May, 2023
Grounds**

	Month To Date						Variance Code	Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Payroll Expense														
Golf Course Superintendent Gross	11,071	10,833	238	9,560	1,511	2%	94	53,544	54,165	(621)	49,121	4,423	-1%	
Assistant Superintendent	7,601	7,438	163	6,772	829	2%	95	37,027	37,190	(164)	34,794	2,233	0%	
Asst. Superintendent #2	5,365	5,250	115	4,780	585	2%	96	26,135	26,250	(115)	24,560	1,574	0%	
Mechanic Gross	0	7,292	(7,292)	7,336	(7,336)	-100%	97	18,751	36,460	(17,709)	34,696	(15,945)	-49%	
Hourly Labor Gross	1,009	3,750	(2,741)	1,942	(933)	-73%	98	9,477	18,750	(9,273)	11,454	(1,977)	-49%	
Seasonal Labor	85,031	60,000	25,031	47,250	37,781	42%	99	178,812	133,000	45,812	107,200	71,612	34%	
Total Payroll	110,078	94,563	15,515	77,641	32,437	16%		323,745	305,815	17,930	261,825	61,920	6%	
Operating Expenses														
Water	146	350	(204)	142	4	-58%	100	554	1,270	(716)	496	58	-56%	
Golf Course Supplies	811	1,000	(189)	5,136	(4,325)	-19%	101	10,017	11,000	(983)	7,088	2,929	-9%	
Fertilizer	6,422	6,000	422	2,298	4,124	7%	102	6,422	18,000	(11,579)	12,012	(5,590)	-64%	
Chemicals/Weed Control	0	27,333	(27,333)	64	(64)	-100%	103	0	81,999	(81,999)	72,289	(72,289)	-100%	
Surfactants	0	0	0	0	0	#DIV/0!	104	0	16,000	(16,000)	0	0	-100%	
Tools	976	3,000	(2,024)	887	89	-67%	105	5,426	8,000	(2,574)	3,021	2,405	-32%	
Shop Supplies	597	670	(73)	203	394	-11%	106	5,510	3,350	2,160	3,101	2,409	64%	
Electric - Pump House & Irrigation	1,271	750	521	817	454	69%	107	4,931	1,950	2,981	1,206	3,725	153%	
Electric - Maintenance Building	613	800	(187)	992	(379)	-23%	108	4,520	3,600	920	1,909	2,610	26%	
Electric - Dorm	1,084	1,000	84	490	594	8%	109	2,507	3,100	(593)	5,501	(2,995)	-19%	
Liquid Propane	0	700	(700)	1,134	(1,134)	-100%	110	4,889	6,100	(1,211)	6,293	(1,404)	-20%	
Cell Phones	210	210	0	124	86	0%	111	1,760	1,050	710	449	1,311	68%	
Raw Materials & Topdressing	3,813	7,000	(3,187)	0	3,813	-46%	112	6,051	38,750	(32,699)	2,985	3,066	-84%	
Seed	0	1,000	(1,000)	656	(656)	-100%	113	0	1,000	(1,000)	1,168	(1,168)	-100%	
Gas, Oil & Diesel	3,370	3,000	370	2,454	915	12%	114	9,073	7,000	2,073	10,394	(1,321)	30%	
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	115	779	500	279	154	626	56%	
Golf Course Repairs & Main	130	0	130	0	130	#DIV/0!	116	580	5,000	(4,420)	228	352	-88%	
Equipment - Repairs & Main	602	5,000	(4,398)	2,659	(2,057)	-88%	117	21,589	17,000	4,589	13,996	7,593	27%	
Irrigation - Repair & Main	541	5,000	(4,459)	12,572	(12,031)	-89%	118	720	5,000	(4,280)	32,044	(31,324)	-86%	
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	119	445	3,000	(2,555)	423	22	-85%	
Contract Services	3,130	0	3,130	0	3,130	#DIV/0!	120	7,729	10,000	(2,271)	544	7,185	-23%	
Cleaning Dorm	1,780	750	1,030	1,400	380	137%	121	1,780	3,750	(1,970)	3,800	(2,020)	-53%	
Small Equipment Rental	0	0	0	0	0	#DIV/0!	122	150	750	(600)	0	150	-80%	
Leases (Utility Vehicles)	6,823	12,500	(5,677)	7,981	(1,158)	-45%	123	(997)	12,500	(13,497)	16,283	(17,280)	-108%	
Consultants	595	2,500	(1,905)	0	595	-76%	124	2,695	5,000	(2,305)	0	2,695	-46%	
Office Supplies	404	0	404	0	404	#DIV/0!	125	404	1,500	(1,096)	513	(109)	-73%	
Cable TV & Internet	479	360	119	424	55	33%	126	2,196	1,800	396	1,695	501	22%	
Telephone	0	0	0	0	0	#DIV/0!	127	0	0	0	56	(56)	#DIV/0!	
Travel and Education	0	0	0	0	0	#DIV/0!	128	10,737	8,000	2,737	2,601	8,136	34%	
Dues & Subscriptions	1,000	600	400	600	400	67%	129	1,940	700	1,240	2,531	(591)	177%	
Uniforms	0	0	0	570	(570)	#DIV/0!	130	7,020	7,500	(480)	3,998	3,022	-6%	
Storage Container Rental	0	0	0	0	0	#DIV/0!	131	0	0	0	0	0	#DIV/0!	
Employee Relations	0	0	0	0	0	#DIV/0!	132	173	0	173	109	65	#DIV/0!	
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	133	0	0	0	0	0	#DIV/0!	
Freight	2,072	1,800	272	619	1,453	15%	134	7,826	3,600	4,226	2,118	5,708	117%	
Clubhouse Grounds	503	5,000	(4,497)	159	344	-90%	135	3,176	9,000	(5,824)	1,943	1,233	-65%	
Total Operating Expenses	37,370	86,323	(48,953)	42,382	(5,011)	-57%		130,602	296,769	(166,167)	210,947	(80,345)	-56%	
Income/(Loss) from Operations	(147,448)	(180,886)	33,438	(120,022)	(27,426)	-18%		(454,348)	(602,584)	148,236	(472,772)	18,424	-25%	

Miacomet

May, 2023

Maintenance

	Month To Date						Variance Code	Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Operating Expenses														
Clubhouse Repair & Maintenance	4,230	2,000	2,230	4,988	(758)	112%	136	31,634	18,300	13,334	18,942	12,693	73%	
Dorm Repair & Maint	1,062	0	1,062	0	1,062	#DIV/0!	137	1,634	3,000	(1,366)	1,025	609	-46%	
Golf Course Building Repair & Maint	897	0	897	0	897	#DIV/0!	138	12,595	4,000	8,595	719	11,876	215%	
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	139	415	500	(85)	0	415	-17%	
Clubhouse HVAC R&M	219	0	219	0	219	#DIV/0!	140	714	1,500	(786)	429	285	-52%	
Clubhouse Electrical R&M	0	700	(700)	0	0	-100%	141	608	3,500	(2,892)	5,380	(4,772)	-83%	
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	142	0	2,000	(2,000)	3,242	(3,242)	-100%	
Clubhouse Plumbing R&M	0	1,250	(1,250)	149	(149)	-100%	143	1,509	7,500	(5,991)	1,735	(226)	-80%	
Oakson Septic System	0	0	0	0	0	#DIV/0!	144	0	0	0	0	0	#DIV/0!	
Golf Course Building Plumbing R&M	953	500	453	0	953	91%	145	953	2,500	(1,548)	2,259	(1,306)	-62%	
Alarm System/Activity	873	2,000	(1,127)	1,725	(852)	-56%	146	2,173	4,500	(2,327)	2,892	(719)	-52%	
Refrigeration	0	200	(200)	192	(192)	-100%	147	3,218	1,400	1,818	192	3,026	130%	
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Operating Expenses	8,234	6,650	1,584	7,054	1,180	24%		55,453	48,700	6,753	36,814	18,639	14%	
Income/(Loss) from Operations	(8,234)	(6,650)	(1,584)	(7,054)	(1,180)	24%		(55,453)	(48,700)	0	(36,814)	(18,639)	14%	

