

AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 26, 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. Chase/50 Tennessee Ave – NCTV Filming Request for “Nantucket Life” Series
- b. Garden by the Sea – additional engraving request

4. REGULAR BUSINESS

- a. Planning Board application – 23 Broad St.

5. TRANSFER BUSINESS

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

6. APPROVAL OF MINUTES

- a. Regular Meeting of October 12, 2021

6. FINANCIAL BUSINESS

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

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

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

C. ADJOURNMENT

*Join Zoom Meeting

<https://us06web.zoom.us/j/82497083541?pwd=R2JtZENwdlVtVUpkbGJla0txeEJtdz09>

Meeting ID: 824 9708 3541

Passcode: 456538

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Meeting ID: 824 9708 3541

Passcode: 456538

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**Siasconset Golf
Balance Sheet
September 2021**

Assets

	Current YTD	Prior YTD
NGM - SGC Operating Account	\$370,292.00	\$465,389.30
Golf Shop Cash	\$300.00	\$300.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	\$4,663.97	\$6,235.37
Credit Cards F&B	\$82.00	\$0.00
Management Contract escrow	\$1,575.00	\$1,575.00
Total Cash	\$377,412.97	\$473,999.67
Accounts Receivable-Miacomet Golf	(\$41,929.95)	(\$32,365.28)
Accounts Receivable	\$0.00	\$0.00
Total Accounts Receivable	(\$41,929.95)	(\$32,365.28)
Inventory Golf Shop	\$17,705.89	\$13,350.39
Rental Club Inventory	\$9,231.00	\$4,900.00
Inventory Food	\$901.13	\$1,036.09
Inventory Bar	\$1,834.32	\$979.70
Inventory - Wine	\$635.00	\$815.00
Total Inventory	\$30,307.34	\$21,081.18
Prepaid Expenses- Administration	\$3,044.69	\$4,743.69
Total Prepaid Expenses	\$3,044.69	\$4,743.69
Total Current Assets	\$368,835.05	\$467,459.26
Accumulated Amortization	(\$230.25)	\$0.00
Total Accumulated Amortization	(\$230.25)	\$0.00
Logo	\$3,768.00	\$0.00
Ric-shaw Push/Pull Carts	\$0.00	\$0.00
Golf Course Equipment	\$286,474.83	\$286,474.83
Accum Depreciation	(\$640,803.88)	(\$525,880.66)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,524,589.37	\$8,484,627.00
Leasehold Improvements	\$2,783,280.50	\$2,756,014.50
Vehicle & Dump Trailer	\$2,149.00	\$2,149.00
Unspecified- (Equipment)	\$1,215.99	\$1,215.99
Total Fixed Assets	\$11,135,273.81	\$11,179,200.66
Total Fixed Assets	\$11,135,043.56	\$11,179,200.66
Total Assets	\$11,503,878.61	\$11,646,659.92

**Siasconset Golf
Balance Sheet
September 2021**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	(\$6.30)	\$0.00
Total Accounts Payable	(\$6.30)	\$0.00
Total Accounts Payable	(\$6.30)	\$0.00
Gift Certificate Issued	\$1,087.25	\$774.25
Total Gift Certificate	\$1,087.25	\$774.25
Gratuity Liability Bar	\$90.00	\$0.00
Total Gratuity	\$90.00	\$0.00
Land Bank Advance on Operations	\$11,108,215.86	\$11,466,990.55
Total Note Payable	\$11,108,215.86	\$11,466,990.55
MA Sales Tax Payables Golf	\$609.18	\$364.78
MA Meals Tax Payable	\$684.25	\$299.66
Total Tax	\$1,293.43	\$664.44
Total Current Liabilities	\$11,110,686.54	\$11,468,429.24
Total Liabilities	\$11,110,680.24	\$11,468,429.24
Retained Earnings	\$89,807.72	(\$137,056.48)
Total Retained Earnings	\$89,807.72	(\$137,056.48)
Total Current Year P&L	\$303,390.65	\$315,287.16
Total Equity	\$393,198.37	\$178,230.68
Total Liabilities and Equity	\$11,503,878.61	\$11,646,659.92

