

AGENDA
Nantucket Land Bank Commission
Regular Meeting of March 22, 2021
Remote Participation via Zoom (see below*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. GOLF BUSINESS
 - a. Sconset Golf Course – Manager’s Monthly Review
 - b. Miacomet Golf Course – Manager’s Monthly Review
 - c. Warrant Authorization – Golf Capital Funds Transfer Request
3. PROPERTY MANAGEMENT
 - a. Sustainable Nantucket – Amendment to Lease Area
 - b. Sustainable Nantucket – Infrastructure Requests
 - c. Dean Long – Farming Proposal
 - d. Lily Pond Property – Easement Matter
 - e. Seasonal Commercial Use Policy - Review
4. APPROVAL OF MINUTES
 - a. Regular Meeting of March 9, 2021
5. TRANSFER BUSINESS
 - a. “M” Exemption Update – Release of Liens
6. FINANCIAL BUSINESS
 - a. Monthly Financial Report – February
 - b. Warrant Authorization – Cash Disbursement

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

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

ADJOURNMENT

* Join Zoom Meeting

<https://zoom.us/j/98192472206?pwd=d3R4T20xWkozSUNjbXBva2k2eEhwdz09>

Meeting ID: 981 9247 2206

Passcode: 167565

One tap mobile

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COMMONWEALTH OF MASSACHUSETTS
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CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

Charles D. Baker

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

Siasconset Golf
Balance Sheet
February 2021

Assets

	Current YTD	Prior YTD
NGM - SGC Operating Account	\$390,705.79	\$259,079.11
Golf Shop Cash	\$300.00	\$300.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	\$4,667.93	\$0.00
Management Contract escrow	\$1,575.00	\$1,575.00
Total Cash	\$397,748.72	\$261,454.11
Accounts Receivable-Miacomet Golf	(\$16,783.98)	(\$50,858.84)
Accounts Receivable	(\$156.00)	\$156.00
Total Accounts Receivable	(\$16,939.98)	(\$50,702.84)
Inventory Golf Shop	\$17,162.98	\$6,062.47
Rental Club Inventory	\$4,900.00	\$4,150.00
Inventory Food	\$1,036.09	\$0.00
Inventory Bar	\$979.70	\$0.00
Inventory - Wine	\$815.00	\$0.00
Total Inventory	\$24,893.77	\$10,212.47
Prepaid Expenses- Administration	\$4,743.69	\$6,480.69
Total Prepaid Expenses	\$4,743.69	\$6,480.69
Total Current Assets	\$410,446.20	\$227,444.43
Golf Course Equipment	\$286,474.83	\$286,474.83
Accum Depreciation	(\$525,880.66)	(\$468,461.50)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,502,127.00	\$8,484,627.00
Leasehold Improvements	\$2,793,723.14	\$2,756,014.50
Vehicle & Dump Trailer	\$2,149.00	\$2,149.00
Unspecified- (Equipment)	\$1,215.99	\$1,215.99
Total Fixed Assets	\$11,234,409.30	\$11,236,619.82
Total Fixed Assets	\$11,234,409.30	\$11,236,619.82
Total Assets	\$11,644,855.50	\$11,464,064.25

Siasconset Golf
Balance Sheet
February 2021

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	(\$359.91)	\$0.00
Total Accounts Payable	(\$359.91)	\$0.00
Total Accounts Payable	(\$359.91)	\$0.00
Gift Certificate Issued	\$774.25	\$509.25
Total Gift Certificate	\$774.25	\$509.25
Land Bank Advance on Operations	\$11,484,490.55	\$11,616,876.05
Total Note Payable	\$11,484,490.55	\$11,616,876.05
MA Sales Tax Payables Golf	(\$412.66)	(\$228.37)
MA Meals Tax Payable	(\$372.29)	(\$359.33)
Total Tax	(\$784.95)	(\$587.70)
Total Current Liabilities	\$11,484,479.85	\$11,616,797.60
Total Liabilities	\$11,484,119.94	\$11,616,797.60
Retained Earnings	\$170,687.06	(\$137,056.48)
Total Retained Earnings	\$170,687.06	(\$137,056.48)
Total Current Year P&L	(\$9,951.50)	(\$15,676.87)
Total Equity	\$160,735.56	(\$152,733.35)
Total Liabilities and Equity	\$11,644,855.50	\$11,464,064.25

Siasconset
February, 2021
Summary

		Month To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	0	0	0	0	0	#DIV/0!
	Covers	0	0	0	0	0	#DIV/0!
Revenue							
	Golf Shop Revenue	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Initiation Fees	0	0	0	0	0	#DIV/0!
	Membership Dues	0	0	0	0	0	#DIV/0!
	Member Finance Charges	0	0	0	0	0	#DIV/0!
	Miscellaneous	0	0	0	0	0	#DIV/0!
	Total Revenue	0	0	0	0	0	#DIV/0!
Cost of Goods Sold							
	Golf Shop	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Total Cost of Sales	0	0	0	0	0	#DIV/0!
	Gross Profit	0	0	0	0	0	#DIV/0!
Payroll Expense							
	Golf Shop	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	General & Administrative	0	0	0	0	0	#DIV/0!
	Grounds	3,654	3,958	(304)	3,187	467	-8%
	Total Payroll	3,654	3,958	(304)	3,187	467	-8%
Operating Expenses							
	Golf Shop	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Membership	0	0	0	0	0	#DIV/0!
	Maintenance	482	0	482	0	482	#DIV/0!
	General & Administrative	533	1,776	(1,243)	1,947	(1,415)	-70%
	Grounds	0	0	0	0	0	#DIV/0!
	Total Operating Expenses	1,015	1,776	(761)	1,947	(933)	-43%
	Total Expense	4,669	5,734	(1,066)	5,134	(466)	-19%
	Income/(Loss) from Operations	(4,669)	(5,734)	1,066	(5,134)	466	-19%
	Depreciation Expense	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(4,669)	(5,734)	1,066	(5,134)	466	-19%

		YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	0	0	0	0	0	#DIV/0!
	Covers	0	0	0	0	0	#DIV/0!
	Golf Shop Revenue	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Initiation Fees	0	0	0	0	0	#DIV/0!
	Membership Dues	0	0	0	0	0	#DIV/0!
	Member Finance Charges	0	0	0	0	0	#DIV/0!
	Miscellaneous	0	0	0	0	0	#DIV/0!
	Total Revenue	0	0	0	0	0	#DIV/0!
	Golf Shop	(250)	0	(250)	0	(250)	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Total Cost of Sales	(250)	0	(250)	0	(250)	#DIV/0!
	Gross Profit	250	0	250	0	250	#DIV/0!
	Golf Shop	0	0	0	192	(192)	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	General & Administrative	0	0	0	0	0	#DIV/0!
	Grounds	7,878	13,916	(6,038)	11,428	(3,550)	-43%
	Total Payroll	7,878	13,916	(6,038)	11,620	(3,743)	-43%
	Golf Shop	0	0	0	0	0	#DIV/0!
	Food & Beverage	0	0	0	0	0	#DIV/0!
	Membership	0	0	0	0	0	#DIV/0!
	Maintenance	482	120	362	120	362	302%
	General & Administrative	1,441	3,402	(1,961)	3,884	(2,442)	-58%
	Grounds	401	0	401	53	348	#DIV/0!
	Total Operating Expenses	2,324	3,522	(1,198)	4,057	(1,732)	-34%
	Total Expense	10,202	17,438	(7,236)	15,677	(348)	-41%
	Income/(Loss) from Operations	(9,952)	(17,438)	7,487	(15,677)	5,725	-43%
	Depreciation Expense	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(9,952)	(17,438)	7,487	(15,677)	5,725	-43%

Siasconset
February, 2021
Departmental Summary

		Month To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	0	0	0	0	0	#DIV/0!
	Covers	0	0	0	0	0	#DIV/0!
Golf Shop							
Revenue		0	0	0	0	0	#DIV/0!
Cost of Goods		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Food & Beverage							
Revenue		0	0	0	0	0	#DIV/0!
Cost of Goods		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Membership							
Dues		0	0	0	0	0	#DIV/0!
Initiation Fees		0	0	0	0	0	#DIV/0!
Member Finance Charges		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Grounds							
Payroll Expense		3,654	3,958	(304)	3,187	467	-8%
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		(3,654)	(3,958)	304	(3,187)	(467)	-8%
General & Administrative							
Revenue		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		533	1,776	(1,243)	1,947	(1,415)	-70%
Net Profit / (Loss)		(533)	(1,776)	1,243	(1,947)	1,415	-70%
Maintenance							
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		482	0	482	0	482	#DIV/0!
Net Profit / (Loss)		(482)	0	(482)	0	(482)	#DIV/0!
Income/(Loss) from Operations		(4,669)	(5,734)	1,066	(5,134)	466	-19%
Depreciation Expense		0	0	0	0	0	#DIV/0!
Net After Depreciation		(4,669)	(5,734)	1,066	(5,134)	466	-19%

		Year To Date						Key
		Actual	Budget	Variance	Prior Year	Variance	Variance %	
	Rounds	0	0	0	0	0	#DIV/0!	
	Covers	0	0	0	0	0	#DIV/0!	
Golf Shop								
Revenue		0	0	0	0	0	#DIV/0!	
Cost of Goods		(250)	0	(250)	0	(250)	#DIV/0!	
Payroll Expense		0	0	0	192	(192)	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		250	0	250	(192)	443	#DIV/0!	6
Food & Beverage								
Revenue		0	0	0	0	0	#DIV/0!	
Cost of Goods		0	0	0	0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!	7
Membership								
Dues		0	0	0	0	0	#DIV/0!	
Initiation Fees		0	0	0	0	0	#DIV/0!	
Member Finance Charges		0	0	0	0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!	
Grounds								
Payroll Expense		7,878	13,916	(6,038)	11,428	(3,550)	-43%	
Operating Expense		401	0	401	53	348	#DIV/0!	
Net Profit / (Loss)		(8,279)	(13,916)	5,637	(11,481)	3,202	-41%	8
General & Administrative								
Revenue		0	0	0	0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	
Operating Expense		1,441	3,402	(1,961)	3,884	(2,442)	-58%	
Net Profit / (Loss)		(1,441)	(3,402)	1,961	(3,884)	2,442	-58%	
Maintenance								
Payroll Expense		0	0	0	0	0	#DIV/0!	
Operating Expense		482	120	362	120	362	302%	9
Net Profit / (Loss)		(482)	(120)	(362)	(120)	(362)	302%	
Income/(Loss) from Operations		(9,952)	(17,438)	7,487	(15,677)	5,725	-43%	10
Depreciation Expense		0	0	0	0	0	#DIV/0!	
Net After Depreciation		(9,952)	(17,438)	7,487	(15,677)	5,725	-43%	

Siasconset
February, 2021
Golf Shop

February, 2021 Golf Shop		Month To Date							Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue														
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	#DIV/0!	
Annual Pass	0	0	0	0	0	#DIV/0!	2	0	0	0	0	0	#DIV/0!	
Resident Discount Cards	0	0	0	0	0	#DIV/0!	3	0	0	0	0	0	#DIV/0!	
Handicap (Non-Members)	0	0	0	0	0	#DIV/0!	4	0	0	0	0	0	#DIV/0!	
Greens Fees	0	0	0	0	0	#DIV/0!	5	0	0	0	0	0	#DIV/0!	
Cart Fees	0	0	0	0	0	#DIV/0!	6	0	0	0	0	0	#DIV/0!	
Golf Club Repair	0	0	0	0	0	#DIV/0!	7	0	0	0	0	0	#DIV/0!	
Range Ball Sales	0	0	0	0	0	#DIV/0!	8	0	0	0	0	0	#DIV/0!	
Club Rental Sets	0	0	0	0	0	#DIV/0!	9	0	0	0	0	0	#DIV/0!	
Walking Trolley Rental	0	0	0	0	0	#DIV/0!	10	0	0	0	0	0	#DIV/0!	
Club/Cart Storage	0	0	0	0	0	#DIV/0!	11	0	0	0	0	0	#DIV/0!	
Lessons	0	0	0	0	0	#DIV/0!	12	0	0	0	0	0	#DIV/0!	
Golf Clinics	0	0	0	0	0	#DIV/0!	13	0	0	0	0	0	#DIV/0!	
Tournaments	0	0	0	0	0	#DIV/0!	14	0	0	0	0	0	#DIV/0!	
Merchandise	0	0	0	0	0	#DIV/0!	15	0	0	0	0	0	#DIV/0!	
Over/Under	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Cost of Goods Sold														
Golf Shop	0	0	0	0	0	#DIV/0!	16	(250)	0	(250)	0	(250)	#DIV/0!	
Member 10% Shop Discounts	0	0	0	0	0	#DIV/0!	17	0	0	0	0	0	#DIV/0!	
Total Cost of Sales	0	0	0	0	0	#DIV/0!		(250)	0	(250)	0	(250)	#DIV/0!	
Gross Profit	0	0	0	0	0	#DIV/0!		250	0	250	0	250	#DIV/0!	
Payroll Expense														
Golf Shop Manager	0	0	0	0	0	#DIV/0!	18	0	0	0	192	(192)	#DIV/0!	
Shop Clerks Gross	0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!	
Total Payroll	0	0	0	0	0	#DIV/0!		0	0	0	192	(192)	#DIV/0!	
Operating Expenses														
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	20	0	0	0	0	0	#DIV/0!	
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!	
Tees, Markers, Etc.	0	0		0	0	#DIV/0!	22	0	0	0	0	0	#DIV/0!	
Score Cards	0	0	0	0	0	#DIV/0!	23	0	0	0	0	0	#DIV/0!	
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	24	0	0	0	0	0	#DIV/0!	
Shipping (ups/fedex)	0	0	0	0	0	#DIV/0!	25	0	0	0	0	0	#DIV/0!	
Office/Shop Supplies	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!	
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	27	0	0	0	0	0	#DIV/0!	
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	28	0	0	0	0	0	#DIV/0!	
Rental Clubs	0	0	0	0	0	#DIV/0!	29	0	0	0	0	0	#DIV/0!	
Supplies	0	0	0	0	0	#DIV/0!	30	0	0	0	0	0	#DIV/0!	
Total Operating Expenses	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Income/(Loss) from Operations	0	0	0	0	0	#DIV/0!		250	0	250	(192)	443	#DIV/0!	