Miacomet

May, 2023

General & Administrative

	Month To Date							Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual		Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Other Income	0	0	0	0	0	#DIV/0!	148	0	0	0	0	0	#DIV/0!	
Interest Income	0	0	0	0	0	#DIV/0!	149	0	0	0	0	0	#DIV/0!	
Winter Memberships	0	0	0	0	0	#DIV/0!	150	0	0	0	0	0	#DIV/0!	
House Rental Income	9,786	10,000	(214)	9,310	477	-2%	151	37,568	35,500	2,068	39,710	(2,142)	6%	
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
	9,786	10,000	(214)	9,310	477	-2%		37,568	35,500	2,068	39,710	(2,142)	6%	
Payroll Expense														
Controller	8,602	8,417	185	3,428	5,173	2%	152	41,898	42,082	(184)	30,484	11,415	0%	
Administrative Services Manager	4,510	3,840	670	6,406	(1,896)	17%	153	36,588	19,200	17,388	32,911	3,677	91%	
General Manager	17,885	17,500	385	15,934	1,951	2%	154	87,115	87,500	(385)	82,830	4,286	0%	
Management Payment	17,250	19,166	(1,916)	17,250	0	-10%	155	86,250	95,830	(9,580)	86,250	0	-10%	
Total Payroll	48,246	48,923	(677)	43,018	5,229	-1%		251,852	244,612	7,240	232,474	19,378	3%	
	48,246	48,923	(677)	43,018	5,229	-1%		251,852	244,612	7,240	232,474	19,378	3%	
Operating Expenses														
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	156	0	0	0	0	0	#DIV/0!	
Employee Shift Meals 100%	828	1,200	(372)	1,012	(184)	-31%	157	6,005	4,550	1,455	4,572	1,432	32%	
Office Supplies	1,933	2,000	(67)	183	1,750	-3%	158	3,790	3,700	90	5,014	(1,224)	2%	
Bank & Finance Charges	(6)	42	(48)	227	(233)	-113%	159	119	210	(91)	557	(439)	-44%	
Credit Card Merchant Services	14,320	7,500	6,820	6,517	7,802	91%	160	37,803	30,000	7,803	37,129	674	26%	
Nant Land Bank Debt - Interest	0	0	0	0	0			0	0	0	0	0		
Office Equipment Leases	204	200	4	0	204	2%	161	1,291	1,000	291	161	1,131	29%	
Office Furniture	0	0	0	0	0	#DIV/0!	162	0	0	0	0	0	#DIV/0!	
Advertising	0	0	0	0	0	#DIV/0!	163	0	0	0	0	0	#DIV/0!	
Postage & Shipping	201	100	101	0	201	101%	164	979	800	179	769	210	22%	
Dues and Subscriptions	37	200	(163)	1,043	(1,006)	-82%	165	2,306	1,200	1,106	1,217	1,089	92%	
Travel and Education	280	0	280	1,536	(1,257)	#DIV/0!	166	9,529	8,000	1,529	5,580	3,949	19%	
POS Support/Computer Support	13,957	4,788	9,169	4,595	9,362	192%	167	53,589	56,940	(3,351)	47,954	5,635	-6%	
Legal Fees	0	0	0	1,925	(1,925)	#DIV/0!	168	6,698	1,500	5,198	1,925	4,773	347%	
Professional Accounting	0	7,230	(7,230)	3,300	(3,300)	-100%	169	7,500	11,230	(3,730)	3,300	4,200	-33%	
Cell Phones	349	350	(1)	512	(164)	0%	170	1,340	1,750	(410)	2,057	(716)	-23%	
Payroll Service	7,082	6,500	582	6,227	855	9%	171	25,803	23,500	2,303	24,180	1,623	10%	
Trash Removal	3,103	3,200	(97)	1,985	1,118	-3%	172	10,757	10,300	457	6,988	3,769	4%	
Employee Relations	0	0	0	0	0	#DIV/0!	173	229	0	229	0	229	#DIV/0!	
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!	
License & Fees	2,214	0	2,214	0	2,214	#DIV/0!	175	2,479	1,000	1,479	250	2,229	148%	
Electricity	3,300	4,800	(1,500)	5,494	(2,194)	-31%	176	15,325	22,500	(7,175)	22,857	(7,532)	-32%	
Liquid Propane	2,241	3,500	(1,259)	5,058	(2,817)	-36%	177	21,481	26,500	(5,019)	23,494	(2,013)	-19%	
Telephone	61	60	1	56	5	2%	178	184	300	(116)	562	(378)	-39%	
Heating Fuel	0	0	0	0	0	#DIV/0!	179	0	0	0	0	0	#DIV/0!	
Water	450	600	(151)	336	114	-25%	180	1,600	2,100	(501)	1,408	192	-24%	
Cable TV & Internet	1,740	1,750	(10)	1,574	166	-1%	181	9,542	8,750	792	8,389	1,153	9%	
Web Site	0	0	0	0	0	#DIV/0!	182	0	0	0	0	0	#DIV/0!	
EPLI Insurance	0	0	0	0	0	#DIV/0!	183	5,217	4,500	717	0	5,217	16%	
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	184	35,618	35,639	(21)	36,261	(643)	0%	
Professional Liability	0	2,300	(2,300)	0	0	-100%	185	2,497	2,300	197	2,380	118	9%	
Insurance - Workers Comp	2,024	2,500	(476)	1,585	439	-19%	186	6,749	8,300	(1,551)	6,072	677	-19%	

Excise Tax/Truck Registration	0	0	0	0	0	#DIV/0!	187	69	375	(306)	375	(305)	-82%
Insurance - Vehicles	0	0	0	0	0	#DIV/0!	188	1,136	2,118	(982)	2,003	(867)	-46%
Land Management Payment (\$1/Round)	0	0	0	0	0	#DIV/0!	189	0	0	0	0	0	#DIV/0!
Bad Debt	0	0	0	0	0	#DIV/0!	190	0	0	0	0	0	#DIV/0!
Retirement Plan	2,603	2,600	3	2,317	286	0%	191	11,278	12,300	(1,022)	9,474	1,805	-8%
Payroll Taxes - Mgmt. & Empl. Exp.	32,964	25,000	7,964	23,036	9,928	32%	192	111,758	99,000	12,758	89,188	22,571	13%
Employee Housing Rent	20,100	50,000	(29,900)	46,700	(26,600)	-60%	193	82,300	94,000	(11,700)	76,700	5,600	-12%
Employee Housing - Utilities	6,792	2,000	4,792	1,774	5,019	240%	194	23,455	17,000	6,455	18,283	5,172	38%
Employee Housing R&M	568	200	368	2,727	(2,159)	184%	195	1,795	1,000	795	5,337	(3,542)	79%
Dorm Rent	2,400	2,400	0	0	2,400	0%	196	12,000	12,000	0	0	12,000	0%
Health Insurance	22,229	26,750	(4,521)	33,331	(11,102)	-17%	197	135,244	130,200	5,044	137,523	(2,278)	4%
Manager Clothing Allowance	200	0	200	0	200	#DIV/0!	198	645	600	45	0	645	7%
Employee Severance Expense	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	49	120	(71)	0	49	-59%	200	138	520	(382)	26	112	-74%
Food & Bev Manager Comp Charges	153	150	3	187	(34)	2%	201	3,110	750	2,360	464	2,646	315%
Golf Course Manager Comp Charges	0	100	(100)	6	(6)	-100%	202	0	200	(200)	6	(6)	-100%
Director of Golf Comp Charges	19	100	(81)	0	19	-81%	203	19	500	(481)	0	19	-96%
Interest Expense	0	0	0	541	(541)	#DIV/0!	204	0	0	0	2,704	(2,704)	#DIV/0!
Penalties	0	0	0	0	0	#DIV/0!	205	0	0	0	0	0	#DIV/0!
Suspense	0	2,400	(2,400)	0	0	-100%	206	0	12,000	(12,000)	0	0	-100%
Total Operating Expenses	142,394	160,640	(18,246)	153,784	(11,390)	-11%		651,379	649,132	2,247	585,156	66,222	0%
Income/(Loss) from Operations	(180,854)	(199,563)	18,709	(187,492)	6,638	-9%		(865,662)	(858,244)	(7,418)	(777,921)	(87,742)	1%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(180,854)	(199,563)	18,709	(187,492)	6,638	-9%		(865,662)	(858,244)	(7,418)	(777,921)	(87,742)	1%