Siasconset
September, 2021
Summary

		Month To Date						YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	3,081	2,000	1,081	2,166	915	54%	13,493	9,000	4,493	8,015	227	50%
	Covers	272	400	(128)	150	122	-32%	3,802	1,750	2,116	1,154	2,220	117%
Revenue													
	Golf Shop Revenue	89,377	108,500	(19,123)	103,206	(13,829)	-18%	654,551	587,240	67,311	579,279	75,273	11%
	Food & Beverage	9,728	4,900	4,828	9,610	118	99%	57,434	29,050	28,384	40,283	17,151	98%
	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	99,105	113,400	(14,295)	112,816	(13,711)	-13%	711,986	616,290	95,696	619,562	92,424	16%
Cost of Goods Sold													
	Golf Shop	8,181	10,000	(1,819)	10,851	(2,670)	-18%	56,946	41,200	15,746	42,744	14,202	38%
	Food & Beverage	0	0	0	0	0	#DIV/0!	10,091	9,400	691	8,167	1,924	7%
	Total Cost of Sales	8,181	10,000	(1,819)	10,851	(2,670)	-18%	67,037	50,600	16,437	50,911	16,126	32%
	Gross Profit	90,925	103,400	(12,475)	101,966	(11,041)	-12%	644,949	565,690	79,259	568,651	76,299	14%
Payroll Expense													
	Golf Shop	9,341	7,400	1,941	9,463	(122)	26%	55,870	37,000	18,870	50,845	5,026	51%
	Food & Beverage	1,915	2,200	(285)	0	1,915	-13%	12,834	15,000	(2,166)	0	12,834	-14%
	General & Administrative	4,097	4,097	0	4,057	41	0%	16,388	16,388	0	16,226	162	0%
	Grounds	12,318	12,958	(640)	7,060	5,258	-5%	91,789	86,622	5,167	62,789	28,999	6%
	Total Payroll	27,671	26,655	1,016	20,580	7,091	4%	176,881	155,010	21,871	129,860	47,021	14%
Operating Expenses													
	Golf Shop	0	200	(200)	488	(488)	-100%	2,609	4,887	(2,278)	2,154	455	-47%
	Food & Beverage	0	0	0	0	0	#DIV/0!	306	200	106	0	306	53%
	Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Maintenance	75	0	75	150	(75)	#DIV/0!	40,479	3,610	36,869	2,035	38,444	1021%
	General & Administrative	8,292	14,953	(6,661)	8,020	272	-45%	46,130	61,304	(15,174)	50,314	(4,184)	-25%
	Grounds	1,093	100	993	405	689	993%	16,096	31,300	(15,204)	11,588	4,508	-49%
	Total Operating Expenses	9,460	15,253	(5,793)	9,063	397	-38%	105,620	101,301	4,319	66,091	39,528	4%
	Total Expense	37,130	41,908	(4,778)	29,642	7,488	-11%	282,501	256,311	26,190	195,952	(2,584)	10%
	Income/(Loss) from Operations	53,794	61,492	(7,698)	72,324	(18,529)	-13%	362,448	309,379	53,069	372,699	(10,251)	17%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	57,504	57,419	85	57,419	85	0%
	Net After Depreciation	53,794	61,492	(7,698)	72,324	(18,529)	-13%	304,945	251,960	52,985	315,280	(10,336)	21%

Siasconset
September, 2021
Departmental Summary

September, 2021		Month To Date					
Departmental Summary		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	3,081	2,000	1,081	2,166	915	54%
	Covers	272	400	(128)	150	122	-32%
Golf Shop							
	Revenue	89,377	108,500	(19,123)	103,206	(13,829)	-18%
	Cost of Goods	8,181	10,000	(1,819)	10,851	(2,670)	-18%
	Payroll Expense	9,341	7,400	1,941	9,463	(122)	26%
	Operating Expense	0	200	(200)	488	(488)	-100%
	Net Profit / (Loss)	71,856	90,900	(19,044)	82,404	(10,549)	-21%
Food & Beverage							
	Revenue	9,728	4,900	4,828	9,610	118	99%
	Cost of Goods	0	0	0	0	0	#DIV/0!
	Payroll Expense	1,915	2,200	(285)	0	1,915	-13%
	Operating Expense	0	0	0	0	0	#DIV/0!
	Net Profit / (Loss)	7,813	2,700	5,113	9,610	(1,797)	189%
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	#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	12,318	12,958	(640)	7,060	5,258	-5%
	Operating Expense	1,093	100	993	405	689	993%
	Net Profit / (Loss)	(13,411)	(13,058)	(353)	(7,465)	(5,946)	3%
General & Administrative							
	Revenue	0	0	0	0	0	#DIV/0!
	Payroll Expense	4,097	4,097	0	4,057	41	0%
	Operating Expense	8,292	14,953	(6,661)	8,020	272	-45%
	Net Profit / (Loss)	(12,389)	(19,050)	6,661	(12,076)	(312)	-35%
Maintenance							
	Payroll Expense	0	0	0	0	0	#DIV/0!
	Operating Expense	75	0	75	150	(75)	#DIV/0!
	Net Profit / (Loss)	(75)	0	(75)	(150)	75	#DIV/0!
	Income/(Loss) from Operations	53,794	61,492	(7,698)	72,324	(18,529)	-13%
	Depreciation Expense	0	0	0	0	0	#DIV/0!
	Net After Depreciation	53,794	61,492	(7,698)	72,324	(18,529)	-13%