Siasconset
February, 2021
Food & Beverage

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

**Siasconset
February, 2021
Membership**

February, 2021 Membership		Month To Date					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!	0	0	0	0	0	#DIV/0!
Member Dues		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Revenue		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expenses													
Capital Fund from Init. Fees		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Relations		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Operating Expenses		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Income/(Loss) from Operations		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!

Siasconset February, 2021 Grounds															
Month To Date								Year To Date							
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %		
Payroll Expense															
Golf Course Superintendent Gross	2,308	2,500	(192)	1,992	316	-8%	46	4,918	5,000	(82)	5,014	(96)	-2%		
Assistant Superintendent	1,346	1,458	(112)	1,195	151	-8%	47	2,960	2,916	44	3,008	(48)	2%		
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	6,000	(6,000)	3,143	(3,143)	-100%		
Mechanic Gross	0	0	0	0	0	#DIV/0!	49	0	0	0	0	0	#DIV/0!		
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!		
Seasonal Labor	0	0	0	0	0	#DIV/0!	51	0	0	0	263	(263)	#DIV/0!		
Total Payroll	3,654	3,958	(304)	3,187	467	-8%		7,878	13,916	(6,038)	11,428	(3,550)	-43%		
Operating Expenses															
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!		
Golf Course Supplies	0	0	0	0	0	#DIV/0!	53	0	0	0	0	0	#DIV/0!		
Fertilizer	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!		
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	55	0	0	0	0	0	#DIV/0!		
Surfactants	0	0	0	0	0	#DIV/0!	56	0	0	0	0	0	#DIV/0!		
Tools	0	0	0	0	0	#DIV/0!	57	0	0	0	0	0	#DIV/0!		
Shop Supplies	0	0	0	0	0	#DIV/0!	58	0	0	0	0	0	#DIV/0!		
Electric - Pump House & Irrigation	0	0	0	0	0	#DIV/0!	59	0	0	0	0	0	#DIV/0!		
Electric - Maintenance Building	0	0	0	0	0	#DIV/0!	60	0	0	0	53	(53)	#DIV/0!		
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	61	0	0	0	0	0	#DIV/0!		
Seed	0	0	0	0	0	#DIV/0!	62	0	0	0	0	0	#DIV/0!		
Gas, Oil & Diesel	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!		
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	64	0	0	0	0	0	#DIV/0!		
Golf Course Repairs & Main	0	0	0	0	0	#DIV/0!	65	0	0	0	0	0	#DIV/0!		
Equipment - Repairs & Main	0	0	0	0	0	#DIV/0!	66	401	0	401	0	401	#DIV/0!		
Irrigation - Repair & Main	0	0	0	0	0	#DIV/0!	67	0	0	0	0	0	#DIV/0!		
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!		
Contract Services	0	0	0	0	0	#DIV/0!	69	0	0	0	0	0	#DIV/0!		
Small Equipment Rental	0	0	0	0	0	#DIV/0!	70	0	0	0	0	0	#DIV/0!		
Consultants	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!		
Uniforms	0	0	0	0	0	#DIV/0!	72	0	0	0	0	0	#DIV/0!		
Freight	0	0	0	0	0	#DIV/0!	73	0	0	0	0	0	#DIV/0!		
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	74	0	0	0	0	0	#DIV/0!		
Total Operating Expenses	0	0	0	0	0	#DIV/0!		401	0	401	53	348	#DIV/0!		
Income/(Loss) from Operations	(3,654)	(3,958)	304	(3,187)	(467)	-8%		(8,279)	(13,916)	5,637	(11,481)	3,202	-41%		

Siasconset
February, 2021
Maintenance

Month To Date							Year To Date					
Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
0	0	0	0	0	#DIV/0!	75	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!	77	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!	78	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!	80	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!	81	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!	82	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!	83	0	0	0	0	0	#DIV/0!
482	0	482	0	482	#DIV/0!	84	482	120	362	120	362	302%
0	0	0	0	0	#DIV/0!	85	0	0	0	0	0	#DIV/0!
0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
482	0	482	0	482	#DIV/0!		482	120	362	120	362	302%
(482)	0	(482)	0	(482)	#DIV/0!		(482)	(120)	0	(120)	(362)	302%

Siasconset
February, 2021
General & Administrative

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Other Income	0	0	0	0	0	#DIV/0!	86	0	0	0	0	0	#DIV/0!
Interest Income	0	0	0	0	0	#DIV/0!	87	0	0	0	0	0	#DIV/0!
Winter Memberships	0	0	0	0	0	#DIV/0!	88	0	0	0	0	0	#DIV/0!
House Rental Income	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Payroll Expense													#DIV/0!
Management Payment	0	0	0	0	0	#DIV/0!	90	0	0	0	0	0	#DIV/0!
Total Payroll	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Operating Expenses													
Office Supplies	0	0	0	0	0	#DIV/0!	91	0	0	0	0	0	#DIV/0!
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!
Credit Card Merchant Services	22	24	(2)	24	(2)	-8%	93	44	48	(4)	148	(104)	-8%
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	94	0	0	0	0	0	#DIV/0!
Travel and Education	0	0	0	0	0	#DIV/0!	95	0	0	0	0	0	#DIV/0!
POS Support/Computer Support	0	0	0	0	0	#DIV/0!	96	0	0	0	0	0	#DIV/0!
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	0	0	0	0	#DIV/0!
Professional Accounting	0	0	0	0	0	#DIV/0!	98	0	0	0	0	0	#DIV/0!
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	#DIV/0!
Payroll Service	286	150	136	141	145	91%	100	592	150	442	141	451	295%
Trash Removal	0	0	0	399	(399)	#DIV/0!	101	0	0	0	399	(399)	#DIV/0!
License & Fees	0	0	0	0	0	#DIV/0!	102	0	0	0	0	0	#DIV/0!
Electricity	35	1,379	(1,344)	1,348	(1,313)	-97%	103	35	2,758	(2,723)	2,728	(2,693)	-99%
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	#DIV/0!
Water	0	35	(35)	35	(35)	-100%	105	35	70	(35)	70	(35)	-50%
Cable TV & Internet	190	188	2	0	190	1%	106	735	376	359	398	337	95%
Web Site	0	0	0	0	0	#DIV/0!	107	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	#DIV/0!
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	109	0	0	0	0	0	#DIV/0!
Insurance - Workers Comp	0	0	0	0	0	#DIV/0!	110	0	0	0	0	0	#DIV/0!
Retirement Plan	0	0	0	0	0	#DIV/0!	111	0	0	0	0	0	#DIV/0!
Payroll Taxes - Mgmt. & Empl. Exp.	0	0	0	0	0	#DIV/0!	112	0	0	0	0	0	#DIV/0!
Clubhouse cleaning labor	0	0	0	0	0	#DIV/0!	113	0	0	0	0	0	#DIV/0!
Interest Expense	0	0	0	0	0	#DIV/0!	114	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	115	0	0	0	0	0	#DIV/0!
Total Operating Expenses	533	1,776	(1,243)	1,947	(1,415)	-70%		1,441	3,402	(1,961)	3,884	(2,442)	-58%
Income/(Loss) from Operations	(533)	(1,776)	1,243	(1,947)	1,415	-70%		(1,441)	(3,402)	1,961	(3,884)	2,442	-58%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(533)	(1,776)	1,243	(1,947)	1,415	-70%		(1,441)	(3,402)	1,961	(3,884)	2,442	-58%

Siasconset Golf
Check Register Report
From 2/1/2021 To 2/28/2021
Account: N/A -
Vendors: <All>



*Voided

Check #	Vendor #	Vendor Name	Batch Date	Printed Date	Amt To Pay
0	Comcast	Comcast	1/31/2021	2/14/2021	\$545.35
0	Comcast	Comcast	2/23/2021	2/23/2021	\$189.50
0	07455	Wannacomet Water Company	2/23/2021	2/23/2021	\$35.00
51012	Wayne Alarm Systems	Wayne Alarm Systems	2/23/2021	2/23/2021	\$482.00
Subtotal:					\$1,251.85
Voided Checks:					\$0.00
Total:					\$1,251.85

Miacomet
Balance Sheet
February 2021

Assets

	Current YTD	Prior YTD
NGM - MIA Operating Account	\$622,913.33	\$673,469.95
Golf Shop Cash	\$600.00	\$600.00
Restaurant Cash	\$1,800.00	\$1,800.00
Change Bank	\$1,000.00	\$1,000.00
Petty Cash	\$26.48	\$300.00
Credit Cards Pro Shop	(\$23,883.07)	\$18,666.62
Credit Cards F&B	\$24,835.35	\$3,282.53
ACH Payment Admin	\$31,881.79	\$0.00
Total Cash	\$659,173.88	\$699,119.10
Accounts Receivable	\$283,422.56	\$230,780.20
Accounts Receivable-Siasconset Golf	\$7,906.29	\$48,972.07
Total Accounts Receivable	\$291,328.85	\$279,752.27
Inventory Golf Shop	\$62,785.20	\$53,413.90
Rental Club Inventory	\$300.00	\$900.00
Inventory Food	\$10,358.31	\$5,659.73
Inventory Bar	\$11,382.26	\$16,144.05
Inventory Wine	\$14,998.37	\$14,826.87
Inventory Pesticides	\$80,921.10	\$41,607.31
Total Inventory	\$180,745.24	\$132,551.86
Prepaid Expenses- Administration	\$69,466.66	\$69,067.41
Total Prepaid Expenses	\$69,466.66	\$69,067.41
Loan / Trailer	\$0.00	\$0.00
NGM Inc Exchange Account	\$0.00	\$0.00
Management Contract Escrow	\$17,761.77	\$17,705.07
Total Other Assets	\$17,761.77	\$17,705.07
Total Current Assets	\$1,218,476.40	\$1,198,195.71
Clubhouse	\$11,201,120.59	\$10,150,258.88
Golf Shop Renovations	\$0.00	\$0.00
ClubhouseDeck Awning	\$55,410.00	\$0.00
Clubhouse Grounds	\$20,500.00	\$3,000.00
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$857,175.56	\$836,592.46
Accum Depr/Amort	(\$9,390,748.34)	(\$8,969,865.09)
10 Year assets for expansion	\$349,835.00	\$349,835.00
20 Year assets for expansion	\$3,740.00	\$3,740.00
7 Year assets for expansion	\$971.00	\$971.00
Club House Renovations	\$24,000.00	\$4,705.00
Clubhouse Furn & Fix	\$13,425.67	\$4,256.25
Computer System	\$154,807.40	\$155,973.40
Golf Course Expansion (GC Exp-3 Yr)	\$803,986.00	\$803,986.00
Furniture & Fixtures	\$1,169,698.34	\$1,174,498.34
Golf Cart Storage	\$27,677.56	\$27,677.56
Golf Course Renov 2	\$3,548,414.31	\$3,548,414.31