MGC May Variance Report

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification
GOLF SHOP					
Revenue					
1	0	0	0	0%	
2	7,200	3,400	3800	112%	
3	17,100	11,000	6100	55%	
4	0	70	(70)	-100%	
5	309,644	218,100	91544	42%	
6	0	0	0	0%	
7	51,761	52,860	(1099)	-2%	
8	291	300	(9)	-3%	
9	26,807	18,500	8307	45%	
10	10,842	7,200	3642	51%	
11	2,259	1,258	1001	80%	
12	18,494	20,000	(1506)	-8%	
13	8,430	2,800	5630	201%	
14	175	0	175	#DIV/0!	
15	5,530	2,500	3030	121%	
16	0	0	0	0%	
17	113,695	88,000	25695	29%	Golf is doing very well
Cost of Goods Sold					
18	79,089	39,600	39489	100%	Moving forward we will do a true cost of goods with new formula's, and inventories
Payroll Expense					
19	8,763	1,960	6803	347%	Have a new golf teaching professional. George Wrede.
20	307	0	307	#DIV/0!	
21	0	0	0	0%	
22	54,313	54,165	148	0%	
23	28,854	26,880	1974	7%	
24	257	2,880	(2623)	-91%	
25	0	0	0	0%	
26	0	0	0	0%	
27	46,146	24,080	22066	92%	I had two shop clerk helping me out with the new website and instagram/ Also group bookings
28	27,637	16,500	11137	67%	More starters and rangers. Both clerks and outside we are watching and will reduce/get closer to
Operating Expenses					
29	0	0	0	0%	
30	6,925	5,150	1775	34%	Timing as we budgeted for this
31	1,985	6,000	(4015)	-67%	
32	15,055	14,041	1014	7%	
33	13,765	13,760	5	0%	
34	14,401	19,500	(5099)	-26%	
35	154	10,890	(10736)	-99%	
36	0	1,000	(1000)	-100%	
37	7,500	3,300	4200	127%	Ordered new ball's for range, and we will hopefully be able to move range back which will help
38	2,793	2,000	793	40%	Ordered tees for season, timing as we budgeted for this
39	0	2,900	(2900)	-100%	
40	545	6,000	(5455)	-91%	
41	0	3,000	(3000)	-100%	
42	2,303	925	1378	149%	Shipped back clubs that we didn't sell for credit
43	784	830	(46)	-5%	
44	0	0	0	0%	
45	0	0	0	0%	
46	0	0	0	0%	
47	0	0	0	0%	
48	1,508	500	1008	202%	Timing as we budgeted for this
49	208	300	(92)	-31%	
50	0	0	0	0%	
51	0	0	0	0%	
52	3,653	1,250	2403	192%	Started to order for tournaments. Timing and we budgeted for this
53	238	200	38	19%	
54	5,093	3,000	2093	70%	Timing as we budgeted for this
FOOD & BEVERAGE					
Revenue					
55	250,784	339,000	(88216)	-26%	
56	202,060	236,000	(33940)	-14%	
57	0	0	0	0%	
Cost of Goods Sold					
58	112,173	118,650	(6477)	-5%	COGS for food is 47%. Inventoried every month
59	17,725	59,000	(41276)	-70%	COGS for Bar is 25%. Inventoried every month.
60	10,517	0	10517	#DIV/0!	
61	447	0	447	#DIV/0!	
62	5,269	0	5269	#DIV/0!	
63	466	0	466	#DIV/0!	
64	16,213	0	16213	#DIV/0!	

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification
Payroll Expense					
65	31,945	41,001	(9056)	-22%	
66	19,400	15,835	3565	23%	
67	49,780	50,000	(220)	0%	
68	72,676	121,060	(48384)	-40%	
69	28,736	27,085	1651	6%	
70	28,966	17,840	11126	62%	Hired two full time employees in the back. No overtime. This line will catch up
Operating Expenses					
71	0	0	0	0%	
72	6,516	4,860	1656	34%	Indeed advertiments. Also local advertiments for open positions
73	3,084	4,000	(916)	-23%	
74	976	5,000	(4024)	-80%	
75	52,776	41,000	11776	29%	We added bathrooms outside to cleaning.
76	3,530	1,600	1930	121%	Timing. Budget goes up substationally in upcoming months
77	2,036	500	1536	307%	Ordered silverware, placemats and glasses for the season
78	997	1,200	(203)	-17%	
79	0	0	0	0%	
80	101	1,000	(899)	-90%	
81	15	400	(385)	-96%	
82	177	500	(323)	-65%	
83	989	2,000	(1011)	-51%	
84	0	1,500	(1500)	-100%	
85	201	400	(199)	-50%	
86	5,195	4,000	1195	30%	Timing
87	1,007	750	257	34%	Timing
88	0	600	(600)	-100%	
MEMBERSHIP					
Revenue					
89	0	0	0	0%	
90	1,478,124	1,540,208	(62084)	-4%	
91	(46)	0	(46)	#DIV/0!	
Operating Expenses					
92	0	0	0	0%	
93	0	0	0	0%	
GROUNDS					
Payroll Expense					
94	53,544	54,165	(621)	-1%	
95	37,027	37,190	(164)	0%	
96	26,135	26,250	(115)	0%	
97	18,751	36,460	(17709)	-49%	
98	9,477	18,750	(9273)	-49%	
99	178,812	133,000	45812	34%	Irrigation project and now his budget will start to catch up.
Operating Expenses					
100	554	1,270	(716)	-56%	
101	10,017	11,000	(983)	-9%	
102	6,422	18,000	(11579)	-64%	
103	0	81,999	(81999)	-100%	
104	0	16,000	(16000)	-100%	
105	5,426	8,000	(2574)	-32%	
106	5,510	3,350	2160	64%	Timing. Getting product for the season
107	4,931	1,950	2981	153%	Started pumps earlier than past years due to irrigation project
108	4,520	3,600	920	26%	Timing. This line will start to increase
109	2,507	3,100	(593)	-19%	
110	4,889	6,100	(1211)	-20%	
111	1,760	1,050	710	68%	Broken phone replaced
112	6,051	38,750	(32699)	-84%	
113	0	1,000	(1000)	-100%	
114	9,073	7,000	2073	30%	Timing.
115	779	500	279	56%	
116	580	5,000	(4420)	-88%	
117	21,589	17,000	4589	27%	He ordered earlier in season. This line is catching back up
118	720	5,000	(4280)	-86%	
119	445	3,000	(2555)	-85%	
120	7,729	10,000	(2271)	-23%	
121	1,780	3,750	(1970)	-53%	
122	150	750	(600)	-80%	
123	(997)	12,500	(13497)	-108%	
124	2,695	5,000	(2305)	-46%	
125	404	1,500	(1096)	-73%	
126	2,196	1,800	396	22%	
127	0	0	0	0%	
128	10,737	8,000	2737	34%	All new assistants have pesticide license and training
129	1,940	700	1240	177%	Timing
130	7,020	7,500	(480)	-6%	
131	0	0	0	0%	