		Year To Date					Key
		Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds		13,493	9,000	4,493	8,015	227	50%
Covers		3,802	1,750	2,052	1,154	2,220	117%
Golf Shop							
Revenue		654,551	587,240	67,311	579,279	75,273	11%
Cost of Goods		56,946	41,200	15,746	42,744	14,202	38%
Payroll Expense		55,870	37,000	18,870	50,845	5,026	51%
Operating Expense		2,609	4,887	(2,278)	2,154	455	-47%
Net Profit / (Loss)		539,126	504,153	34,973	483,536	55,590	7%
Food & Beverage							
Revenue		57,434	29,050	28,384	40,283	17,151	98%
Cost of Goods		10,091	9,400	691	8,167	1,924	7%
Payroll Expense		12,834	15,000	(2,166)	0	12,834	-14%
Operating Expense		306	200	106	0	306	53%
Net Profit / (Loss)		34,204	4,450	29,754	32,116	2,088	669%
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		91,789	86,622	5,167	62,789	28,999	6%
Operating Expense		16,096	31,300	(15,204)	11,588	4,508	-49%
Net Profit / (Loss)		(107,884)	(117,922)	10,038	(74,377)	(33,507)	-9%
General & Administrative							
Revenue		0	0	0	0	0	#DIV/0!
Payroll Expense		16,388	16,388	0	16,226	162	0%
Operating Expense		46,130	61,304	(15,174)	50,314	(4,184)	-25%
Net Profit / (Loss)		(62,518)	(77,692)	15,174	(66,540)	4,022	-20%
Maintenance							
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		40,479	3,610	36,869	2,035	38,444	1021%
Net Profit / (Loss)		(40,479)	(3,610)	(36,869)	(2,035)	(38,444)	1021%
Income/(Loss) from Operations		362,448	309,379	53,069	372,699	(10,251)	17%
Depreciation Expense		57,504	57,419	85	57,419	85	0%
Net After Depreciation		304,945	251,960	52,985	315,280	(10,336)	21%

Siasconset
September, 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	500	5,000	(4,500)	5,850	(5,350)	-90%	1	57,200	49,500	7,700	55,455	1,745	16%
Annual Pass	2,700	1,000	1,700	900	1,800	170%	2	94,000	61,000	33,000	62,860	31,140	54%
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	62,750	77,000	(14,250)	70,290	(7,540)	-19%	5	357,920	371,500	(13,580)	356,645	1,275	-4%
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	3,940	2,500	1,440	2,460	1,480	58%	9	25,100	15,240	9,860	10,730	14,370	65%
Walking Trolley Rental	3,651	5,000	(1,349)	4,771	(1,120)	-27%	10	22,140	18,700	3,440	19,690	2,450	18%
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	15,837	18,000	(2,163)	18,936	(3,099)	-12%	15	98,212	71,300	26,912	74,278	23,934	38%
Over/Under	0	0	0	0	0	#DIV/0!		(20)	0	(20)	(379)	359	#DIV/0!
Total Revenue	89,377	108,500	(19,123)	103,206	(13,829)	-18%		654,551	587,240	67,311	579,279	75,273	11%
Cost of Goods Sold													
Golf Shop	8,181	10,000	(1,819)	10,851	(2,670)	-18%	16	56,946	41,200	15,746	42,744	14,202	38%
Member 10% Shop Discounts	0	0	0	0	0	#DIV/0!	17	0	0	0	0	0	#DIV/0!
Total Cost of Sales	8,181	10,000	(1,819)	10,851	(2,670)	-18%		56,946	41,200	15,746	42,744	14,202	38%
Gross Profit	81,197	98,500	(17,303)	92,356	(11,159)	-18%		597,606	546,040	51,566	536,535	61,071	9%
Payroll Expense													
Golf Shop Manager	5,769	3,200	2,569	4,314	1,455	80%	18	32,615	16,000	16,615	16,698	15,917	104%
Shop Clerks Gross	3,572	4,200	(628)	5,149	(1,577)	-15%	19	23,255	21,000	2,255	34,147	(10,892)	11%
Total Payroll	9,341	7,400	1,941	9,463	(122)	26%		55,870	37,000	18,870	50,845	5,026	51%
Operating Expenses													
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	20	0	200	(200)	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	200		179	(179)	-100%	22	1,717	800	917	795	922	115%
Score Cards	0	0	0	0	0	#DIV/0!	23	0	737	(737)	737	(737)	-100%
Uniforms / Clothing Allowance	0	0	0	309	(309)	#DIV/0!	24	789	600	189	623	167	32%
Shipping (ups/fedex)	0	0	0	0	0	#DIV/0!	25	0	50	(50)	0	0	-100%
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	104	2,500	(2,396)	0	104	-96%
Supplies	0	0	0	0	0	#DIV/0!	30	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	200	0	488	(488)	-100%		2,609	4,887	(2,278)	2,154	455	-47%
Income/(Loss) from Operations	71,856	90,900	(19,244)	82,404	(10,549)	-21%		539,126	504,153	34,973	483,536	55,590	7%