Miacomet**Balance Sheet****February 2021**

House Renovations	\$11,009.00	\$11,009.00
Land Improvements	\$2,924,115.00	\$2,924,115.00
Leasehold Improvements	\$4,622,188.41	\$4,101,432.76
Surveillance System	\$17,682.52	\$7,442.52
Vehicle & Dump Trailer	\$13,123.76	\$13,123.76
Unspecified- (Equipment)	\$158,538.27	\$160,344.73
Kitchen Equipment	\$29,299.55	\$26,375.73
Phone System	\$4,803.36	\$4,803.36
Dormitory	\$2,257,813.78	\$1,379,743.39
Total Fixed Assets	<u>\$18,880,252.81</u>	<u>\$16,724,099.43</u>
Total Fixed Assets	<u>\$18,880,252.81</u>	<u>\$16,724,099.43</u>
Total Assets	<u><u>\$20,098,729.21</u></u>	<u><u>\$17,922,295.14</u></u>

**Miacomet
Balance Sheet
February 2021**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	(\$14,049.93)	(\$22,599.15)
Total Accounts Payable	(\$14,049.93)	(\$22,599.15)
Total Accounts Payable	(\$14,049.93)	(\$22,599.15)
Lease payable TCF 008-0717174-300	\$8,279.25	\$36,944.19
MA Sales Tax Payables Golf	\$798.26	\$952.62
MA Meals Tax Payable	\$4,980.68	\$42.28
Lease payable TCF - 008-0717174-301	\$81,930.65	\$128,816.14
Clbhse / Dorm Payment	(\$272,106.26)	(\$38,529.46)
Total Accounts Payable	(\$176,117.42)	\$128,225.77
Accrued Payroll & Related Expenses	\$11,345.81	\$20,530.46
Employee Bonus Fund	\$225.00	\$48.63
Total Payroll	\$11,570.81	\$20,579.09
Gift Certificate Issued	\$48,738.97	\$41,793.45
Total Gift Certificate	\$48,738.97	\$41,793.45
Deferred Revenue	\$19,685.01	(\$13,893.90)
Total Deferred Revenue	\$19,685.01	(\$13,893.90)
Gratuity Liability Bar	\$66.35	(\$124.44)
Total Gratuity	\$66.35	(\$124.44)
Land Bank Advance on Operations	\$20,456,938.91	\$18,668,583.51
NLB – ST Advances	\$0.00	\$0.00
Total Other Funds	\$20,456,938.91	\$18,668,583.51
Note Payable- Nantucket Land Bank	\$4,329,733.00	\$4,329,733.00
Total Note Payable	\$4,329,733.00	\$4,329,733.00
Total Current Liabilities	\$24,690,615.63	\$23,174,896.48
Total Liabilities	\$24,676,565.70	\$23,152,297.33
Retained Earnings	(\$6,937,299.81)	(\$6,314,590.10)
Total Retained Earnings	(\$6,937,299.81)	(\$6,314,590.10)
NLB Equity Contribution	\$1,331,187.97	\$0.00
Total NLB Equity Contribution	\$1,331,187.97	\$0.00
Total Current Year P&L	\$1,028,275.35	\$1,084,587.91
Total Equity	(\$4,577,836.49)	(\$5,230,002.19)
Total Liabilities and Equity	\$20,098,729.21	\$17,922,295.14

Miacomet
February, 2021
Summary

		Month To Date						YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	82	100	(18)	85	(3)	-18%	284	200	398	230	54	42%
	Covers	1,816	750	1,066	1,425	391	142%	3,179	1,500	1,679	2,771	408	112%
Revenue													
	Golf Shop Revenue	4,308	21,662	(17,354)	7,438	(3,130)	-80%	30,248	72,469	(42,221)	35,675	(5,427)	-58%
	Food & Beverage	65,239	40,000	25,239	34,797	30,442	63%	115,101	78,000	37,101	67,396	47,706	48%
	Initiation Fees	3,600	36,000	(32,400)	0	3,600	-90%	3,600	36,000	(32,400)	0	3,600	-90%
	Membership Dues	(8,129)	54,497	(62,626)	(13,253)	5,124	-115%	1,346,464	1,416,863	(70,400)	1,393,932	(47,469)	-5%
	Member Finance Charges	0	1,500	(1,500)	2,795	(2,795)	-100%	382	1,700	(1,318)	2,998	(2,616)	-78%
	Miscellaneous	5,800	6,600	(800)	4,535	1,265	-12%	11,975	13,200	(1,225)	9,353	2,622	-9%
	Total Revenue	70,817	160,259	(89,442)	36,311	34,506	-56%	1,507,769	1,618,232	(110,463)	1,509,354	(1,584)	-7%
Cost of Goods Sold													
	Golf Shop	(185)	2,500	(2,685)	2,941	(3,127)	-107%	(7,010)	5,425	(12,435)	1,891	(8,900)	-229%
	Food & Beverage	27,762	15,000	12,762	17,219	10,543	85%	40,186	29,500	10,686	27,176	13,011	36%
	Total Cost of Goods Sold	27,576	17,500	10,076	20,160	7,416	58%	33,177	34,925	(1,748)	29,066	4,110	-5%
	Gross Profit	43,241	142,759	(99,518)	16,151	27,090	-70%	1,474,593	1,583,307	(108,714)	1,480,287	(5,694)	-7%
Payroll Expense													
	Golf Shop	14,739	15,462	(723)	10,857	3,882	-5%	31,185	30,924	261	22,127	9,057	1%
	Food & Beverage	35,405	28,693	6,712	25,350	10,055	23%	68,192	57,386	10,806	49,700	18,492	19%
	General & Administrative	57,544	28,044	29,500	26,736	30,808	105%	85,871	56,087	29,784	53,878	31,993	53%
	Grounds	42,566	37,791	4,775	36,087	6,479	13%	85,549	75,582	9,967	69,521	16,028	13%
	Total Payroll	150,254	109,990	40,264	99,030	51,224	37%	270,797	219,979	50,818	195,227	75,571	23%
Operating Expenses													
	Golf Shop	3,108	4,200	(1,092)	13,279	(10,172)	-26%	7,039	7,650	(611)	14,384	(7,345)	-8%
	Food & Beverage	3,860	7,117	(3,257)	7,358	(3,498)	-46%	6,167	14,234	(8,067)	13,363	(7,195)	-57%
	Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Maintenance	1,079	1,900	(821)	1,048	31	-43%	5,511	5,300	211	2,030	3,481	4%
	General & Administrative	110,606	89,488	21,118	87,433	23,174	24%	164,918	158,426	6,492	158,501	6,416	4%
	Grounds	6,879	31,167	(24,288)	7,923	(1,044)	-78%	13,433	43,334	(29,901)	12,194	1,238	-69%
	Total Operating Expenses	125,532	133,872	(8,340)	117,041	8,491	-6%	197,068	228,944	(31,876)	200,472	(3,405)	-14%
	Total Expense	275,786	243,862	31,925	216,071	59,716	13%	467,865	448,923	18,942	395,699	11,772	4%
	Income/(Loss) from Operations	(232,545)	(101,103)	(131,443)	(199,920)	(32,626)	130%	1,006,728	1,134,384	(127,656)	1,084,588	(77,860)	-11%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Net After Depreciation	(232,545)	(101,103)	(131,443)	(199,920)	(32,626)	130%	1,006,728	1,134,384	(127,656)	1,084,588	(77,860)	-11%

Miacomet
February, 2021
Departmental Summary

		Month To Date						Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	82	100	(18)	85	(3)	-18%	284	200	398	230	54	42%
	Covers	1,816	750	1,066	1,425	391	142%	3,179	1,500	1,679	2,771	408	112%
Golf Shop													
Revenue		4,308	21,662	(17,354)	7,438	(3,130)	-80%	30,248	72,469	(42,221)	35,675	(5,427)	-58%
Cost of Goods Sold		(185)	2,500	(2,685)	2,941	(3,127)	-107%	(7,010)	5,425	(12,435)	1,891	(8,900)	-229%
Payroll Expense		14,739	15,462	(723)	10,857	3,882	-5%	31,185	30,924	261	22,127	9,057	1%
Operating Expense		3,108	4,200	(1,092)	13,279	(10,172)	-26%	7,039	7,650	(611)	14,384	(7,345)	-8%
Net Profit / (Loss)		(13,354)	(500)	(12,854)	(19,640)	6,286	2571%	(966)	28,470	(29,436)	(2,728)	1,762	-103%
Food & Beverage													
Revenue		65,239	40,000	25,239	34,797	30,442	63%	115,101	78,000	37,101	67,396	47,706	48%
Cost of Goods Sold		27,762	15,000	12,762	17,219	10,543	85%	40,186	29,500	10,686	27,176	13,011	36%
Payroll Expense		35,405	28,693	6,712	25,350	10,055	23%	68,192	57,386	10,806	49,700	18,492	19%
Operating Expense		3,860	7,117	(3,257)	7,358	(3,498)	-46%	6,167	14,234	(8,067)	13,363	(7,195)	-57%
Net Profit / (Loss)		(1,788)	(10,810)	9,022	(15,129)	13,341	-83%	556	(23,120)	23,676	(22,843)	23,398	-102%
Membership													
Dues		(8,129)	54,497	(62,626)	(13,253)	5,124	-115%	1,346,464	1,416,863	(70,400)	1,393,932	(47,469)	-5%
Initiation Fees		3,600	36,000	(32,400)	0	3,600	-90%	3,600	36,000	(32,400)	0	3,600	-90%
Member Finance Charges		0	1,500		2,795	(2,795)	-100%	382	1,700		2,998	(2,616)	-78%
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)		(4,529)	91,997	(96,526)	(10,458)	5,929	-105%	1,350,445	1,454,563	(104,118)	1,396,930	(46,485)	-7%
Grounds													
Payroll Expense		42,566	37,791	4,775	36,087	6,479	13%	85,549	75,582	9,967	69,521	16,028	13%
Operating Expense		6,879	31,167	(24,288)	7,923	(1,044)	-78%	13,433	43,334	(29,901)	12,194	1,238	-69%
Net Profit / (Loss)		(49,445)	(68,958)	19,513	(44,010)	(5,435)	-28%	(98,982)	(118,916)	19,934	(81,716)	(17,266)	-17%
General & Administrative													
Revenue		5,800	5,000	800	4,535	1,265	16%	11,975	10,000	1,975	9,353	2,622	20%
Payroll Expense		57,544	28,044	29,500	26,736	30,808	105%	85,871	56,087	29,784	53,878	31,993	53%
Operating Expense		110,606	89,488	21,118	87,433	23,174	24%	164,918	158,426	6,492	158,501	6,416	4%
Net Profit / (Loss)		(162,350)	(112,532)	(49,819)	(109,634)	(52,716)	44%	(238,814)	(204,513)	(34,301)	(203,026)	(35,788)	17%
Maintenance													
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		1,079	1,900	(821)	1,048	31	-43%	5,511	5,300	211	2,030	3,481	4%
Net Profit / (Loss)		(1,079)	(1,900)	821	(1,048)	(31)	-43%	(5,511)	(5,300)	(211)	(2,030)	(3,481)	4%
Income/(Loss) from Operations		(232,545)	(102,703)	(129,843)	(199,920)	(32,626)	126%	1,006,728	1,131,184	(124,456)	1,084,588	(77,860)	-11%
Depreciation Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation		(232,545)	(102,703)	(129,843)	(199,920)	(32,626)	126%	1,006,728	1,131,184	(124,456)	1,084,588	(77,860)	-11%