132	Employee Relations	173	0	173	#DIV/0!	
133	Groundwater Monitoring	0	0	0	0%	
134	Freight	7,826	3,600	4226	117%	Timing. He ordered sand ealier than in the past, but we budgeted for this
135	Clubhouse Grounds	3,176	9,000	(5824)	-65%	
	MAINTENANCE					
	Operating Expenses					
136	Clubhouse Repair & Maintenance	31,634	18,300	13334	73%	Sprinkler frozen and regular maintenance. We budgted for most of this
137	Dorm Repair & Maintenance	1,634	3,000	(1366)	-46%	
138	Golf Course Building Repair & Maint	12,595	4,000	8595	215%	Shingled and put new roof on starter shed. We did budget for this
139	Golf Course Building HVAC R&M	415	500	(85)	-17%	
140	Clubhouse HVAC R&M	714	1,500	(786)	-52%	
141	Clubhouse Electrical R&M	608	3,500	(2892)	-83%	
142	Golf Course Building Electrical R&M	0	2,000	(2000)	-100%	
143	Clubhouse Plumbing R&M	1,509	7,500	(5991)	-80%	
144	Oakson Septic System	0	0	0	0%	
145	Golf Course Building Plumbing R&M	953	2,500	(1548)	-62%	
146	Alarm System/Activity	2,173	4,500	(2327)	-52%	
147	Refrigeration	3,218	1,400	1818	130%	Walk in refigerator had some issues. We fixed them
	GENERAL & ADMINISTRATIVE					
	Revenue					
148	Other Income	0	0	0	0%	
149	Interest Income	0	0	0	0%	
150	Winter Memberships	0	0	0	0%	
151	House Rental Income	37,568	35,500	2068	6%	
	Payroll Expense					
152	Controller	41,898	42,082	(184)	0%	
153	Administrative Services Manager	36,588	19,200	17388	91%	Timing. This will start to catch back up.
154	General Manager	87,115	87,500	(385)	0%	
155	Management Payment	86,250	95,830	(9580)	-10%	
	Operating Expenses					
156	Cleaning Admin. Office	0	0	0	0%	
157	Employee Shift Meals 100%	6,005	4,550	1455	32%	We just changed the way we operate. Food will be offered in employee room at certain times
158	Office Supplies	3,790	3,700	90	2%	
159	Bank & Finance Charges	119	210	(91)	-43%	
160	Credit Card Merchant Services	37,803	30,000	7803	26%	We were at 4% and just jumped this month. Budgeted increases next few months. Watching
	NLB Debt / Interest	0	0	0	0%	
161	Office Equipment Leases	1,291	1,000	291	29%	New copier. Lttile more than the old one
162	Office Furniture	0	0	0	0%	
163	Advertising	0	0	0	0%	
164	Postage & Shipping	979	800	179	22%	
165	Dues and Subscriptions	2,306	1,200	1106	92%	Didn't budget for Anytime weather. Timing as we will catch up
166	Travel and Education	9,529	8,000	1529	19%	Timing as this will catch up
167	POS Support/Computer Support	53,589	56,940	(3351)	-6%	
168	Legal Fees	6,698	1,500	5198	347%	Went through the liquor license and now it is done correctly. Had Bryan Swain working on it
169	Professional Accounting	7,500	11,230	(3730)	-33%	
170	Cell Phones	1,340	1,750	(410)	-23%	
171	Payroll Service	25,803	23,500	2303	10%	
172	Trash Removal	10,757	10,300	457	4%	
173	Employee Relations	229	0	229	#DIV/0!	
174	Incentive Bonuses'	0	0	0	0%	
175	License & Fees	2,479	1,000	1479	148%	Paid annual dump fees. Timing as we budgeted for this
176	Electricity	15,325	22,500	(7175)	-32%	
177	Liquid Propane	21,481	26,500	(5019)	-19%	
178	Telephone	184	300	(116)	-39%	
179	Heating Fuel	0	0	0	0%	
180	Water	1,600	2,100	(501)	-24%	
181	Cable TV & Internet	9,542	8,750	792	9%	
182	Web Site	0	0	0	0%	
183	EPLI Insurance	5,217	4,500	717	16%	Up slightly for 2023
184	Insurance - Property/Liability	35,618	35,639	(21)	0%	
185	Professional Liability	2,497	2,300	197	9%	
186	Insurance - Workers Comp	6,749	8,300	(1551)	-19%	
187	Excise Tax/Truck Registration	69	375	(306)	-82%	
188	Insurance - Vehicles	1,136	2,118	(982)	-46%	
189	Land Management Payment (\$1/Round)	0	0	0	0%	
190	Bad Debt	0	0	0	0%	
191	Retirement Plan	11,278	12,300	(1022)	-8%	
192	Payroll Taxes - Mgmt. & Empl. Exp.	111,758	99,000	12758	13%	
193	Employee Housing Rent	82,300	94,000	(11700)	-12%	
194	Employee Housing - Utilities	23,455	17,000	6455	38%	6 West has electric heat and it's expensive. Added two more rental units
195	Employee Housing R&M	1,795	1,000	795	79%	
196	Dorm Rent	12,000	12,000	0	0%	
197	Health Insurance	135,244	130,200	5044	4%	
198	Manager Clothing Allowance	645	600	45	7%	
199	Employee Severence Expense	0	0	0	0%	
200	General Manager Comp Charges	138	520	(382)	-74%	
201	Food & Bev Manager Comp Charges	3,110	750	2360	315%	Need to move this still. Waiting for Burke and Lamb adjustment

202	Golf Course Manager Comp Charges	0	200	(200)	-100%	
203	Director of Golf Comp Charges	19	500	(481)	-96%	
204	Interest Expense	0	0	0	0%	
205	Penalties	0	0	0	0%	
206	Suspense	0	12,000	(12000)	-100%	

Proposal for 160 & 168 Hummock Pond Road

Mt. Vernon Farmers Association (tentative)

Fog Town Farm (Aidan & Natasha Feeney)

Eat Fire Farm (Dylan Wallace & Caroline Borelli)

Washashore Farm (Dan Southey)

The Secret Farm (Dean Long)

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Experience Managing, Operating and Maintaining a Farm

- **Describe the experiences that have prepared you to develop and operate a farm at 168 Hummock Pond Road and how you plan to ensure financial solvency. Provide details of your qualifications, including experience with market farming, wholesale farming, organic farming, and regenerative practices.**

As a group, we bring a wide range and depth of agricultural experience and decades of experience working in agriculture.

Aidan and Natasha are professional vegetable farmers. They both have agricultural undergraduate degrees and experience managing a wide range of farm enterprises, in addition to several of their own ventures on leased land over the years. Their current farming venture is Fog Town Farm, which was established in 2019 and has been growing vegetables for the island since that time.

Dylan Wallace and Caroline Borelli own and operate Eat Fire Farm, specializing in herbs, berries and specialty vegetable crops. Together, they possess a wide range of agricultural experience including work with pastured poultry, sheep and hogs. They also have considerable experience with many culinary enterprises based around locally produced foods. Dylan has been an advocate for local agriculture on Nantucket for many years.

Dan Southey is a professional vegetable farmer, owning and operating Washashore Farm. When Dan started the farm, he was a “founding farmer” at Sustainable Nantucket’s community farm. Since that time, he has expanded his farming venture and has made significant contributions to the local foodshed and to the development of farming on the island. Dan is an excellent land steward and he takes pride in his produce and the improvements he makes on the land.

Dean Long has decades of farming experience on Nantucket Island. With this experience, Dean brings detailed knowledge of the land that formerly comprised Mount Vernon Farm to this group. He has farmed in many different contexts over the years, ranging from vegetable and grain production to grazing livestock and viticulture. He is passionate about land conservation and keeping agriculture alive on Nantucket.

- **What is your knowledge of and connection to Nantucket Island? Preference will be given to those applicants who have demonstrated capacity to contribute to the Nantucket community in terms of commerce and sustainability.**

For every member of this group, Nantucket is our home. It is the place where we live and run our businesses. It is the place where we have raised our families, or where we intend to in the future. As such, we all care deeply about the island community and we value the natural beauty of this place.