Siasconset
September, 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	457	700	(243)	426	31	-35%	31	2,925	3,350	(425)	2,033	892	-13%
Bar Sales	9,271	4,200	5,071	9,184	87	121%	32	54,518	25,700	28,818	38,250	16,268	112%
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!		(9)	0	(9)	0	(9)	#DIV/0!
Total Revenue	9,728	4,900	4,828	9,610	118	99%		57,434	29,050	28,384	40,283	17,151	98%
Cost of Goods Sold													
Food	0	0	0	0	0	#DIV/0!	34	0	1,000	(1,000)	(9)	9	-100%
Beer	0	0	0	0	0	#DIV/0!	35	5,960	4,700	1,260	4,661	1,299	27%
Wine	0	0	0	0	0	#DIV/0!	36	713	500	213	331	383	43%
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	1,961	2,100	(139)	2,135	(174)	-7%
Bar Snacks	0	0	0	0	0	#DIV/0!	39	1,456	1,100	356	1,048	408	32%
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!		10,091	9,400	691	8,167	1,924	7%
Gross Profit	9,728	4,900	4,828	9,610	118	99%		47,344	19,650	27,694	32,116	15,228	141%
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	1915	2200	-285	0	1915	-13%	41	12,834	15,000	(2,166)	0	12,834	-14%
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	1,915	2,200	(285)	0	1,915	-13%		12,834	15,000	(2,166)	0	12,834	-14%
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	200	(200)	0	0	-100%
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	200	(200)	0	0	-100%
Income/(Loss) from Operations	7,813	2,700	5,113	9,610	(1,797)	189%		34,510	4,450	30,060	32,116	2,393	675%

**Siasconset
September, 2021
Membership**

September, 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
September, 2021
Grounds

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Golf Course Superintendent Gross	2,473	2,500	(27)	2,060	412	-1%	46	22,802	22,500	302	18,750	4,052	1%
Assistant Superintendent	1,442	1,458	(16)	1,236	206	-1%	47	13,393	13,122	271	11,250	2,143	2%
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	6,000	6,000	0	3,143	2,857	0%
Mechanic Gross	0	0	0	0	0	#DIV/0!	49	0	0	0	0	0	#DIV/0!
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
Seasonal Labor	8,403	9,000	(597)	3,763	4,640	-7%	51	49,594	45,000	4,594	29,647	19,947	10%
Total Payroll	12,318	12,958	(640)	7,060	5,258	-5%		91,789	86,622	5,167	62,789	28,999	6%
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	1,541	1,500	41	852	690	3%
Fertilizer	0	0	0	0	0	#DIV/0!	54	0	500	(500)	0	0	-100%
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	8,000	9,500	(1,500)	7,728	272	-16%
Tools	0	0	0	0	0	#DIV/0!	57	0	1,000	(1,000)	0	0	-100%
Shop Supplies	0	0	0	0	0	#DIV/0!	58	0	250	(250)	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	182	100	82	84	98	82%	60	375	450	(75)	431	(55)	-17%
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	61	0	2,500	(2,500)	0	0	-100%
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	0	0	0	0	#DIV/0!	65	649	2,500	(1,851)	0	649	-74%
Equipment - Repairs & Main	309	0	309	0	309	#DIV/0!	66	710	3,000	(2,290)	0	710	-76%
Irrigation - Repair & Main	0	0	0	320	(320)	#DIV/0!	67	2,219	2,000	219	454	1,766	11%
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	68	0	500	(500)	0	0	-100%
Contract Services	0	0	0	0	0	#DIV/0!	69	602	500	102	0	602	20%
Small Equipment Rental	0	0	0	0	0	#DIV/0!	70	0	1,000	(1,000)	0	0	-100%
Consultants	602	0	602	0	602	#DIV/0!	71	602	600	2	0	602	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	2,000	(2,000)	0	0	-100%
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	74	1,397	3,000	(1,603)	2,124	(727)	-53%
Total Operating Expenses	1,093	100	993	405	689	993%		16,096	31,300	(15,204)	11,588	4,508	-49%
Income/(Loss) from Operations	(13,411)	(13,058)	(353)	(7,465)	(5,946)	3%		(107,884)	(117,922)	10,038	(74,377)	(33,507)	-9%