Miacomet
February, 2021
Golf Shop

February, 2021 Golf Shop		Month To Date						Variance Code	Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue														
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	#DIV/0!	
Winter Membership	0	0	0	0	0	#DIV/0!	2	750	0	750	0	750	#DIV/0!	
Resident Discount Cards	0	0	0	0	0	#DIV/0!	3	0	0	0	0	0	#DIV/0!	
Handicap (Non-Members)	35	0	35	0	35	#DIV/0!	4	70	35	35	35	35	100%	
Greens Fees	300	2,500	(2,200)	2,400	(2,100)	-88%	5	600	3,700	(3,100)	3,600	(3,000)	-84%	
Cart Fees	1,129	500	629	833	296	126%	6	2,823	1,000	1,823	1,539	1,284	182%	
Golf Club Repair	3	0	3	0	3	#DIV/0!	7	51	0	51	0	51	#DIV/0!	
Range Ball Sales	449	300	149	354	95	50%	8	1,400	510	890	564	836	174%	
Club Rental Sets	0	0	0	0	0	#DIV/0!	9	0	0	0	0	0	#DIV/0!	
Walking Trolley Rental	14	0	14	28	(14)	#DIV/0!	10	14	0	14	28	(14)	#DIV/0!	
Club/Cart Storage	0	0	0	235	(235)	#DIV/0!	11	19,577	30,000	(10,423)	21,788	(2,212)	-35%	
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	2,377	4,000	(1,623)	3,587	(1,210)	-41%	15	4,964	8,500	(3,536)	8,120	(3,156)	-42%	
Over/Under	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Revenue	4,308	7,300	(2,992)	7,438	(3,130)	-41%		30,248	43,745	(13,497)	35,675	(5,427)	-31%	
Cost of Goods Sold														
Golf Shop	(187)	2,500	(2,687)	2,941	(3,128)	-107%	16	(7,011)	5,425	(12,436)	1,891	(8,902)	-229%	
Member 10% Shop Discounts	1	0	1	0	1	#DIV/0!		1	0	1	0	1	#DIV/0!	
Total Cost of Goods Sold	(185)	2,500	(2,685)	2,941	(3,127)	-107%		(7,010)	5,425	(12,435)	1,891	(8,900)	-229%	
Gross Profit	4,493	4,800	(307)	4,496	(3)	-6%		37,258	38,320	(1,062)	33,784	3,474	-3%	
Payroll Expense														
Golf Lessons	0	0	0	0	0	#DIV/0!	17	0	0	0	0	0	#DIV/0!	
Gripping	0	0	0	0	0	#DIV/0!	18	0	0	0	0	0	#DIV/0!	
Golf Clinic	0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!	
Director of Golf Gross	7,073	7,662	(589)	7,111	(38)	-8%	20	14,903	15,324	(421)	14,467	436	-3%	
Head Golf Pro	8,766	4,000	4,766	0	8,766	119%	21	8,766	8,000	766	0	8,766	10%	
Golf Professional Subs	(4,606)	0	(4,606)	0	(4,606)	#DIV/0!	22	0	0	0	0	0	#DIV/0!	
Golf Shop Manager	0	0	0	0	0	#DIV/0!	23	0	0	0	0	0	#DIV/0!	
Outside Service Mgr	0	0	0	0	0	#DIV/0!	24	0	0	0	0	0	#DIV/0!	
Shop Clerks Gross	2,580	3,000	(420)	2,869	(289)	-14%	25	5,565	6,000	(435)	5,992	(428)	-7%	
Outside Services Payroll	927	800	127	877	50	16%	26	1,951	1,600	351	1,668	283	22%	
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Payroll	14,739	15,462	(723)	10,857	3,882	-5%		31,185	30,924	261	22,127	9,057	1%	
Operating Expenses														
Advertising	0	0	0	0	0	#DIV/0!	27	0	0	0	0	0	#DIV/0!	
Dues and Subscriptions	0	0	0	1,290	(1,290)	#DIV/0!	28	250	750	(500)	1,835	(1,585)	-67%	
Travel and Education	0	1,500	(1,500)	1,238	(1,238)	-100%	29	0	1,500	(1,500)	1,238	(1,238)	-100%	
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	30	0	0	0	0	0	#DIV/0!	

Visage GPS	2,752	2,700	52	5,420	(2,668)	2%	31	5,504	5,400	104	5,420	84	2%
Range Supplies	0	0	0	0	0	#DIV/0!	32	0	0	0	0	0	#DIV/0!
Golf Cart Repairs & Maintenance	0	0	0	0	0	#DIV/0!	33	0	0	0	0	0	#DIV/0!
Range Picker Repair & Maintenance	0	0	0	0	0	#DIV/0!	34	0	0	0	0	0	#DIV/0!
Range Balls	0	0	0	0	0	#DIV/0!	35	0	0	0	0	0	#DIV/0!
Tees, Markers, Etc.	0	0	0	0	0	#DIV/0!	36	409	0	409	0	409	#DIV/0!
Score Cards	0	0	0	0	0	#DIV/0!	37	0	0	0	0	0	#DIV/0!
Uniforms / Clothing Allowance	0	0	0	101	(101)	#DIV/0!	38	0	0	0	101	(101)	#DIV/0!
Bag Tags	0	0	0	0	0	#DIV/0!	39	0	0	0	0	0	#DIV/0!
Shipping (ups/fedex)	143	0	143	549	(405)	#DIV/0!	40	616	0	616	559	57	#DIV/0!
Office/Shop Supplies	212	0	212	0	212	#DIV/0!	41	260	0	260	0	260	#DIV/0!
Cell Phones	0	0	0	0	0	#DIV/0!	42	0	0	0	0	0	#DIV/0!
Handicaps	0	0	0	0	0	#DIV/0!	43	0	0	0	0	0	#DIV/0!
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	44	0	0	0	0	0	#DIV/0!
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Rental Clubs	0	0	0	4,656	(4,656)	#DIV/0!	46	0	0	0	4,656	(4,656)	#DIV/0!
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	47	0	0	0	0	0	#DIV/0!
Golf Shop Small Equipment	0	0	0	25	(25)	#DIV/0!	48	0	0	0	25	(25)	#DIV/0!
Tournament Expenses	0	0	0	0	0	#DIV/0!	49	0	0	0	0	0	#DIV/0!
Tournament Supplies	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
Supplies	0	0	0	0	0	#DIV/0!	51	0	0	0	550	(550)	#DIV/0!
Total Operating Expenses	3,108	4,200	(1,092)	13,279	(10,172)	-26%		7,039	7,650	(611)	14,384	(7,345)	-8%
Income/(Loss) from Operations	(13,354)	(14,862)	1,508	(19,640)	6,286	-10%		(966)	(254)	(712)	(2,728)	1,762	280%

Miacomet
February, 2021
Food & Beverage

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Food Sales	38,688	20,000	18,688	19,326	19,362	93%	52	67,926	38,000	29,926	34,823	33,104	79%
Bar Sales	26,551	20,000	6,551	15,486	11,065	33%	53	47,175	40,000	7,175	32,588	14,587	18%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!
Over/Under	0	0	0	(15)	15	#DIV/0!		0	0	0	(15)	15	#DIV/0!
Total Revenue	65,239	40,000	25,239	34,797	30,442	63%		115,101	78,000	37,101	67,396	47,706	48%
Cost of Goods Sold													
Food	19,092	8,000	11,092	9,375	9,718	139%	55	28,474	16,000	12,474	17,792	10,681	78%
Beer	1,834	2,000	(166)	2,556	(722)	-8%	56	2,957	4,000	(1,043)	3,924	(967)	-26%
Wine	2,396	1,500	896	2,858	(462)	60%	57	3,111	2,500	611	3,550	(439)	24%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	58	0	0	0	0	0	#DIV/0!
Non- Alcoholic Beverage	859	1,000	(141)	784	75	-14%	59	1,016	2,000	(984)	856	160	-49%
Bar Snacks	0	500	(500)	0	0	-100%	60	0	1,000	(1,000)	0	0	-100%
Liquor	3,179	2,000	1,179	1,645	1,534	59%	61	3,771	4,000	(229)	1,054	2,717	-6%
Member Food 10% Discount	400	0	400	0	400	#DIV/0!		858	0	858	0	858	#DIV/0!
Total Cost of Goods Sold	27,762	15,000	12,762	17,219	10,543	85%		40,186	29,500	10,686	27,176	13,011	36%
Gross Profit	37,477	25,000	12,477	17,578	19,899	50%		74,915	48,500	26,415	40,220	34,695	54%
Payroll Expense													
Food & Beverage Manager	5630.76	6100	(469)	5401.64	229	-8%	62	11,865	12,200	(335)	10,990	875	-3%
Restaurant Manager	0	2760	(2,760)	0	0	-100%	63	0	5,520	(5,520)	0	0	-100%
Chef Gross	5769	6250	(481)	6155	(386)	-8%	64	12,157	12,500	(343)	12,522	(366)	-3%
Payroll Bar/Wait Staff	11954	4000	7,954	4803.51	7,151	199%	65	20,426	8,000	12,426	9,619	10,807	155%
Cook Gross	4230	4583	(353)	5576.93	(1,346)	-8%	66	8,914	9,166	(252)	11,346	(2,432)	-3%
Kitchen Staff/Dishwashers Gross	7,821	5,000	2,821	3,413	4,408	56%	67	14,830	10,000	4,830	5,223	9,607	48%
Total Payroll	35,405	28,693	6,712	25,350	10,055	23%		68,192	57,386	10,806	49,700	18,492	19%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	0	50	(50)	295	(295)	-100%	69	0	100	(100)	295	(295)	-100%
Travel and Education	0	1000	(1,000)	1,000	(1,000)	-100%	70	0	2,000	(2,000)	2,000	(2,000)	-100%
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!
Clubhouse Cleaning Labor	2,483	4,167	(1,684)	1,067	1,416	-40%	72	4,767	8,334	(3,567)	3,308	1,459	-43%
Clubhouse Floor Supplies	60	1000	(940)	1,193	(1,133)	-94%	73	60	2,000	(1,940)	1,846	(1,786)	-97%
China, Glass & Silver	0	0	0	398	(398)	#DIV/0!	74	0	0	0	478	(478)	#DIV/0!
Kitchen Cleaning & Dishwasher Supplies	384	450	(66)	195	189	-15%	75	715	900	(185)	279	436	-21%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	0	0	0	0	0	#DIV/0!	77	0	0	0	0	0	#DIV/0!
Bar Repair & Maintenance	0	0	0	731	(731)	#DIV/0!	78	0	0	0	731	(731)	#DIV/0!
Bar Small Equipment	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Kitchen Small Equipment	0	0	0	544	(544)	#DIV/0!	80	0	0	0	1,686	(1,686)	#DIV/0!
Clubhouse Small Equipment	0	0	0	1,345	(1,345)	#DIV/0!	81	0	0	0	1,345	(1,345)	#DIV/0!
Kitchen Laundry	0	0	0	0	0	#DIV/0!	82	(320)	0	(320)	401	(721)	#DIV/0!
Kitchen Paper & Supplies	875	400	475	578	297	119%	83	925	800	125	901	24	16%
Clubhouse Cleaning & Supplies	0	0	0	0	0	#DIV/0!	84	50	0	50	0	50	#DIV/0!
Flowers/Decorations	57	50	7	12	45	15%	85	100	100	(0)	93	7	0%
Total Operating Expenses	3,860	7,117	(3,257)	7,358	(3,498)	-46%		6,298	14,234	(7,936)	13,363	(7,065)	-56%
Income/(Loss) from Operations	(1,788)	(10,810)	9,022	(15,129)	13,341	-83%		425	(23,120)	23,545	(22,843)	23,268	-102%

Miacomet
February, 2021
Membership

February, 2021 Membership	Month To Date							YearTo Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Initiation Fees	3,600	36,000	(32,400)	0	3,600	-90%	86	3,600	36,000	(32,400)	0	3,600	-90%	
Member Dues	(8,129)	54,497	(62,626)	(13,253)	5,124	-115%	87	1,346,464	1,416,863	(70,400)	1,393,932	(47,469)	-5%	
Member Finance Charges	0	1,500	(1,500)	2,795	(2,795)	-100%	88	382	1,700	(1,318)	2,998	(2,616)	-78%	
Total Revenue	(4,529)	91,997	(96,526)	(10,458)	5,929	-105%		1,350,445	1,454,563	(104,118)	1,396,930	(46,485)	-7%	
Operating Expenses														
Capital Fund from Init. Fees	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!	
Member Relations	0	0	0	0	0	#DIV/0!	90	0	0	0	0	0	#DIV/0!	
Total Operating Expenses	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Income/(Loss) from Operations	(4,529)	91,997	(96,526)	(10,458)	5,929	-105%		1,350,445	1,454,563	(104,118)	1,396,930	(46,485)	-7%	