As farmers, we are committed to continuing the agrarian traditions that have historically shaped the aesthetic of island landscapes and much of the local culture. We are all committed to an ethical approach to farming, aiming to benefit the farmer, employees, land, customers and the island community at large.

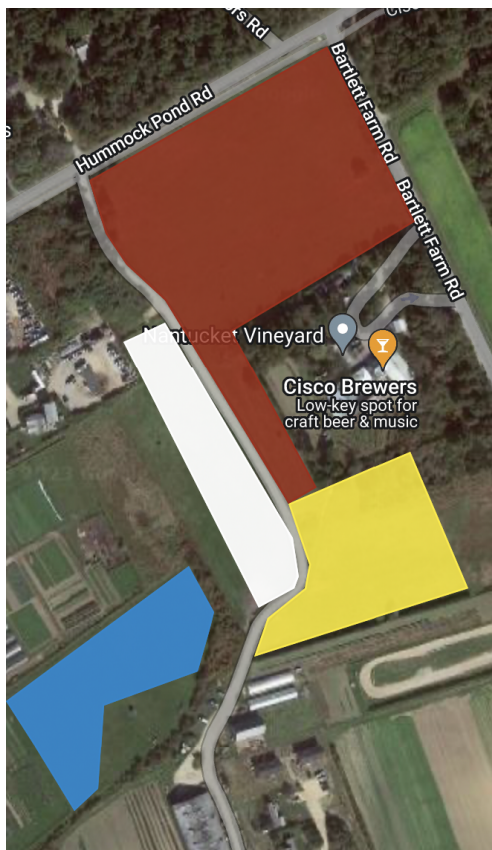
We have all demonstrated commitment to the island and a capacity to contribute in a variety of ways. We grow food for islanders, we provide jobs for island residents and as our businesses continue to grow and mature, we are making more time for educational opportunities that allow for public engagement with farming. We are also building relationships with charitable organizations that help to make local food more accessible to food insecure islanders.

Operational Plans

- • Describe your plans for operating the farm at 168 Hummock Pond Road. Please include when and how you will begin, what your priorities will be, production plans (type and quantity of produce), whether you intend to hire and/or house employees, and any other details that will assist the evaluation committee in understanding your farm plan.

In consideration of the goals of the Land Bank, the size and characteristics of the property and how the Land Bank stated that preference would be given to collaborative proposals involving multiple farm entities, we have decided to divide the fields amongst ourselves in a way that would benefit all parties involved.

In summary, the north field on the corner of Hummock and Bartlett Farm Road will be licensed to Eat Fire Farm, the field currently occupied by horses on the west side of the brewery's road will be licensed to Fog Town Farm, the field in between the brewery and the brewery parking lot will be licensed to Dean Long/The Secret Farm and the southernmost field will be licensed to Washashore Farm. Eat Fire Farm will also occupy the small field directly behind the brewery on the east side of the access road. Please see the map for clarification.



Fog Town Farm- white

Eat Fire Farm- red

Secret Farm/Dean Long- Yellow

Washashore Farm- Blue

Fog Town Farm Operational Plans:

Fog Town Farm would use this license to expand on its current vegetable farming business. This land would allow the farm to grow a wider array of crops, practice better crop rotations and to better integrate cover cropping into its field production. The farm has no intention of putting any permanent structures or utilities in this area, other than what is necessary for irrigation water and deer fencing. The farm would like to keep the option of installing hoop houses open so that it can offer a greater abundance of summer crops and fresh vegetables throughout the winter. Fog Town Farm has also made an arrangement with Eat Fire Farm to put a portion of the north field into a vegetable/cover crop livestock forage rotation. This approach would be an asset for both enterprises, providing high protein and energy feedstock for livestock to graze in the field, while improving the productivity of the soil.

Eat Fire Farm Operational Plans:

Four farming businesses working together with their unique skills and farming enterprises to use 160 & 168 Hummock Pond Rd to its fullest extent. Farmers have a common goal of bringing healthy fresh food to Nantucket's community.

Eat Fire Farm is requesting to manage the northern section of 160 Hummock Pond Rd. Although this is the poorest field sampled, we see this part of Mount Vernon Farm as the opportunity to grow our current farming operations at a larger scale with attention to caring for the land.

Currently we grow perennial fruits, herbs and vegetables including pears, rhubarb, blackberries and asparagus. We also cultivate a variety of culinary herbs (basil, rosemary, chives, thyme, cilantro and parsley) a long with chili peppers and garlic which are sold fresh and used in our farm grown value-added products using our commercial kitchen. We raise organic free range broiler chickens and pigs for personal use as well as bees on a commercial scale.

As defined by American Farmland Trust's evaluation of the parcels, our farming experience fits nicely with their recommendations.

Our immediate plan for this section is to carefully restore the pasture by seeding clovers and pasture species to improve nutrient levels, modify pH, and use management intensive rotational grazing to help improve the quality of this field. Eat Fire Farm has 17 years of experience with animal husbandry and sees animals as an important component of regenerative farming practices.

Our long term vision for this section to incorporate aesthetic plantings of perennial fruits, vegetables, and flowers. Perennial crops are more naturally suited to these sites and have lower input levels needed for annual crop production with lower risk of erosion and soil degradation. Our management style for these plantings include regenerative methods; including minimal tillage, organic mulches, interseeding cover crops, and utilizing reusable soil covers.

We also see the potential for annual crop rotations in this area with the other farming businesses over time as the quality of the land is improved enough to accommodate such (and as the other fields are brought up to production). As well as collaborating our IRG with farmers managing other fields.

Secret Farm/Dean Long Operational Plans

Dean plans to use this field to expand upon his current farming activities and to facilitate better crop rotation, particularly for his strawberry and cucurbit crops. This will help to break up pest populations and reduce soil borne diseases. He also has an interest in small grain production, which could be harvested for a variety of products and can be very beneficial to the soil. These products will be marketed in a variety of ways, including being turned into products for the brewery.

Washashore Farm Operational Plans:

Washashore Farm plans to use this license to expand on its current vegetable business, essentially doubling its croppable land. This will allow the farm to better rotate between crop families, incorporate more cover cropping into its production systems and to grow new crops for its customers. These fields are in close proximity to the fields the farm leases from Sustainable Nantucket, keeping the farm compact and efficient.

- **Briefly describe your planned agricultural practices, cover cropping, composting, fertilization, irrigation, tilling, crop rotation, integrated pest management, etc.**

Agricultural Practices:

As farmers, we are committed to being good stewards to the land we work with. It is our goal to design systems that imitate natural processes and help to improve the ecological functions of the land. We never use synthetically derived fertilizers, pesticides, herbicides or fungicides.

Cover Cropping:

Cover cropping is an essential practice in organic crop production. It protects your soil and allows you to smother weeds, attract pollinators/beneficial insects, increase organic matter, make minerals more bioavailable for crops and fixate nitrogen. For all farms involved, gaining more farmable land will allow us to take a greater percentage of our crop land out of cash crop production and into cover crops at any given time.

Composting:

As farms committed to using organic practices, each farm involved would like to use compost as part of our fertility and soil improvement plan. I do not think that anyone is interested in making any significant amounts on any of the licensed grounds, however everyone would like to reserve the right to use finished compost to feed our crops and improve the organic matter and nutrient holding capacity of our soils.

Fertility Plan:

The foundation of an effective fertility program begins with annual soil tests. These tests are critical to measure the needs of your crops and to inform your soil management decisions. The first priority at this property should be to raise the soil pH and the soil organic matter. Soil pH affects nutrient availability to crops and soil organic matter improves the “tilth” of the soil, increasing its water and nutrient holding capacity, cation exchange capacity and improving the biological functions of the soil ecosystem. For these reasons, improving pH and S.O.M. should be step one.

For macronutrients, we will use a combination of organic fertilizers, cover crops/green manures and rotating livestock over fallow areas. Of all the macronutrients, N is the only one you can grow in your own soil using legumes which form a symbiotic relationship with rhizobia for nitrogen fixation. N supplied by cover crops is mineralised through the soil food web and is not prone to leaching.