Siasconset
September, 2021
Maintenance

Month To Date							Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	75	0	75	150	(75)	#DIV/0!	75	38,109	800	37,309	375	37,734	4664%
Golf Course Building Repair & Maint	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	77	0	0	0	0	0	#DIV/0!
Clubhouse HVAC R&M	0	0	0	0	0	#DIV/0!	78	0	0	0	0	0	#DIV/0!
Clubhouse Electrical R&M	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	80	0	0	0	0	0	#DIV/0!
Clubhouse Plumbing R&M	0	0	0	0	0	#DIV/0!	81	30	1,500	(1,470)	350	(320)	-98%
Oakson Septic System	0	0	0	0	0	#DIV/0!	82	0	0	0	0	0	#DIV/0!
Golf Course Building Plumbing R&M	0	0	0	0	0	#DIV/0!	83	0	0	0	0	0	#DIV/0!
Alarm System/Activity	0	0	0	0	0	#DIV/0!	84	2,341	1,310	1,031	1,310	1,030	79%
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	75	0	75	150	(75)	#DIV/0!		40,479	3,610	36,869	2,035	38,444	1021%
Income/(Loss) from Operations	(75)	0	(75)	(150)	75	#DIV/0!		(40,479)	(3,610)	0	(2,035)	(38,444)	1021%

Siasconset
September, 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	4,097	4,097	0	4,057	41	0%	90	16,388	16,388	0	16,226	162	0%
Total Payroll	4,097	4,097	0	4,057	41	0%		16,388	16,388	0	16,226	162	0%
Operating Expenses													
Office Supplies	0	0	0	0	0	#DIV/0!	91	860	400	460	799	61	115%
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!
Credit Card Merchant Services	2,838	1,200	1,638	2,686	152	137%	93	10,684	9,420	1,264	8,179	2,505	13%
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	94	0	0	0	323	(323)	#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	2,533	350	2,183	250	2,283	624%
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	100	(100)	0	0	-100%
Professional Accounting	2,500	3,000	(500)	2,000	500	-17%	98	7,500	8,000	(500)	6,000	1,500	-6%
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	#DIV/0!
Payroll Service	470	290	180	430	40	62%	100	3,738	2,440	1,298	2,570	1,169	53%
Trash Removal	226	250	(24)	124	102	-10%	101	614	700	(86)	601	14	-12%
License & Fees	0	0	0	0	0	#DIV/0!	102	1,780	1,650	130	255	1,525	8%
Electricity	0	300	(300)	279	(279)	-100%	103	44	7,537	(7,493)	7,202	(7,157)	-99%
Telephone	190	0	190	0	190	#DIV/0!	104	190	0	190	0	190	#DIV/0!
Water	178	125	53	80	98	42%	105	576	565	11	379	197	2%
Cable TV & Internet	0	188	(188)	190	(190)	-100%	106	1,872	1,692	180	1,730	142	11%
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	8,000	(8,000)	0	0	-100%	109	0	16,000	(16,000)	9,628	(9,628)	-100%
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.	1,196	1,000	196	1,631	(435)	20%	112	13,582	9,550	4,032	9,597	3,986	42%
Clubhouse cleaning labor	694	600	94	602	93	16%	113	2,157	2,900	(743)	2,802	(646)	-26%
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	8,292	14,953	(6,661)	8,020	272	-45%		46,130	61,304	(15,174)	50,314	(4,184)	-25%
Income/(Loss) from Operations	(12,389)	(19,050)	6,661	(12,076)	(312)	-35%		(62,518)	(77,692)	15,174	(66,540)	4,022	-20%
Depreciation Expense	0	0	0	0	0	#DIV/0!		57,504	57,419	85	57,419	85	0%
Income/(Loss) After Depreciation	(12,389)	(19,050)	6,661	(12,076)	(312)	-35%		(120,022)	(135,111)	15,089	(123,959)	3,938	-11%