Miacomet
February, 2021
Grounds

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Golf Course Superintendent Gross	12,846	13,916	(1,070)	12,931	(85)	-8%	91	27,067	27,832	(765)	26,307	761	-3%
Assistant Superintendent	7,731	8,375	(644)	7,768	(37)	-8%	92	16,290	16,750	(460)	15,804	486	-3%
Asst. Superintendent #2	6,385	6,917	(532)	659	5,726	-8%	93	13,454	13,834	(380)	659	12,795	-3%
Mechanic Gross	6,077	6,583	(506)	5,994	83	-8%	94	12,805	13,166	(361)	12,194	610	-3%
Hourly Labor Gross	1,914	2,000	(86)	2,730	(816)	-4%	95	3,885	4,000	(115)	4,836	(952)	-3%
Seasonal Labor	7,614	0	7,614	6,005	1,609	#DIV/0!	96	12,049	0	12,049	9,721	2,328	#DIV/0!
Total Payroll	42,566	37,791	4,775	36,087	6,479	13%		85,549	75,582	9,967	69,521	16,028	13%
Operating Expenses													
Water	0	80	(80)	0	0	-100%	97	110	160	(50)	0	110	-31%
Golf Course Supplies	0	0	0	0	0	#DIV/0!	98	0	0	0	0	0	#DIV/0!
Fertilizer	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	#DIV/0!
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	100	0	0	0	0	0	#DIV/0!
Surfactants	0	21,000	(21,000)	0	0	-100%	101	0	21,000	(21,000)	0	0	-100%
Tools	58	1,000	(942)	647	(589)	-94%	102	98	2,000	(1,902)	647	(549)	-95%
Shop Supplies	162	625	(463)	1,157	(995)	-74%	103	909	1,250	(341)	1,670	(761)	-27%
Electric - Pump House & Irrigation	199	50	149	74	125	298%	104	354	50	304	74	280	608%
Electric - Maintenance Building	878	300	578	195	684	193%	105	1,390	600	790	195	1,195	132%
Liquid Propane	1,492	0	1,492	1,748	(257)	#DIV/0!	106	1,492	1,800	(308)	2,670	(1,178)	-17%
Cell Phones	475	206	269	103	372	131%	107	627	412	215	237	390	52%
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	#DIV/0!
Seed	0	0	0	0	0	#DIV/0!	109	0	0	0	0	0	#DIV/0!
Gas, Oil & Diesel	580	1,000	(420)	0	580	-42%	110	1,436	1,000	436	560	876	44%
Debris Disposal Removal	0	500	(500)	0	0	-100%	111	0	500	(500)	0	0	-100%
Golf Course Repairs & Main	0	0	0	0	0	#DIV/0!	112	0	0	0	0	0	#DIV/0!
Equipment - Repairs & Main	1,757	5,000	(3,243)	1,928	(171)	-65%	113	2,960	12,000	(9,040)	3,852	(892)	-75%
Irrigation - Repair & Main	0	0	0	0	0	#DIV/0!	114	60	0	60	0	60	#DIV/0!
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	115	0	0	0	0	0	#DIV/0!
Contract Services	0	0	0	0	0	#DIV/0!	116	0	0	0	0	0	#DIV/0!
Small Equipment Rental	0	0	0	460	(460)	#DIV/0!	117	0	0	0	460	(460)	#DIV/0!
Leases (Utility Vehicles)	0	0	0	0	0	#DIV/0!	118	0	0	0	0	0	#DIV/0!
Consultants	0	0	0	0	0	#DIV/0!	119	0	0	0	0	0	#DIV/0!
Office Supplies	0	500	(500)	0	0	-100%	120	0	1,000	(1,000)	0	0	-100%
Cable TV & Internet	110	106	4	236	(126)	3%	121	110	212	(103)	453	(344)	-48%
Telephone	0	50	(50)	0	0	-100%	122	0	100	(100)	0	0	-100%
Travel and Education	0	0	0	1,114	(1,114)	#DIV/0!	123	0	0	0	1,114	(1,114)	#DIV/0!
Dues & Subscriptions	1,170	250	920	195	975	368%	124	1,170	750	420	195	975	56%
Uniforms	0	500	(500)	0	0	-100%	125	0	500	(500)	0	0	-100%
Storage Container Rental	0	0	0	0	0	#DIV/0!	126	0	0	0	0	0	#DIV/0!
Employee Relations	0	0	0	0	0	#DIV/0!	127	0	0	0	0	0	#DIV/0!
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	128	0	0	0	0	0	#DIV/0!
Freight	0	0	0	66	(66)	#DIV/0!	129	1,833	0	1,833	66	1,766	#DIV/0!
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	130	885	0	885	0	885	#DIV/0!
Total Operating Expenses	6,879	31,167	(24,288)	7,923	(1,044)	-78%		13,433	43,334	(29,901)	12,194	1,238	-69%
Income/(Loss) from Operations	(49,445)	(68,958)	19,513	(44,010)	(5,435)	-28%		(98,982)	(118,916)	19,934	(81,716)	(17,266)	-17%

<div>Miacomet</div> <div>February, 2021</div> <div>Maintenance</div>													
Month To Date								Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	1,079	500	579	100	979	116%	131	1,179	1,000	179	282	897	18%
Golf Course Building Repair & Maint	0	500	(500)	352	(352)	-100%	132	0	1,000	(1,000)	352	(352)	-100%
Golf Course Building HVAC R&M	0	200	(200)	0	0	-100%	133	0	400	(400)	0	0	-100%
Clubhouse HVAC R&M	0	300	(300)	0	0	-100%	134	1,408	600	808	0	1,408	135%
Clubhouse Electrical R&M	0	0	0	43	(43)	#DIV/0!	135	2,469	500	1,969	43	2,426	394%
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	136	0	0	0	0	0	#DIV/0!
Clubhouse Plumbing R&M	0	0	0	0	0	#DIV/0!	137	0	0	0	0	0	#DIV/0!
Oakson Septic System	0	0	0	0	0	#DIV/0!	138	0	1,000	(1,000)	0	0	-100%
Golf Course Building Plumbing R&M	0	0	0	0	0	#DIV/0!	139	0	0	0	563	(563)	#DIV/0!
Alarm System/Activity	0	0	0	552	(552)	#DIV/0!	140	454	0	454	789	(335)	#DIV/0!
Refrigeration	0	400	(400)	0	0	-100%	141	0	800	(800)	0	0	-100%
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Operating Expenses	1,079	1,900	(821)	1,048	31	-43%		5,511	5,300	211	2,030	3,481	4%
Income/(Loss) from Operations	(1,079)	(1,900)	821	(1,048)	(31)	-43%		(5,511)	(5,300)	0	(2,030)	(3,481)	4%

Miacomet
February, 2021
General & Administrative

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Other Income	0	0	0	0	0	#DIV/0!	142	0	0	0	0	0	#DIV/0!
Interest Income	0	0	0	0	0	#DIV/0!	143	0	0	0	0	0	#DIV/0!
Winter Memberships	0	0	0	0	0	#DIV/0!	144	0	0	0	0	0	#DIV/0!
House Rental Income	5,800	5,000	800	4,535	1,265	16%	145	11,975	10,000	1,975	9,353	2,622	20%
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	5,800	5,000	800	4,535	1,265	16%		11,975	10,000	1,975	9,353	2,622	20%
Payroll Expense													
Controller	6,923	7,500	(577)	6,979	(56)	-8%	146	14,588	15,000	(412)	14,199	389	-3%
Administrative Services Manager	5,241	5,417	(176)	4,780	460	-3%	147	10,777	10,834	(57)	9,725	1,051	-1%
Management Payment	45,380	15,127	30,253	14,977	30,403	200%	148	60,507	30,253	30,253	29,954	30,553	100%
Total Payroll	57,544	28,044	29,500	26,736	30,808	105%		85,871	56,087	29,784	53,878	31,993	53%
Operating Expenses													
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	149	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	947	450	497	430	517	110%	150	1,467	850	617	810	657	73%
Office Supplies	565	500	65	1,029	(463)	13%	152	748	1,000	(252)	1,640	(892)	-25%
Bank & Finance Charges	39	0	39	0	39	#DIV/0!	153	351	0	351	12	339	#DIV/0!
Credit Card Merchant Services	9,610	8,000	1,610	8,054	1,556	20%	154	11,927	10,000	1,927	9,740	2,187	19%
Nant Land Bank Debt - Interest	0	0	0	0	0			0	0	0	0	0	
Office Equipment Leases	202	161	41	161	42	26%	155	363	322	41	728	(365)	13%
Office Furniture	0	0	0	258	(258)	#DIV/0!	156	0	0	0	258	(258)	#DIV/0!
Advertising	0	0	0	0	0	#DIV/0!	157	0	0	0	0	0	#DIV/0!
Postage & Shipping	0	100	(100)	243	(243)	-100%	158	0	200	(200)	243	(243)	-100%
Dues and Subscriptions	1,107	200	907	769	339	454%	159	1,299	400	899	1,379	(79)	225%
Travel and Education	0	3,000	(3,000)	1,000	(1,000)	-100%	160	172	4,000	(3,828)	2,000	(1,828)	-96%
POS Support/Computer Support	2,827	2,600	227	3,166	(339)	9%	161	5,931	5,200	731	6,466	(534)	14%
Legal Fees	0	0	0	0	0	#DIV/0!	162	0	0	0	0	0	#DIV/0!
Professional Accounting	0	0	0	0	0	#DIV/0!	163	0	0	0	0	0	#DIV/0!
Cell Phones	256	360	(104)	225	31	-29%	164	519	720	(201)	585	(66)	-28%
Payroll Service	3,455	2,500	955	2,404	1,051	38%	165	6,976	5,000	1,976	4,978	1,999	40%
Trash Removal	1,022	1,979	(958)	825	197	-48%	166	2,165	3,958	(1,794)	2,796	(632)	-45%
Employee Relations	0	0	0	0	0	#DIV/0!	167	0	0	0	0	0	#DIV/0!
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	168	0	0	0	0	0	#DIV/0!
License & Fees	60	500	(440)	215	(155)	-88%	169	60	4,000	(3,940)	3,565	(3,505)	-99%
Electricity	3,664	3,500	164	2,797	867	5%	171	7,861	7,000	861	3,264	4,598	12%
Liquid Propane	8,300	3,000	5,300	2,152	6,148	177%	172	8,802	7,000	1,802	6,332	2,470	26%
Telephone	392	337	55	337	55	16%	173	784	674	110	337	447	16%
Heating Fuel	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!
Water	0	280	(280)	255	(255)	-100%	175	426	560	(134)	555	(129)	-24%
Cable TV & Internet	722	1,750	(1,028)	788	(67)	-59%	176	4,252	3,500	752	4,707	(455)	21%
Web Site	0	0	0	0	0	#DIV/0!	177	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	11,900	(11,900)	11,988	(11,988)	-100%	178	0	11,900	(11,900)	11,988	(11,988)	-100%
Insurance - Property/Liability	31,234	0	31,234	4,101	27,133	#DIV/0!	179	31,234	0	31,234	4,101	27,133	#DIV/0!
Professional Liability	0	0	0	0	0	#DIV/0!	180	0	0	0	0	0	#DIV/0!
Insurance - Workers Comp	937	800	137	775	162	17%	181	1,885	1,600	285	1,555	331	18%
Excise Tax/Truck Registration	85	200	(115)	180	(95)	-58%	182	85	200	(115)	180	(95)	-58%

Insurance - Vehicles	0	1,800	(1,800)	1,715	(1,715)	-100%	183	1,161	1,800	(639)	1,715	(554)	-36%
Land Management Payment (\$1/Round)	0	0	0	0	0	#DIV/0!	184	0	0	0	0	0	#DIV/0!
Bad Debt	0	0	0	0	0	#DIV/0!	185	0	0	0	0	0	#DIV/0!
Retirement Plan	3,453	3,200	253	2,866	587	8%	186	5,015	6,400	(1,385)	7,540	(2,525)	-22%
Payroll Taxes - Mgmt. & Empl. Exp.	15,628	13,000	2,628	11,059	4,569	20%	187	27,439	26,000	1,439	24,222	3,217	6%
Employee Housing Rent	7,300	4,000	3,300	3,800	3,500	83%	188	7,300	8,000	(700)	7,600	(300)	-9%
Employee Housing - Utilities	2,210	2,600	(390)	2,567	(357)	-15%	189	4,251	2,600	1,651	2,567	1,684	63%
Employee Housing R&M	335	0	335	1,863	(1,528)	#DIV/0!	190	813	0	813	2,328	(1,515)	#DIV/0!
Health Insurance	16,140	20,000	(3,860)	18,824	(2,684)	-19%	191	31,392	40,000	(8,608)	39,164	(7,772)	-22%
Manager Clothing Allowance	0	0	0	0	0	#DIV/0!	192	0	0	0	0	0	#DIV/0!
Employee Severence Expense	0	0	0	0	0	#DIV/0!	193	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	16	100	(84)	0	16	-84%	194	32	200	(168)	101	(69)	-84%
Food & Bev Manager Comp Charges	101	150	(49)	164	(63)	-33%	195	207	300	(93)	199	8	-31%
Golf Course Manager Comp Charges	0	50	(50)	0	0	-100%	196	0	100	(100)	4	(4)	-100%
Director of Golf Comp Charges	0	50	(50)	0	0	-100%	197	0	100	(100)	0	0	-100%
Interest Expense	0	2,421	(2,421)	2,421	(2,421)	-100%	198	0	4,842	(4,842)	4,843	(4,843)	-100%
Penalties	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	200	0	0	0	0	0	#DIV/0!
Total Operating Expenses	110,606	89,488	21,118	87,433	23,174	24%		164,918	158,426	6,492	158,501	6,416	4%
Income/(Loss) from Operations	(162,350)	(112,532)	(49,819)	(109,634)	(52,716)	44%		(238,814)	(204,513)	(34,301)	(203,026)	(35,788)	17%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(162,350)	(112,532)	(49,819)	(109,634)	(52,716)	44%		(238,814)	(204,513)	(34,301)	(203,026)	(35,788)	17%