Sandy, acidic soils are typically deficient in micronutrients. Boron is an important micronutrient that is commonly deficient in New England soils. These deficiencies are easy to remedy, as they are needed in very low quantities to facilitate good plant production. They can be broadcast through the fields or applied through foliar sprays directly on the leaves of our crops.

To quote an old proverb, “a farmer’s footsteps are the best fertilizer”. As with everything else in farming, a good fertility regiment is dependent upon the observational skills and management decisions of the farmer. As stewards to this property, we will create productive and active soil ecology, upon which annual vegetable crops and perennial plant crops will thrive.

Irrigation:

Agricultural irrigation tools have become very cost effective and easy to install. Provided that we have access to a good source of water and an agricultural pump(s), it will be easy to install irrigation for annual and perennial crops. Seeing as this is a collaborative venture between several farms and the Land Bank, details as far as where and how to install pumps should be discussed as a group. Each farmer will be able to design their own irrigation and/or livestock watering lines for their own respective licensed grounds.

Tillage:

Tillage is a tool that can be used properly as part of a regenerative cropping system, or it can be misused to the detriment of the soil’s physical structure and biology. Tillage is used to incorporate organic matter and amendments into the soil, to prepare seed beds for planting and to loosen/aerate soils. We have all been farming areas surrounding this property for years and we have all seen improvements in our soils through good management practices. Each farmer will use their best judgment in how to improve the productivity of their soils.

Crop Rotation:

All of the vegetable farmers in this group are very excited at the prospect of getting more land, so that we can better rotate our grounds between crop families. This helps to break up pest populations and can help avoid problems with persistent soil borne diseases. As such, we will allow a period of 4 years between plantings of heading brassicas, solanaceous crops and long season cucurbits, in addition to other crops.

Integrated Pest Management:

As vegetable growers, we have become familiar with which pests to scout for and at what times of the year. This is a result of many years of growing experience in the Northeast. For many vegetable crops and their associated pests, the most effective method in an organic growing context is to anticipate the emergence of the pest before they are active and to physically exclude them from your crop using row cover or insect netting. However, there are effective pesticides that can be used for certain species. In these instances, I scout for the specific insect in the crops where you are likely to find it. If insect species reach a certain threshold, it becomes important to intervene with the specific organic spray before infestation.

In our experience, species specific sprays, rather than broad spectrum insecticides, tend to be most effective. These sprays target specific species or classes of insects, rather than killing all bugs on contact. This helps to ensure that only the targeted pest is affected. Spraying early in the morning or late in the evening, when most pollinating species are not active, is another practice we employ. That being said, we rarely spray pesticides at all. When we do, it is always an organic substance such as Bt or spinosad.

With more land in production, I would like to dedicate plantings for the purpose of attracting pollinators and predatory/parasitoid insects. This will be done by planting strips of flowers on the perimeters of fields and between crop blocks. These flowers could include calendula, sweet alyssum, coriander, buckwheat and fennel. We also want to experiment with planting trap crops on a larger scale, which have helped to keep the pests off our cash crops in the past.

The most useful tool to control pests is good management. Knowing the life cycle of pest species allows you to choose better planting dates to get your crop established. Rotating crops and the timely use of row cover more often than not eliminates the need for spraying all together.

- **Describe any improvements, semi-permanent structures, or perennial plantings you envision. Please list any additional infrastructure you anticipate will involve financial assistance from NLB.**

If selected, we would ask that the land bank consider providing financial assistance for deer fencing and any well/pump improvements that might be needed.

- **Describe how you will incorporate public benefit into your farm operations (examples could include but are not limited to: supporting local food insecurity programs, field trips, classroom presentations, farm workshops, food pantry contributions, cafeteria demonstrations, public access trails, pick-your-own programs, etc.).**

We are open to having guided groups visit the farm, as well as a public access birding trail that does not interfere with crop production. We are also forging new relationships with local institutions and charitable organizations that are making local food available to all islanders. With more land, we will be able to contribute more significantly to these groups. We want to make local food abundant and available to everyone on the island.

- **Describe what, if any, community-based agro-entertainment or agro-tourism initiatives you would be interested in hosting.**

Our intention is to keep this land in active agricultural production. We are open to the idea of guided tours, demonstrations, etc. but growing local food is our focus, not creating an event or tourist venue.

- **Describe how you will determine success using quantifiable measures.**

As professional farmers, the primary measures of success will be increased production and sales. We are all hoping to be able to grow more food for our customers, and this is our primary goal. In addition to these primary considerations, we will use these metrics to determine our success as well:

- Quantifiable improvements in soil test results
- Development of farm infrastructure
- Feedback from the Land Bank
- Feedback from employees
- Feedback from customers
- Feedback from the public
- Feedback from neighbors
- Successful harvests

References Regarding Farm Management, Operations and/or Maintenance Performance

Fog Town Farm, Agricultural Employment/Educational References

Tim Dooley
Director
Youngs Farm
Old Brookville, NY
tim@youngs.farm
516-626-3955 - O
516-626-3805 - F
516-241-0912 - M

Kris Karl
Owner/Farm Manager of Karl Family Farms Karl Family Farms LLC.
2207 State Route 32
Modena, NY 12548
845-443-6963

Jon Ramsay
Executive Director
Center for an Agricultural Economy
Hardwick, Vermont
jon@hardwickagriculture.org
Cell: 802 233 0228

Louise Calderwood
Former Professor at Sterling College, VT
Former UVM Extension Agent
Former Vermont Deputy Secretary of Agriculture
Owner/Manager of Echo Hill Farm
525 Echo Hill Road
Craftsbury, Vermont, 05826

June 3, 2023

Dear Land Bank Commissioners,

There are many different compatible uses of Land Bank properties. Hikers, mountain bikers, runners, birders, horseback riders can all enjoy the same outdoor space at the same time. Unfortunately, hunting is not compatible with any other use. During hunting season, those who are not hunters are too fearful, for good reason, to use any space open for hunting. The number of people using these properties for non-hunting purposes is far larger than the number of hunters accessing them. The fall is a wonderful time to be out enjoying Land Bank land. Unfortunately, most of us are unable to do that, due to the free reign of hunters.

The increased numbers of archery and black powder hunters have created a high risk of going on Land Bank land not just for two weeks in November/December. It is now questionable whether we should be running, hiking, biking, birding etc. on the moors from most of October through December due to archery and primitive season.

During hunting season, our open space is used by a few preventing its use by so many.

What I'm asking, is for more considerate and thoughtful limitation of Land Bank property hunting use.

This could be done by making a few more parcels 'no hunting' zones. Properties that are bordered by many houses might be prime candidates to be turned into 'no hunting' zones.

Another consideration would be to limit some properties to only shotgun season and not allow hunting on them for archery or primitive season. This would allow non-hunters use of the properties for all but the two weeks of shotgun season. Instead of being in fear to use properties for 3 months (Oct - Dec), most folks could enjoy the properties safely for all but 2 weeks.

Our island population is swelling and there is more need for people to enjoy open space in the off-season. Please consider ways to allow the larger population more use of Land Bank properties during the fall.