SGC September Variance Report

Variance Code		Month Actual	Budget	Difference	% Variance	Justification
	GOLF SHOP					
	Revenue					
1	Play Cards	500	5,000	(4500)	-90%	Last year people seemed uncertain regarding staying due to Covid & purchased more cards
2	Annual Pass	2,700	1,000	1700	170%	More people using annual passes rather than play cards in september
3	Resident Discount Cards	0	0	0	0%	
4	Handicap (Non-Members)	0	0	0	0%	
5	Greens Fees	62,750	77,000	(14250)	-19%	Rain and 600 rounds of golf by JV highschool team this impacted afternoon rounds
6	Cart Fees	0	0	0	0%	
7	Golf Club Repair	0	0	0	0%	
8	Range Ball Sales	0	0	0	0%	
9	Club Rental Sets	3,940	2,500	1440	58%	We have better sets and more people are traveling without clubs
10	Walking Trolley Rental	3,651	5,000	(1349)	-27%	We over budgeted based on last years rounds perhaps covid related
11	Club/Cart Storage	0	0	0	0%	
12	Lessons	0	0	0	0%	
13	Golf Clinics	0	0	0	0%	
14	Tournaments	0	0	0	0%	
15	Merchandise	15,837	18,000	(2163)	-12%	many rain days. September had 3.3 inches for the month 20% of the days had rain
	Cost of Goods Sold					
16	Golf Shop	8,181	10,000	(1819)	-18%	Lower sales
17	Member 10% Shop Discounts	0	0	0	0%	
	Payroll Expense					
18	Golf Shop Manager	5,769	3,200	2569	80%	Class A golf pro salary, combined payroll +1941 over budget
19	Shop Clerks Gross	3,572	4,200	(628)	-15%	
	Operating Expenses					
20	Dues and Subscriptions	0	0	0	0%	
21	Club Car/Golf Car Lease	0	0	0	0%	
22	Tees, Markers, Etc.	0	200	(200)	-100%	
23	Score Cards	0	0	0	0%	
24	Uniforms / Clothing Allowance	0	0	0	0%	
25	Shipping (ups/fedex)	0	0	0	0%	
26	Office/Shop Supplies	0	0	0	0%	
27	Golf Course Water Supplies	0	0	0	0%	
28	Damaged Goods/Outdated Merchandise	0	0	0	0%	
29	Rental Clubs	0	0	0	0%	
30	Supplies	0	0	0	0%	
	FOOD & BEVERAGE					
	Revenue					
31	Food Sales	457	700	(243)	-35%	
32	Bar Sales	9,271	4,200	5071	121%	very good bar sales
33	Clubhouse Usage Fees (Rental)	0	0	0	0%	
	Cost of Goods Sold					
34	Food	0	0	0	0%	using inventory
35	Beer	0	0	0	0%	using inventory
36	Wine	0	0	0	0%	using inventory
37	Bar Paper/Supply Cost	0	0	0	0%	using inventory
38	Non- Alcoholic Beverage	0	0	0	0%	using inventory
39	Bar Snacks	0	0	0	0%	using inventory
40	Liquor	0	0	0	0%	using inventory
	Payroll Expense					
41	Payroll Bar/Wait Staff	1915	2200	(285)	-13%	
	Operating Expenses					
42	Dues and Subscriptions	0	0	0	0%	
43	Uniforms / Clothing Allowance	0	0	0	0%	
44	Clubhouse Floor Supplies	0	0	0	0%	
45	Clubhouse Cleaning & Supplies	0	0	0	0%	
	GROUND					
	Payroll Expense					
46	Golf Course Superintendent Gross	2,473	2,500	(27)	-1%	
47	Assistant Superintendent	1,442	1,458	(16)	-1%	
48	Asst. Superintendent #2	0	0	0	0%	
49	Mechanic Gross	0	0	0	0%	
50	Hourly Labor Gross	0	0	0	0%	
51	Seasonal Labor	8,403	9,000	(597)	-7%	Moved some guys from Sconset to Miacomet for the Mid Am
	Operating Expenses					
52	Water	0	0	0	0%	
53	Golf Course Supplies	0	0	(500)	#DIV/0!	
54	Fertilizer	0	0	0	0%	
55	Chemicals/Weed Control	0	0	0	0%	
56	Surfactants	0	0	0	0%	
57	Tools	0	0	0	0%	
58	Shop Supplies	0	0	0	0%	