MGC February Variance Report

Variance Code	Month Actual	Budget	Difference	% Variance	Justification
GOLF SHOP					
Revenue					
1 Play Cards	0	0	0	0%	
2 Winter Membership	0	0	0	0%	
3 Resident Discount Cards	0	0	0	0%	
4 Handicap (Non-Members)	35	0	35	#DIV/0!	
5 Greens Fees	300	2,500	(2,200)	-88%	Weather did not cooperate
6 Cart Fees	1,129	500	629	126%	single rider use
7 Golf Club Repair	3	0	3	#DIV/0!	
8 Range Ball Sales	449	300	149	50%	Its winter!
9 Club Rental Sets	0	0	0	0%	
10 Walking Trolley Rental	14	0	14	#DIV/0!	
11 Club/Cart Storage	0	0	0	0%	Billing has been slow this year. The remainder should show up next month
12 Lessons	0	0	0	0%	
13 Golf Clinics	0	0	0	0%	
14 Tournaments	0	0	0	0%	
15 Merchandise	2,377	4,000	(1,623)	-41%	Weather caused shop closings
Cost of Goods Sold					
16 Golf Shop	(187)	2,500	(2,687)	-107%	Returned merchandise
Payroll Expense					
17 Golf Lessons	0	0	0	0%	
18 Gripping	0	0	0	0%	
19 Golf Clinic	0	0	0	0%	
20 Director of Golf Gross	7,073	7,662	(589)	-8%	
21 Head Golf Pro	8,766	4,000	4,766	119%	Entered on incorrect line will correct
22 Golf Professional Subs	(4,606)	0	(4,606)	#DIV/0!	see above
23 Golf Shop Manager	0	0	0	0%	
24 Outside Service Mgr	0	0	0	0%	
25 Shop Clerks Gross	2,580	3,000	(420)	-14%	
26 Outside Services Payroll	927	800	127	16%	Extra outside staff required due to extra cart usage and cleaning and volume
Operating Expenses					
27 Advertising	0	0	0	0%	
28 Dues and Subscriptions	0	0	0	0%	
29 Travel and Education	0	1,500	(1,500)	0%	
30 Club Car/Golf Car Lease	0	0	0	0%	
31 Visage GPS	2,752	2,700	52	2%	
32 Range Supplies	0	0	0	0%	
33 Golf Cart Repairs & Maintenance	0	0	0	0%	
34 Range Picker Repair & Maintenance	0	0	0	0%	
35 Range Balls	0	0	0	0%	
36 Tees, Markers, Etc.	0	0	0	0%	
37 Score Cards	0	0	0	0%	
38 Uniforms / Clothing Allowance	0	0	0	0%	
39 Bag Tags	0	0	0	0%	
40 Shipping (ups/fedex)	143	0	143	#DIV/0!	Returns
41 Office/Shop Supplies	212	0	212	#DIV/0!	Grips
42 Cell Phones	0	0	0	0%	
43 Handicaps	0	0	0	0%	
44 Golf Course Water Supplies	0	0	0	0%	
45 Damaged Goods/Outdated Merchandise	0	0	0	0%	
46 Rental Clubs	0	0	0	0%	
47 Golf Clinic Equipment	0	0	0	0%	
48 Golf Shop Small Equipment	0	0	0	0%	
49 Tournament Expenses	0	0	0	0%	
50 Tournament Supplies	0	0	0	0%	
51 Supplies	0	0	0	0%	
FOOD & BEVERAGE					
Revenue					
52 Food Sales	38,688	20,000	18,688	93%	restaurant is becoming very popular
53 Bar Sales	26,551	20,000	6,551	33%	
54 Clubhouse Usage Fees (Rental)	0	0	0	0%	
Cost of Goods Sold					
55 Food	19,092	8,000	11,092	139%	increased sales
56 Beer	1,834	2,000	(166)	-8%	
57 Wine	2,396	1,500	896	60%	purchase timing
58 Bar Paper/Supply Cost	0	0	0	0%	
59 Non- Alcoholic Beverage	859	1,000	(141)	-14%	
60 Bar Snacks	0	500	(500)	-100%	
61 Liquor	3,179	2,000	1,179	59%	Purchase timing

Variance Code	Month Actual	Budget	Difference	% Variance	Justification
Payroll Expense					
62 Food & Beverage Manager	5630.76	6100	(469)	-8%	
63 Restaurant Manager	0	2760	(2,760)	-100%	
64 Chef Gross	5769	6250	(481)	-8%	
65 Payroll Bar/Wait Staff	11954	4000	7,954	199%	Sales nearly doubled requires more servers
66 Cook Gross	4230	4583	(353)	-8%	
67 Kitchen Staff/Dishwashers Gross	7,821	5,000	2,821	56%	extra staff required do to lack of line cooks
	\$35,405	\$28,693	\$6,712	23%	
Operating Expenses					
68 Advertising	0	0	0	0%	
69 Dues and Subscriptions	0	50	(50)	-100%	
70 Travel and Education	0	1000	(1,000)	-100%	
71 Uniforms / Clothing Allowance	0	0	0	0%	
72 Clubhouse Cleaning Labor	2,483	4,167	(1,684)	-40%	Below budget as we are using an employee
73 Clubhouse Floor Supplies	60	1000	(940)	-94%	
74 China, Glass & Silver	0	0	0	0%	
75 Kitchen Cleaning & Dishwasher Supplies	384	450	(66)	-15%	
76 Kitchen Equipment Lease	0	0	0	0%	
77 Kitchen Equipment Repair & Maint	0	0	0	0%	
78 Bar Repair & Maintenance	0	0	0	0%	
79 Bar Small Equipment	0	0	0	0%	
80 Kitchen Small Equipment	0	0	0	0%	
81 Clubhouse Small Equipment	0	0	0	0%	
82 Kitchen Laundry	0	0	0	0%	
83 Kitchen Paper & Supplies	875	400	475	119%	
84 Clubhouse Cleaning & Supplies	0	0	0	0%	
85 Flowers/Decorations	57	50	7	15%	
MEMBERSHIP					
Revenue					
86 Initiation Fees	3,600	36,000	(32,400)	-90%	We are waiting for some members to sign up.
87 Member Dues	(8,129)	54,497	(62,626)	-115%	
88 Member Finance Charges	0	1,500	(1,500)	-100%	
Operating Expenses					
89 Capital Fund from Init. Fees	0	0	0	0%	
90 Member Relations	0	0	0	0%	
GROUNDS					
Payroll Expense					
91 Golf Course Superintendent Gross	12,846	13,916	(1,070)	-8%	
92 Assistant Superintendent	7,731	8,375	(644)	-8%	
93 Asst. Superintendent #2	6,385	6,917	(532)	-8%	
94 Mechanic Gross	6,077	6,583	(506)	-8%	
95 Hourly Labor Gross	1,914	2,000	(86)	-4%	
96 Seasonal Labor	7,614	0	7,614	#DIV/0!	Extra employee working
Operating Expenses					
97 Water	0	80	(80)	-100%	
98 Golf Course Supplies	0	0	0	0%	
99 Fertilizer	0	0	0	0%	
100 Chemicals/Weed Control	0	0	0	0%	
101 Surfactants	0	21,000	(21,000)	-100%	
102 Tools	58	1,000	(942)	-94%	
103 Shop Supplies	162	625	(463)	-74%	
104 Electric - Pump House & Irrigation	199	50	149	298%	
105 Electric - Maintenance Building	878	300	578	193%	
106 Liquid Propane	1,492	0	1,492	#DIV/0!	payment timing
107 Cell Phones	475	206	269	131%	New phone to replace broken phone
108 Raw Materials & Topdressing	0	0	0	0%	
109 Seed	0	0	0	0%	
110 Gas, Oil & Diesel	580	1,000	(420)	-42%	
111 Debris Disposal Removal	0	500	(500)	-100%	
112 Golf Course Repairs & Main	0	0	0	0%	
113 Equipment - Repairs & Main	1,757	5,000	(3,243)	-65%	
114 Irrigation - Repair & Main	0	0	0	0%	
115 Roads / Fences - Repair & Main	0	0	0	0%	
116 Contract Services	0	0	0	0%	
117 Small Equipment Rental	0	0	0	0%	
118 Leases (Utility Vehicles)	0	0	0	0%	
119 Consultants	0	0	0	0%	
120 Office Supplies	0	500	(500)	-100%	
121 Cable TV & Internet	110	106	4	3%	
122 Telephone	0	50	(50)	-100%	
123 Travel and Education	0	0	0	0%	
124 Dues & Subscriptions	1,170	250	920	368%	Licences
125 Uniforms	0	500	(500)	-100%	
126 Storage Container Rental	0	0	0	0%	

127	Employee Relations	0	0	0	0%	
128	Groundwater Monitoring	0	0	0	0%	
129	Freight	0	0	0	0%	
130	Clubhouse Grounds	0	0	0	0%	
MAINTENANCE						
Operating Expenses						
131	Clubhouse Repair & Maintenance	1,079	500	579	116%	Thermostat replacement
132	Golf Course Building Repair & Maint	0	500	(500)	-100%	
133	Golf Course Building HVAC R&M	0	200	(200)	-100%	
134	Clubhouse HVAC R&M	0	300	(300)	-100%	
135	Clubhouse Electrical R&M	0	0	0	0%	
136	Golf Course Building Electrical R&M	0	0	0	0%	
137	Clubhouse Plumbing R&M	0	0	0	0%	
138	Oakson Septic System	0	0	0	0%	
139	Golf Course Building Plumbing R&M	0	0	0	0%	
140	Alarm System/Activity	0	0	0	0%	
141	Refrigeration	0	400	(400)	-100%	
GENERAL & ADMINISTRATIVE						
Revenue						
142	Other Income	0	0	0	0%	
143	Interest Income	0	0	0	0%	
144	Winter Memberships	0	0	0	0%	
145	House Rental Income	5,800	5,000	800	16%	
Payroll Expense						
146	Controller	6,923	7,500	(577)	-8%	
147	Administrative Services Manager	5,241	5,417	(176)	-3%	
148	Management Payment	45,380	15,127	30,253	200%	I wil explain
Operating Expenses						
149	Cleaning Admin. Office	0	0	0	0%	
150	Employee Shift Meals 100%	947	450	497	110%	More employees working
152	Office Supplies	565	500	65	13%	
153	Bank & Finance Charges	39	0	39	#DIV/0!	
154	Credit Card Merchant Services	9,610	8,000	1,610	20%	Increased sales volume
	NLB Debt / Interest	0	0	0	#DIV/0!	
155	Office Equipment Leases	202	161	41	26%	
156	Office Furniture	0	0	0	#DIV/0!	
157	Advertising	0	0	0	#DIV/0!	
158	Postage & Shipping	0	100	(100)	-100%	
159	Dues and Subscriptions	1,107	200	907	454%	
160	Travel and Education	0	3,000	(3,000)	-100%	
161	POS Support/Computer Support	2,827	2,600	227	9%	more computers on board
162	Legal Fees	0	0	0	#DIV/0!	
163	Professional Accounting	0	0	0	#DIV/0!	
164	Cell Phones	256	360	(104)	-29%	
165	Payroll Service	3,455	2,500	955	38%	More employees
166	Trash Removal	1,022	1,979	(958)	-48%	
167	Employee Relations	0	0	0	#DIV/0!	
168	Incentive Bonuses'	0	0	0	#DIV/0!	
169	License & Fees	60	500	(440)	-88%	
171	Electricity	3,664	3,500	164	5%	Clubhouse usage greater than anticipated
172	Liquid Propane	8,300	3,000	5,300	177%	Cold temps driving propane cost
173	Telephone	392	337	55	16%	
174	Heating Fuel	0	0	0	0%	
175	Water	0	280	(280)	-100%	
176	Cable TV & Internet	722	1,750	(1,028)	-59%	
177	Web Site	0	0	0	0%	
178	EPLI Insurance	0	11,900	(11,900)	-100%	
179	Insurance - Property/Liability	31,234	0	31,234	#DIV/0!	Quarterly payment timing
180	Professional Liability	0	0	0	0%	
181	Insurance - Workers Comp	937	800	137	17%	
182	Excise Tax/Truck Registration	85	200	(115)	-58%	
183	Insurance - Vehicles	0	1,800	(1,800)	-100%	
184	Land Management Payment (\$1/Round)	0	0	0	0%	
185	Bad Debt	0	0	0	0%	
186	Retirement Plan	3,453	3,200	253	8%	
187	Payroll Taxes - Mgmt. & Empl. Exp.	15,628	13,000	2,628	20%	more employees
188	Employee Housing Rent	7,300	4,000	3,300	83%	
189	Employee Housing - Utilities	2,210	2,600	(390)	-15%	
190	Employee Housing R&M	335	0	335	#DIV/0!	
191	Health Insurance	16,140	20,000	(3,860)	-19%	
192	Manager Clothing Allowance	0	0	0	0%	
193	Employee Severence Expense	0	0	0	0%	
194	General Manager Comp Charges	16	100	(84)	-84%	
195	Food & Bev Manager Comp Charges	101	150	(49)	-33%	
196	Golf Course Manager Comp Charges	0	50	(50)	-100%	
197	Director of Golf Comp Charges	0	50	(50)	-100%	