Respectfully,

Karen Alence

Hunting Season

	Start	End
Deer (Youth Hunt)	9/30/2023	9/30/2023
Deer (Archery-Zones 10–14)	10/2/2023	11/25/2023
Deer (Shotgun)	11/27/2023	12/9/2023
Deer (Primitive Firearms)	12/11/2023	12/30/2023
Deer (Paraplegic Hunt)	11/2/2023	11/4/2023
Ducks	10/14/2023	10/21/2023
Ducks	11/28/2023	1/27/2024
Goose	10/14/2023	10/21/2023
Goose	11/29/2023	1/27/2024
Early Canada Goose	9/1/2023	9/22/2023
Pheasant	10/14/2023	12/30/2023
Quail	10/14/2023	12/30/2023
Rabbit*	10/14/2023	2/29/2024
Gray Squirrel*	9/5/2023	2/29/2024

***rabbit & squirrel hunting is closed during deer shotgun season**

HUNTING SEASONS AND BAG LIMITS

NO HUNTING ON SUNDAY

		OPEN SEASON (ALL DATES INCLUSIVE)	DAILY BAG LIMIT	POSSESSION LIMIT	ANNUAL LIMIT
DEER					
	Youth Deer Hunt Day	Sept. 30, 2023	See full regulations for more information.	1 antlered deer statewide OR antlerless deer in the Wildlife Management Zone(s) specified on the permit.	
Deer (Big Game)	Archery	Zones 10–14: Oct. 2 – Nov. 25, 2023 Zones 1–9: Oct. 16 – Nov. 25, 2023	See full regulations for more information.	2 antlered deer + antlerless deer by permit	
	Paralegic	Nov. 2 – Nov. 4, 2023			
	Shotgun	Nov. 27 – Dec. 9, 2023			
	Primitive Firearms	Dec. 11 – Dec. 30, 2023			
BLACK BEAR					
Black Bear (Big Game)	Zones 1–14	Sept. 5 – Sept. 23, 2023 Nov. 6 – Nov. 25, 2023 Nov. 27 – Dec. 9, 2023	See full regulations for more information.		1
UPLAND GAME BIRDS*					
Crow	Zones 1–14	Jan. 2 – Apr. 10, 2023 and July 1, 2023 – Apr. 10, 2024 (M, F, Sat only)	—	—	—
Pheasant	Youth Hunt Zones 1–14	Sept. 2, 9, 16, 23, and Oct. 7, 2023 Oct. 14 – Dec. 30, 2023	2	4	No limit
Quail	Zones 11–14	Oct. 14 – Dec. 30, 2023	4	8	No limit
Ruffed Grouse	Zones 1–14	Oct. 14 – Nov. 25, 2023	3	6	15
Wild Turkey (Big Game)	Youth Hunt: Zones 1–13 Spring: Zones 1–13 Fall: Zones 10–13*** Fall: Zones 1–9***	April 22, 2023 (special restrictions apply**) April 24 – May 20, 2023 Oct. 2 – Nov. 25, 2023 Oct. 16 – Nov. 25, 2023	See full regulations for more information.		

* Crow, pheasant, and quail hunting are closed during shotgun deer season. Migratory game birds (includes waterfowl, woodcock, snipe, rails): Seasons and bag limits set annually. For Migratory Game Bird Regulations visit mass.gov/migratory-game-bird.

** Must have completed the Youth Turkey Hunt program.

*** Shotgun, muzzleloading shotgun, and archery from Oct. 16 – 28, 2023.

RABBIT, HARE & SQUIRREL					
Cottontail Rabbit	Zones 1–14	Jan. 2, 2023 – Feb. 28, 2023 Oct. 14, 2023 – Feb. 29, 2024	5	10	—
Snowshoe Hare	Zones 1–14	Jan. 2, 2023 – Feb. 28, 2023 Oct. 14, 2023 – Feb. 29, 2024	2	4	—
Gray Squirrel	Zones 1–14	Jan. 2, 2023 – Feb. 28, 2023 Sept. 5, 2023 – Feb. 29, 2024	5	10	—

Rabbit, hare, and squirrel hunting are closed during shotgun deer season.

FURBEARERS					
Bobcat	Zones 1–8	Jan. 2 – Mar. 8, 2023 and Dec. 20, 2023 – Mar. 8, 2024	—	—	—
Coyote	Zones 1–14	Jan. 2 – Mar. 8, 2023 and Oct. 14, 2023 – Mar. 8, 2024	—	—	—
Fox (red or gray)	Zones 1–14	Jan. 2 – Feb. 28, 2023 and Nov. 1, 2023 – Feb. 29, 2024	—	—	—
Opossum	Zones 1–14	Jan. 2 – Jan. 31, 2023 and Oct. 2, 2023 – Jan. 31, 2024	—	—	—
Raccoon	Zones 1–14	Jan. 2 – Jan. 31, 2023 and Oct. 2, 2023 – Jan. 31, 2024	3	See full regulations for more information.	—

All furbearer hunting seasons are closed during shotgun deer season, except for coyotes. Special restrictions apply.

The following species may be taken year-round (except during shotgun deer season) by licensed hunters with no daily or seasonal bag limit: English sparrow, flying squirrel, red squirrel, chipmunk, porcupine, skunk, starling, weasel, woodchuck.

Falconers may hunt pheasant, bobwhite quail, ruffed grouse, cottontail rabbit, snowshoe hare, and gray squirrel from the respective opening day through March 15th.

FURBEARER TRAPPING

		OPEN SEASON (ALL DATES INCLUSIVE)
Beaver ¹		Jan. 1 – April 15, 2023 and Nov. 1, 2023 – April 15, 2024
Bobcat ^{1,2} , Coyote ¹ , Fox ¹ , Weasel		Nov. 1 – Nov. 30, 2023
Fisher ¹		Nov. 1 – Nov. 22, 2023
Mink ¹ , River Otter ¹		Nov. 1 – Dec. 15, 2023
Muskrat, Opossum, Raccoon, Skunk		Jan. 1 – Feb. 28, 2023 and Nov. 1, 2023 – Feb. 29, 2024

1 – Pelt checking/reporting required.

2 – Bobcats may only be trapped or salvaged in Wildlife Management Zones 1–8.



**TO REPORT VIOLATIONS
(800) 632-8075**

www.mass.gov/ole

Susan Campese

From: Jesse Bell
Sent: Tuesday, June 20, 2023 9:29 AM
To: Susan Campese
Cc: Neil Paterson; Kristina Jelleme; Mark Donato; Allen B. Reinhard; John J. Stackpole
Subject: Fwd: Parking on Meader

Susan - can you please put this on our next agenda? Thanks.

Begin forwarded message:

From: Christopher Wolfe <chris@mnrtechnology.com>
Date: June 20, 2023 at 8:53:12 AM EDT
To: Jesse Bell <jbell@nantucketlandbank.org>
Subject: Parking on Meader

Jesse:

I wanted to meet with you on this so we could have a simple conversation.

The tenants at 1 Meader, a few weeks ago, put a “no parking” notice on our windshield, then after we departed, parked their “Fog Island Farm” truck in its place.

I understand from Chief Pitman that Meader is a private road and the abutters have the right to set the conditions of use. With that in mind, hopefully we can find a solution that is amenable to all.

The situation we have is Cuddy does not have a parking space. This was not considered in 2006 when the Land Bank purchased Snug Harbor and Cuddy/Puddin share the remaining lot. Cuddy was simply a storage shed and long-range repurposing hadn't been a consideration.

A solution that comes to mind, would be the Land Bank providing a “parking pass” on Land Bank letterhead that we could laminate and place on the dashboard. Indicating that this particular vehicle is permitted to park on Meader. This would allow controlled parking access to those you wish to allow to park.

Thank you for giving this consideration. As the season gets into full swing, this will hopefully avoid difficulties and allow neighbors to be neighborly.

Chris W.



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: PPX Events and Tamara Rabil

MAILING ADDRESS: 7 South Water St Nanatucket, MA 02554

TELEPHONE: (916)_-756_- 5867 cell (916)-756_- 5867_ home ()-__-___ work

E-MAIL: Lindsay@ppxevents.com

Location of EVENT: 40th Pole

DATE of EVENT: 7/9/2023

TIME of EVENT: 6:00 PM

Description of attendees (i.e. friends, family, catering staff...): 46 friends and family/8 catering staff

Anticipated number of attendees: 46

PLEASE DESCRIBE THE EVENT:

Beach dinner for 46 people. PPX and ACK Picnics will set up small dining tables and beach chairs for dinner and relaxing on the beach for the evening. Food will be cooked on a grill and/or cooker bases. Event set up will begin at 5 PM and guests will arrive via Cranberry Transportation at 6 PM. Guests will depart via Cranberry Transportation at 9:30 PM. Clean up will begin at 9 PM to be completed at 10 PM. We will secure an additional portable restroom to accommodate everyone. The permit has already been submitted to the Town of Nantucket.