59	Electric - Pump House & Irigation	0	0	0	0%	
60	Electric - Maintenance Building	182	100	82	82%	
61	Raw Materials & Topdressing	0	0	0	0%	
62	Seed	0	0	0	0%	
63	Gas, Oil & Diesel	0	0	0	0%	
64	Debris Disposal Removal	0	0	0	0%	
65	Golf Course Repairs & Main	0	0	0	0%	
66	Equipment - Repairs & Main	309	0	309	#DIV/0!	leak in hose on fairway mower/greens reel replacement
67	Irrigation - Repair & Main	0	0	0	0%	
68	Roads / Fences - Repair & Main	0	0	0	0%	
69	Contract Services	0	0	0	0%	
70	Small Equipment Rental	0	0	0	0%	
71	Consultants	602	0	602	0%	
72	Uniforms	0	0	0	0%	
73	Freight	0	0	0	0%	
74	Clubhouse Grounds	0	0	0	0%	
	MAINTENANCE					
	Operating Expenses					
75	Clubhouse Repair & Maintenance	75	0	75	#DIV/0!	
76	Golf Course Building Repair & Maint	0	0	0	0%	
77	Golf Course Building HVAC R&M	0	0	0	0%	
78	Clubhouse HVAC R&M	0	0	0	0%	
79	Clubhouse Electrical R&M	0	0	0	0%	
80	Golf Course Building Electrical R&M	0	0	0	0%	
81	Clubhouse Plumbing R&M	0	0	0	0%	
82	Oakson Septic System	0	0	0	0%	
83	Golf Course Building Plumbing R&M	0	0	0	0%	
84	Alarm System/Activity	0	0	0	0%	
85	Refrigeration	0	0	0	0%	
	GENERAL & ADMINISTRATIVE					
	Revenue					
86	Other Income	0	0	0	0%	
87	Interest Income	0	0	0	0%	
88	Winter Memberships	0	0	0	0%	
89	House Rental Income	0	0	0	0%	
	Payroll Expense					
90	Management Payment	4097	4097	0	0%	
	Operating Expenses					
91	Office Supplies	0	0	0	0%	
92	Bank & Finance Charges	0	0	0	0%	
93	Credit Card Merchant Services	2,838	1,200	1638	137%	more sales
94	Dues and Subscriptions	0	0	0	0%	
95	Travel and Education	0	0	0	0%	
96	POS Support/Computer Support	0	0	0	0%	
97	Legal Fees	0	0	0	0%	
98	Professional Accounting	2,500	3,000	(500)	-17%	
99	Cell Phones	0	0	0	0%	
100	Payroll Service	470	290	180	62%	More employees
101	Trash Removal	226	250	(24)	-10%	
102	License & Fees	0	0	0	0%	
103	Electricity	0	300	(300)	-100%	
104	Telephone	190	0	190	#DIV/0!	
105	Water	178	125	53	42%	
106	Cable TV & Internet	0	188	(188)	-100%	
107	Web Site	0	0	0	0%	
108	EPLI Insurance	0	0	0	0%	
109	Insurance - Property/Liability	0	8,000	(8000)	-100%	
110	Insurance - Workers Comp	0	0	0	0%	
111	Retirement Plan	0	0	0	0%	
112	Payroll Taxes - Mgmt. & Empl. Exp.	1,196	1,000	196	20%	More employees
113	Clubhouse cleaning labor	694	600	94	16%	
114	Interest Expense	0	0	0	0%	
115	Suspense	0	0	0	0%	

Miacomet
Balance Sheet
September 2021

Assets

	Current YTD	Prior YTD
NGM - MIA Operating Account	\$874,462.28	\$892,737.93
Golf Shop Cash	\$600.00	\$600.00
Restaurant Cash	\$1,800.00	\$1,800.00
Change Bank	\$1,000.00	\$1,000.00
Petty Cash	\$300.00	\$300.00
Credit Cards Pro Shop	\$30,976.46	(\$25,813.60)
Credit Cards F&B	\$15,042.93	\$5,269.39
ACH Payment Admin	(\$2,097.42)	\$33,244.59
Total Cash	\$922,084.25	\$909,138.31
Accounts Receivable	\$215,412.23	\$202,061.97
Accounts Receivable-Siasconset Golf	\$40,054.75	\$24,474.28
Total Accounts Receivable	\$255,466.98	\$226,536.25
Inventory Golf Shop	\$173,842.34	\$92,089.14
Rental Club Inventory	\$600.00	\$300.00
Inventory Food	\$10,796.89	\$10,358.31
Inventory Bar	\$22,041.51	\$11,382.26
Inventory Wine	\$19,851.55	\$14,998.37
Inventory Pesticides	\$110,161.27	\$80,921.10
Total Inventory	\$337,293.56	\$210,049.18
Prepaid Expenses- Administration	\$52,938.26	\$69,466.66
Total Prepaid Expenses	\$52,938.26	\$69,466.66
Loan / Trailer	\$0.00	\$0.00
NGM Inc Exchange Account	\$0.00	\$0.00
Employee Advances	\$1,000.00	\$0.00
Management Contract Escrow	\$17,819.46	\$17,761.77
Total Other Assets	\$18,819.46	\$17,761.77
Total Current Assets	\$1,586,602.51	\$1,432,952.17
Accumulated Amortization	(\$249.46)	\$0.00
Total Accumulated Amortization	(\$249.46)	\$0.00
Logo	\$4,082.00	\$0.00
Clubhouse	\$11,622,076.31	\$11,039,978.09
Golf Shop Renovations	(\$4.27)	\$0.00
ClubhouseDeck Awning	\$0.00	\$10,540.00
Clubhouse Grounds	\$39,900.00	\$20,500.00
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$989,744.52	\$857,175.56
Accum Depr/Amort	(\$10,312,543.17)	(\$9,390,748.34)
10 Year assets for expansion	\$349,835.00	\$349,835.00
20 Year assets for expansion	\$3,740.00	\$3,740.00
7 Year assets for expansion	\$971.00	\$971.00
Club House Renovations	\$0.00	\$0.00
Clubhouse Furn & Fix	\$35,139.04	\$13,425.67
Computer System	\$157,727.40	\$152,973.40