198	Interest Expense	0	2,421	(2,421)	-100%
199	Penalties	0	0	0	0%
200	Suspense	0	0	0	0%
<hr/>					

Miacomet**Check Register Report**

From 2/1/2021 To 2/28/2021

Account: N/A -

Vendors: <All>



*Voided

Check #	Vendor #	Vendor Name	Batch Date	Printed Date	Amt To Pay
27754	Mirche Stojchevski	Mirche Stojchevski	2/1/2021	2/1/2021	\$100.65
27755	Witt01	William Witt	2/1/2021	2/1/2021	\$418.23
27756	COSTA	Alan Costa	2/1/2021	2/1/2021	\$15,126.67
27757	NANT LAND	Nantucket Land Bank	2/2/2021	2/2/2021	\$19,264.75
27758	Newman, Inc	Newman, Inc	2/2/2021	2/2/2021	\$55,500.00
27759	NANT LAND	Nantucket Land Bank	2/2/2021	2/2/2021	\$2,400.00
0	WANNACOMET	Wannacomet Water Company	2/15/2021	2/4/2021	\$144.50
0	COMCAST	Comcast	2/3/2021	2/4/2021	\$129.26
0	WANNACOMET	Wannacomet Water Company	2/15/2021	2/4/2021	\$63.00
0	WANNACOMET	Wannacomet Water Company	2/15/2021	2/4/2021	\$37.00
0	WANNACOMET	Wannacomet Water Company	2/15/2021	2/4/2021	\$35.00
0	WANNACOMET	Wannacomet Water Company	2/15/2021	2/4/2021	\$25.00
0	WANNACOMET	Wannacomet Water Company	2/15/2021	2/4/2021	\$25.00
27745	A188W9OR9NJMEO	Amazon Capital Services, Inc	2/4/2021	2/4/2021	\$240.92
27760	14688-01	Angell Pension Group	2/4/2021	2/4/2021	\$742.25
27761	BAYNES	Baynes & Jones Electric Supply	2/4/2021	2/4/2021	\$3.37
27762	BBS Tech, LLC	BBS Tech, LLC	2/4/2021	2/4/2021	\$5,525.00
27763	Cape Cod Retractable, Inc.	Cape Cod Retractable, Inc.	2/4/2021	2/4/2021	\$31,950.00
27764	CT01	Coastline Technologies	2/4/2021	2/4/2021	\$3,164.50
27765	6684756-2	Constellation New Energy, Inc.	2/4/2021	2/4/2021	\$272.46
27766	GPS Industries	GPS Industries, LLC	2/4/2021	2/4/2021	\$2,752.00
27767	GRIGGS	Griggs and Browne	2/4/2021	2/4/2021	\$100.00
27768	HARBOR OIL	Harbor Fuel Oil Corporation	2/4/2021	2/4/2021	\$579.71
27769	082453	Horizon Beverage	2/4/2021	2/4/2021	\$573.94
27770	Island Source	Island Source Nantucket	2/4/2021	2/4/2021	\$74.00
27771	M5850	Kinnealey Quality Meats	2/4/2021	2/4/2021	\$1,008.86
27772	L.KNIFE	L. Knife and Son, Inc.	2/4/2021	2/4/2021	\$422.00
27773	MS WALKER	M.S. Walker, Inc.	2/4/2021	2/4/2021	\$298.09
27774	MARINE	Marine Home Center	2/4/2021	2/4/2021	\$915.67
27775	12020609	Martignetti	2/4/2021	2/4/2021	\$1,132.33
27776	NANT OFFIC	Nantucket Office Products	2/4/2021	2/4/2021	\$212.02
27777	REIS TRUCK	P&M Reis Trucking, Inc.	2/4/2021	2/4/2021	\$1,021.50
27778	PLUMB SUP	Plumber's Supply Company	2/4/2021	2/4/2021	\$57.99
27779	RJ SHEPHER	RJ Shepherd Co.	2/4/2021	2/4/2021	\$208.19
27780	RUBY	Ruby Wines, Inc.	2/4/2021	2/4/2021	\$320.76
27781	SSB01	Salty Balls Seafood, LLC.	2/4/2021	2/4/2021	\$1,054.05
27782	Ship Sticks	Ship Sticks	2/4/2021	2/4/2021	\$69.99
27783	SID WAINER - Dairyland Produce, LLC	Dairyland Produce, LLC	2/4/2021	2/4/2021	\$1,078.81
27784	Starkweather & Shepley Insurance Brokerage,	Starkweather & Shepley Insurance Brokerage, Inc.	2/4/2021	2/4/2021	\$31,234.00
27785	SYSCO	Sysco Boston, LLC	2/4/2021	2/4/2021	\$2,271.85
27786	TrackMan, Inc	TrackMan, Inc	2/4/2021	2/4/2021	\$53,642.50
27787	TRIMARK	Trimark/ United East	2/4/2021	2/4/2021	\$970.71
27788	US FOOD	US Foods, Inc.	2/4/2021	2/4/2021	\$3,042.27
27789	Yates Island Gas	Yates Island Gas	2/4/2021	2/4/2021	\$1,890.49
27790	Mirche Stojchevski	Mirche Stojchevski	2/5/2021	2/5/2021	\$13.49
27791	Mirche Stojchevski	Mirche Stojchevski	2/5/2021	2/5/2021	\$66.47
27792	Witt01	William Witt	2/5/2021	2/5/2021	\$134.19
27793	Mirche Stojchevski	Mirche Stojchevski	2/8/2021	2/8/2021	\$225.62
27794	Witt01	William Witt	2/8/2021	2/8/2021	\$75.39
27795	RManning	Renee Manning	2/8/2021	2/8/2021	\$190.01
27796	DuarteK	Kezia Duarte	2/8/2021	2/8/2021	\$110.12
27797	Mirche Stojchevski	Mirche Stojchevski	2/8/2021	2/8/2021	\$188.79
0	NATIONAL G	National Grid	2/11/2021	2/11/2021	\$2,887.94
0	NATIONAL G	National Grid	2/11/2021	2/11/2021	\$1,458.02

0	NATIONAL G	National Grid	2/11/2021	2/11/2021	\$1,295.81
0	NATIONAL G	National Grid	2/11/2021	2/11/2021	\$730.15
0	NATIONAL G	National Grid	2/11/2021	2/11/2021	\$266.47
0	harbor	Wells Fargo Financial Leasing	2/11/2021	2/11/2021	\$160.57
0	NATIONAL G	National Grid	2/11/2021	2/11/2021	\$155.03
0	NATIONAL G	National Grid	2/11/2021	2/11/2021	\$13.88
27798	Mirche Stojchevski	Mirche Stojchevski	2/11/2021	2/11/2021	\$21.34
27799	HARRYS	Harry's Mid-Island Auto Supply	2/11/2021	2/11/2021	\$838.88
27800	082453	Horizon Beverage	2/11/2021	2/11/2021	\$457.02
27801	M5850	Kinnealey Quality Meats	2/11/2021	2/11/2021	\$504.72
27802	L.KNIFE	L. Knife and Son, Inc.	2/11/2021	2/11/2021	\$631.20
27803	12020609	Martignetti	2/11/2021	2/11/2021	\$651.62
27804	MASS REST	Massachusetts Restaurant Association	2/11/2021	2/11/2021	\$295.00
27805	CrowellM	Merrily Crowell	2/11/2021	2/11/2021	\$4,881.25
27806	NANT AUTO	Nantucket Auto Supply	2/11/2021	2/11/2021	\$7.68
27807	PEPSI	Pepsi-Cola	2/11/2021	2/11/2021	\$156.96
27808	SID WAINER - Dairyland Produce, LLC	Dairyland Produce, LLC	2/11/2021	2/11/2021	\$498.13
27809	SYSCO	Sysco Boston, LLC	2/11/2021	2/11/2021	\$741.53
27810	US FOOD	US Foods, Inc.	2/11/2021	2/11/2021	\$1,474.68
27811	MIA001	Winston Collection, LLC	2/11/2021	2/11/2021	\$713.00
27812	Yates Island Gas	Yates Island Gas	2/11/2021	2/11/2021	\$1,574.09
27813	Corey Roche	Corey Roche	2/12/2021	2/12/2021	\$138.71
27814	seppi	Joseph Romanelli	2/12/2021	2/12/2021	\$202.15
27815	Witt01	William Witt	2/12/2021	2/12/2021	\$86.78
27816	RManning	Renee Manning	2/13/2021	2/13/2021	\$212.00
27817	Corey Roche	Corey Roche	2/13/2021	2/13/2021	\$219.61
27818	Mirche Stojchevski	Mirche Stojchevski	2/16/2021	2/16/2021	\$71.04
27819	Witt01	William Witt	2/16/2021	2/16/2021	\$269.76
27820	Mirche Stojchevski	Mirche Stojchevski	2/16/2021	2/16/2021	\$59.63
27821	seppi	Joseph Romanelli	2/16/2021	2/16/2021	\$87.92
0	Yates Island Gas	Yates Island Gas	2/18/2021	2/18/2021	\$5,577.98
0	Yates Island Gas	Yates Island Gas	2/18/2021	2/18/2021	\$293.73
0	PITNEY BOW	Pitney Bowes Purchase Power	2/18/2021	2/18/2021	\$41.88
27822	Mirche Stojchevski	Mirche Stojchevski	2/18/2021	2/18/2021	\$78.28
27823	A188W9OR9NJMEO	Amazon Capital Services, Inc	2/18/2021	2/18/2021	\$182.91
27824	MIAC001	Finch Services, Inc.	2/18/2021	2/18/2021	\$167.06
27825	M5850	Kinnealey Quality Meats	2/18/2021	2/18/2021	\$520.05
27826	NANT LAND	Nantucket Land Bank	2/18/2021	2/18/2021	\$26,564.75
27827	NANT OFFIC	Nantucket Office Products	2/18/2021	2/18/2021	\$55.98
27828	SID WAINER - Dairyland Produce, LLC	Dairyland Produce, LLC	2/18/2021	2/18/2021	\$382.53
27829*	SS	Stop and Shop	2/18/2021	2/18/2021	\$57.31
27830	SYSCO	Sysco Boston, LLC	2/18/2021	2/18/2021	\$925.51
27831	US FOOD	US Foods, Inc.	2/18/2021	2/18/2021	\$1,869.51
27832	VERIZON	VerizonWireless	2/18/2021	2/18/2021	\$731.14
27833	RManning	Renee Manning	2/20/2021	2/20/2021	\$300.00
27834	Mirche Stojchevski	Mirche Stojchevski	2/20/2021	2/20/2021	\$139.25
27835	Corey Roche	Corey Roche	2/20/2021	2/20/2021	\$165.41
27836	RManning	Renee Manning	2/22/2021	2/22/2021	\$209.50
27837	Witt01	William Witt	2/22/2021	2/22/2021	\$57.99
27838	Mirche Stojchevski	Mirche Stojchevski	2/22/2021	2/22/2021	\$57.00
27839	seppi	Joseph Romanelli	2/22/2021	2/22/2021	\$287.01
27840	NGM	NGM, Inc.	2/22/2021	2/22/2021	\$30,253.34
0	325052	tcf Equipment Finance	2/23/2021	2/23/2021	\$3,676.42
0	12020609	Martignetti	2/23/2021	2/23/2021	\$1,280.21
0	Yates Island Gas	Yates Island Gas	2/23/2021	2/23/2021	\$978.90
0	PEPSI	Pepsi-Cola	2/23/2021	2/23/2021	\$435.60
0	MS WALKER	M.S. Walker, Inc.	2/23/2021	2/23/2021	\$320.76
0	COMCAST	Comcast	2/23/2021	2/23/2021	\$259.54
0	RUBY	Ruby Wines, Inc.	2/23/2021	2/23/2021	\$221.76
0	NATIONAL G	National Grid	2/23/2021	2/23/2021	\$120.25
0	6684756-2	Constellation New Energy, Inc.	2/23/2021	2/23/2021	\$111.18
0	COMCAST	Comcast	2/23/2021	2/23/2021	\$109.50
0	Yates Island Gas	Yates Island Gas	2/25/2021	2/25/2021	\$334.64
0	12020609	Martignetti	2/25/2021	2/25/2021	\$297.82