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: Anne Dewez
MAILING ADDRESS: 5 Mill Street
TELEPHONE: (203)-685-5361 cell (508)-228-1808 home ()- - work
E-MAIL: afmdewez@gmail.com

Location of EVENT: Garden of the Sea, North Mill Street
DATE of EVENT: August 9, 2023 **TIME of EVENT:** 4.30p or 5.00p, TBD
Description of attendees (i.e. friends, family, catering staff...): Mill Street Area Neighborhood
Group families and Land Bank staff/Commissioners, as appropriate
Anticipated number of attendees: 40-60

PLEASE DESCRIBE THE EVENT:
A typical neighborhood get together to meet each other and celebrate our great good fortune in living in such a wonderful neighborhood, made even more special by the partnership between the neighborhood and Land Bank to preserve open space. This would be our second "annual" event.

Other relevant information: No alcohol; all food, beverages, supplies and "furniture" to be provided by neighbors, who also will clean up after. Everyone will walk to the Garden of the Sea - obviously!

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

Comments: _____

LONG-RANGE PROJECTS

244 Polpis Rd (White): Subject to a lease back to the sellers until 10/19/2027. Property ideas include moving and reusing the small house, dock refurbishment, and additional racks for kayaks. This could help alleviate the pressure on the overwhelmed racks at the Holly Farm property which currently serve the mooring field. In other words, kayak launching from this property could be encouraged/promoted in favor of prioritizing dinghy storage for the boating community at Holly Farm. Contains existing grandfathered dock rights but will require a Chapter 91 license to create a new public dock which could take two years or more to plan and permit.

189 Eel Point Rd (Osorio): Seller responsible for moving house at the end of the lease term (1/21/2027). Over the next few years, plan/permit property for public use. Agreement with seller to design/install viewing deck overlooking Eel Point with memorial plaque for his mother. A bocce court is also currently on the property – query whether we want to remove this or not (we have had several requests for croquet, and this seems like a similar recreational activity?). Additional parking will help supplement existing parking for beach access to Madaket Harbor & Eel Point. Driveway will likely need to be relocated as it is shared with a private residential neighbor.

Petrel Landing: Recently received positive decision from Office of Appeals & Dispute Resolution (highest level of agency review) at DEP. That decision was appealed to Superior Court by an abutter on Commercial Wharf. Project design needs to be reviewed and updated in consideration of the recommended elevations for flood risk reduction in the long-term Washington St framework plan and Town CRP. Unfortunately, the timeline for this project is unknown due to the constant abutter appeals and slow pace of the court system.

Consue Spring: Conceptual plan to be presented by SCAPE in-person on June 27. This project is an ecological restoration that will improve hydrologic flow (dredging channel and culvert replacement), mitigate future flooding issues, eliminate invasives, improve native biodiversity and habitats, increase stormwater filtration capacity (with sediment forebays), and enhance public use of the site through a network of connected walkways which are designed to showcase views of the creeks. The permitting roadmap is more intense than other projects because it includes significant work in a wetland. Timeline is expected to take at least five (5) years and will require extensive coordination with the Town regarding stormwater infrastructure.

Washington Street Framework Plan: This is a long-term phased strategy that we will require significant coordination with Town and private property owners to implement. Expected to take 10-20+ years to plan, permit, coordinate, and fully construct. This project is a good candidate for grant funding due to the collaboration required and significant public benefits provided (downtown flood risk reduction, comprehensive stormwater management, enhanced public beach recreation, ADA compliance, restoration of coastal habitats, protection of essential transportation infrastructure, pedestrian/bike safety improvements, etc.). Accordingly, staff

plans to work collaboratively with the Town and other stakeholders (for example, Maria Mitchell) in applying for grant funding throughout the duration of this project.

Spruce Street/Harbor Walk Connection: The Harbor Walk has been a planning goal for decades, and town meeting has now authorized all town-owned wetland parcels from Consue to 19 East Creek to be conveyed to the Land Bank, making this idea more viable. Depending on how much the Commission wants to prioritize this project, it might make sense to combine with other permitting efforts at Consue and 19 East Creek.

201 Hummock Pond Rd (Dooley): Subject to a lease running in favor of Jeanne Dooley for the rest of her life. Purchased for pond access, there are grandfathered rights with the existing dock. However, it is likely to take at least two years to permit a new public dock, so it would be advisable to get the planning and permitting going soon on this. We may want to consider (and discuss with the neighbor) rerouting the driveway easement so that the private residential access is separated from the public and does not bisect the lot as it does today.

271 Polpis Rd (Green): Subject to a lease running to the benefit of Lindsay Green for the rest of her life. Some permitting and carpentry work will be required in the future. Historic horse paddock on the property and abundant wetlands, including a state-certified vernal pool. Abuts NCF land in Middle Moors. Potential for trail connectivity to Moors but will require boardwalks over wetland areas.

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of June 27, 2023

1. "M" Exemption Updates:

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

No. 39734 FINGILLY, LLC
No. 39777 Deividas Nagys and Anna Nagys
No. 39780 Matthew Baty and Kendra Baty

2. "O" Exemption Update:

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

No. 39762 Katherine P. Seholm
No. 39765 Peter B. Brace
No. 39800 Graham F. Saunders
No. 39801 Dustin Maury

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of May 31, 2023

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	APR YIELD	MAY YIELD	4/30/2023	5/31/2023
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$46,180.89	\$46,676.81
Nantucket Bank / Collection Account x7653	4.07	4.07	\$27,619,151.31	\$29,323,188.30
Nantucket Bank / Special CD x1135 <i>matures 5/20/2023*</i>	0.75	0.75	\$5,092,345.03	\$5,094,438.18
TOTAL UNRESTRICTED FUNDS:			\$32,757,677.23	\$34,464,303.29

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	APR YIELD	MAY YIELD	4/30/2023	5/31/2023
US Bank / Series A Bonds Reserve Fund / SLGS <i>mature 12/1/27 & 2/15/32 MktVal</i>	2.93	2.93	\$1,516,600.63	\$1,509,778.24
US Bank / Series A Bonds Debt Service Fund <i>x1002</i>	0.00	0.00	\$20,911.20	\$94,261.43
US Bank / Acquisition Fund <i>x1003</i>	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$22,029.77	\$22,034.45
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,020.85	\$10,022.98
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$32,113.55	\$32,120.37
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,664.26	\$1,664.61
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$27,277.54	\$16,668.37
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$904,769.45	\$894,330.79
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$31,136.06	\$35,476.53
Hingham Savings / Marble Reserve CD <i>matures 10/2/2023</i>	2.23	2.23	\$230,793.07	\$231,230.59
Citizens Bank / Verrill Dana Acquisition Escrow			\$105,000.00	\$165,000.00
TOTAL RESTRICTED FUNDS:			\$2,902,317.48	\$3,012,589.46
TOTAL FUNDS:			\$35,659,994.71	\$37,476,892.75

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$3,435,000	<i>Interest due 8/15/23, Principal and Interest due 2/15/24</i>	\$428,412.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$4,890,000	<i>Principal and Interest due 12/1/23, Interest due 6/1/23</i>	\$1,056,700.00
TOTAL BONDS:	\$8,325,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,485,112.50

NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	<i>Principal due 1/10/24</i>	\$1,000,000.00
Owen Notes	\$1,000,000	<i>Interest of \$25,768.60 due 6/9/23, 9/9/23, 12/9/23, 3/9/24</i>	\$103,074.40
TOTAL NOTES:	\$2,700,000	TOTAL ANNUAL NOTE PAYMENTS:	\$1,103,074.40
TOTAL DEBT:	\$11,025,000	TOTAL ANNUAL DEBT PAYMENTS:	\$2,588,186.90

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