0	SS	Stop and Shop	2/25/2021	2/25/2021	\$0.00
27842	Ahold	Ahold Financial Services	2/25/2021	2/25/2021	\$57.31
27843	14688-01	Angell Pension Group	2/25/2021	2/25/2021	\$797.25
27844	Associated Elevator Companies, Inc	Associated Elevator Companies, Inc	2/25/2021	2/25/2021	\$225.00
27845	30897	Atlantic Importing Company	2/25/2021	2/25/2021	\$400.95
27846	Beanstock Coffee	Beanstock Coffee Roasters, Inc.	2/25/2021	2/25/2021	\$207.25
27847	M5850	Kinnealey Quality Meats	2/25/2021	2/25/2021	\$796.59
27848	NANT POLIC	Nantucket Police Department	2/25/2021	2/25/2021	\$50.00
27849	miacomet1	NEGCOA	2/25/2021	2/25/2021	\$610.00
27850	US FOOD	US Foods, Inc.	2/25/2021	2/25/2021	\$1,818.40
Subtotal:					<u>\$344,893.39</u>
Voided Checks:					<u>(\$57.31)</u>
Total:					<u>\$344,836.08</u>

Sustainable Nantucket Community Farm

168 Hummock Pond Road

Proposed New Farm Structures-2021

- (A) Existing Storage Converted to Heated Greenhouse
- (B) NEW Greenhouse/Wash Station (Flexible Structure) 24' x 48'
- (C) Existing Pack Shed (re-sited) (8' x 10')
- (D) NEW Storage Tent (24' x 30')
- (E) NEW Cold Storage Coolbot (10' x 14')
- (F) NEW Cold Storage Coolbot (10' x 14')
- (G) NEW BeeYard Storage/Extraction Shed (10' x 20')

We plan to use a recent Food Security Infrastructure Grant from Massachusetts Department of Agricultural Resources in the amount of \$55,000 to purchase and install materials to retrofit the existing storage shed (A) to a heated greenhouse, build an additional heated greenhouse that can serve as a covered wash station in the fall (B), requiring us to resituate our packing shed (C) to a new location, and purchase/install one 10' x 14' cold storage CoolBot (E).

Having converted a storage shed to greenhouse, we plan to purchase a new storage "tent" for tractor, mower, BCS, farm tools and additional storage items (D).

With the FY 2022 grant from Community Preservation Corporation (CPC) in the amount of \$54,051, we plan to install two new high efficiency well head pumps, upgrade the heating system in our existing greenhouse, and purchase and install an additional cold storage unit "Coolbot" (F) (10' x 14') and a BeeYard shed for storage and honey extraction (G) (10' x 20').



To: Nantucket Land Bank

Re: Old Powers Farm Land Use Proposal 3/3/21

Attached: Plot plan with overlay

Proposed Lease Terms: 5-year term, renewable after 5 years, with a nominal lease amount of one dollar per year. Approximate acreage to be leased, fields A,B,C,D, and E, 11.5 acres.

General Objectives: We would like to expand our organic farming program in order to grow vegetables, flowers, small fruit, grains, nursery plants and grasses for grazing animals for sale to the general public as well as to our manufacturing and beverage production facilities. The Land Bank will not be expected to pay for anything.

Action Items:

- Fencing all growing land with a seven-foot woven wire fence to keep the deer out.
- Irrigation is necessary in all growing areas. We currently have an irrigation system we can expand to the new areas.
- Any structures ancillary to farming such as sheds and greenhouses will remain on Cisco Sanctuary owned property.
- Renovation of the fields will include plowing, harrowing, liming and planting cover crops.
- Certifying the fields as organic- this takes a few seasons to go into effect.

Phased Implementation proposed:

- First Year- Renovate half of fields A and C and all of field D, apply lime, plow, harrow and plant cover crop to build organic matter. In field D along the Hummock Pond Road side a cover crop with some flowers will be planted. We will apply as a "transitional" organic field.
- Second Year- Install deer fences and continue renovation with lime and cover crops. This year we should be certified organic in these areas.
- Third Year- The fields will be certified organic and will be ready to be planted. The irrigation will be expanded to these areas at this time.
- Subsequent Years- Continue planting, rotating crops, grazing, annually to keep soil in a healthy and organic state. Renovate remaining fields so they are arable.

Special Considerations:

In light of the money and time that will be invested in this project, does the board have any suggestions how to ensure the long term use of the leased property? To make sure the Land Bank is happy with this arrangement an annual review of the leased property might be a good thing? We will also need full access for the farming vehicles to all the leased land.

Applicant Dean Long
Cell 508-221-0994

Susan Campese

From: Jesse Bell
Sent: Wednesday, March 10, 2021 2:35 PM
To: Susan Campese; Marian Wilson
Subject: Fwd: Request-Land Bank approval to operate Dreamland Drive In again at 7 Nobadeer Farm Rd

For docs & exhibits at the next meeting

Begin forwarded message:

From: Alicia Carney <alicia@nantucketdreamland.org>
Date: March 10, 2021 at 2:19:00 PM EST
To: Eric Savetsky <esavetsky@nantucketlandbank.org>
Cc: Jesse Bell <jbell@nantucketlandbank.org>
Subject: Re: Request- Land Bank approval to operate Dreamland Drive In again at 7 Nobadeer Farm Rd

Hello Eric, thank you very much for your response. Here are the details you have requested:
Seasonal dates: May 15-November 1
Times: 7p-1145p with 6p access after September 15 to accommodate earlier sunset.
Frequency: 7 days/ week

Thank you very much and please let me know if there is anything else you need from me.

Kind regards,
Alicia

From: Eric Savetsky <esavetsky@nantucketlandbank.org>
Sent: Wednesday, March 10, 2021 12:13:22 PM
To: Alicia Carney <alicia@nantucketdreamland.org>
Cc: Jesse Bell <jbell@nantucketlandbank.org>
Subject: RE: Request- Land Bank approval to operate Dreamland Drive In again at 7 Nobadeer Farm Rd

Hi Alicia – we will put this on the next Land Bank meeting agenda scheduled for March 23rd. If you could provide details about seasonal dates, times, frequency, etc. that would be helpful. Thanks.

From: Alicia Carney <alicia@nantucketdreamland.org>
Sent: Monday, March 8, 2021 9:24 PM
To: Eric Savetsky <esavetsky@nantucketlandbank.org>
Subject: Request- Land Bank approval to operate Dreamland Drive In again at 7 Nobadeer Farm Rd

Dear Eric,
I hope this email finds you well and in good spirits and good health.

I am reaching out to ask for your support for the Dreamland Drive-In again for this upcoming 2021 season. The Town has asked for confirmation from Land Bank as to whether we have your consent to operate the drive in again at 7 Nobadeer Farm Rd this year.

Please let me know if you would like to discuss this in more detail. I am happy to make myself available for a call. If the Land Bank is in support, a simple email to me and town licensing will suffice. The email addresses for licensing are: Dzvoni, Marina <MDzvoni@police.nantucket-ma.gov>; Amy Baxter <aBaxter@police.nantucket-ma.gov>.

Thank you very much in advance, Eric and I look forward to hearing from you.

Kind regards,
Alicia

Alicia L. Carney
Interim Executive Director
Nantucket Dreamland: *A Non-Profit Film & Cultural Center*
www.nantucketdreamland.org

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TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of March 22, 2021

1. “M” Exemption Update:

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

No. 37214 Varban Ivanov
No. 37230 Norris Feare
No. 37231 Tyler W. Herrick and Alyson J. Herrick
No. 37269 Dayton H. Theall
No. 37287 Mary Byrne Bergman
No. 37298 Kevin A. MacArthur and David W. Mac Arthur

2. Transfer Update:

a. Five-Year Ownership Non-Compliance – Payment/Release of Lien

No. 40246 Jeremy B. Trottier and Sarah E. Trottier

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of February 28, 2021

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	Jan YIELD	Feb YIELD	1/31/2021	2/28/2021
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$48,162.33	\$48,163.27
Nantucket Bank / Collection Account x7653	0.25	0.25	\$29,960,994.79	\$29,256,153.86
Nantucket Bank / Special CD x1135 matures 5/20/2022*	0.55	0.55	\$5,039,052.05	\$5,041,178.55
TOTAL UNRESTRICTED FUNDS:			\$35,048,209.17	\$34,345,495.68

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	Jan YIELD	Feb YIELD	1/31/2021	2/28/2021
US Bank / Series A Bonds Reserve Fund / TNotes mature 4/8/21 MktVal	1.71	1.72	\$3,066,878.69	\$3,066,833.46
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,901.85	\$20,902.65
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$22,977.57	\$22,981.98
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,135.37	\$10,137.31
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$49,136.39	\$49,145.81
Nantucket Bank / Nabalus Escrow x1473	0.25	0.24	\$1,657.99	\$1,658.29
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$353,760.91	\$353,828.75
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$14,817.29	\$14,820.13
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$19,378.63	\$19,382.35
Hingham Savings / Marble Reserve CD matures 8/29/2021	0.50	0.50	\$225,809.26	\$225,895.88
Citizens Bank / Rackemann Sawyer Acquisition Escrow			\$112,500.00	\$0.00
TOTAL RESTRICTED FUNDS:			\$3,897,955.05	\$3,785,587.71
TOTAL FUNDS:			\$38,946,164.22	\$38,131,083.39

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

NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	Interest of \$25,768.60 due 6/9/21, 9/9/21, 12/9/21, 3/9/22	\$103,074.40
Hays Note #37	\$2,666,667	Principal due 6/12/21	\$1,333,333.33
Larrabee Note # 38	\$1,750,000	Principal due 1/6/21	\$1,750,000.00
TOTAL NOTES:	\$4,366,667	TOTAL ANNUAL NOTE PAYMENTS:	\$3,186,407.73
TOTAL DEBT:	\$15,726,667	TOTAL ANNUAL DEBT PAYMENTS:	\$4,973,062.73

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

NANTUCKET ISLANDS LAND BANK
CHECK WARRANT SUMMARY
For the Period From Mar 22, 2021 to Mar 22, 2021

Filter Criteria includes: Report order is by Check Number.

Check #	Payee	Amount
	AMAZON.COM	235.20
	BARTLETT TREE EXPERTS	15,366.00
	COMCAST	119.55
	HARBOR FUEL OIL CORPORATION	840.00
	HIGHLAND WORKS	1,020.00
	THE INQUIRER AND MIRROR	201.07
	THE INQUIRER AND MIRROR	201.07
	THE INQUIRER AND MIRROR	201.07
	JOSEPH MARCKLINGER	1,755.00
	NATIONAL GRID	12.04
	ANDREW O'SHEA	6,360.00
	P & M REIS TRUCKING, INC.	759.20
	JEFFREY POLLOCK	100.00
	RACKEMANN SAWYER & BREWSTER P.C.	17,563.96
	RED SPOT PRINTING	244.00
	SUN LIFE FINANCIAL	1,255.75
	TOWN OF NANTUCKET (GAS & DIESEL)	409.05
	TOSCANA CORPORATION	492.50
	USBANK	462.50
	VERIZON WIRELESS	79.98
	VISCO PUMPING INC.	1,150.00
DEBIT CARD	CONSTANT CONTACT, INC.	45.00
DEBIT CARD	MASS ASSOC OF CONSERVATION COMMISSIONS	100.00
DEBIT CARD	MASSACHUSETTS LAND TRUST	275.00
DEBIT CARD	STICKER MULE	205.00
DEBIT CARD	ZOOM	14.99
Total		49,467.93