Miacomet
Balance Sheet
September 2021

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
Leasehold Improvements	\$4,193,521.36	\$4,132,447.41
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$13,123.76	\$13,123.76
Unspecified- (Equipment)	\$164,308.00	\$158,538.27
Kitchen Equipment	\$29,299.55	\$29,299.55
Phone System	\$4,803.36	\$4,803.36
Dormitory	\$2,311,353.38	\$2,257,813.78
Total Fixed Assets	<u>\$18,111,326.04</u>	<u>\$18,158,665.31</u>
Total Fixed Assets	<u>\$18,111,076.58</u>	<u>\$18,158,665.31</u>
Total Assets	<u><u>\$19,697,679.09</u></u>	<u><u>\$19,591,617.48</u></u>

**Miacomet
Balance Sheet
September 2021**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$134,739.99	\$990.35
Total Accounts Payable	\$134,739.99	\$990.35
Total Accounts Payable	\$134,739.99	\$990.35
Lease payable TCF 008-0717174-300	\$0.00	\$8,279.25
MA Sales Tax Payables Golf	\$5,706.76	\$8,964.28
MA Meals Tax Payable	\$12,609.34	\$10,171.21
Lease payable TCF - 008-0717174-301	\$58,822.73	\$100,312.75
Clubhouse Payment	(\$64,994.25)	(\$231,176.76)
Total Accounts Payable	\$12,144.58	(\$103,449.27)
Accrued Payroll & Related Expenses	\$36,419.43	\$115,413.27
Employee Bonus Fund	\$150.00	\$9,024.58
Total Payroll	\$36,569.43	\$124,437.85
Chit CR Book (Tourn. Gift Cert.)	\$200.00	\$0.00
Gift Certificate Issued	\$56,883.74	\$45,246.19
Total Gift Certificate	\$57,083.74	\$45,246.19
Deferred Revenue	\$31,670.00	\$19,685.01
Total Deferred Revenue	\$31,670.00	\$19,685.01
Gratuity Liability Bar	(\$330.06)	\$17.24
Total Gratuity	(\$330.06)	\$17.24
Accrued Payables	\$0.00	\$0.00
Total Accrued Payables	\$0.00	\$0.00
Lease Payable- PNC #1188236-1	\$97,087.89	\$0.00
Total Lease Payable	\$97,087.89	\$0.00
Land Bank Advance on Operations	\$20,281,300.55	\$20,456,938.91
NLB – ST Advances	\$0.00	\$0.00
Total Other Funds	\$20,281,300.55	\$20,456,938.91
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	\$24,845,259.13	\$24,872,608.93
Total Liabilities	\$24,979,999.12	\$24,873,599.28
Retained Earnings	(\$6,105,450.62)	(\$6,314,590.10)
Total Retained Earnings	(\$6,105,450.62)	(\$6,314,590.10)
NLB Equity Contribution	\$0.00	\$80,795.94
Total NLB Equity Contribution	\$0.00	\$80,795.94
Total Current Year P&L	\$823,130.59	\$951,812.36
Total Equity	(\$5,282,320.03)	(\$5,281,981.80)
Total Liabilities and Equity	\$19,697,679.09	\$19,591,617.48

Miacomet
September, 2021
Summary

		Month To Date						YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	3,405	3,000	405	5,055	(1,650)	14%	26,280	23,400	398	14,923	11,357	12%
	Covers	6,245	2,000	4,245	6,379	(134)	212%	45,783	14,000	31,783	15,916	29,867	227%
Revenue													
	Golf Shop Revenue	471,269	647,312	(176,043)	629,730	(158,461)	-27%	3,183,562	3,089,948	93,614	3,019,596	163,966	3%
	Food & Beverage	181,819	151,000	30,819	138,854	42,964	20%	1,256,610	855,000	401,610	593,268	663,342	47%
	Initiation Fees	0	0	0	0	0	#DIV/0!	97,200	63,000	34,200	43,200	54,000	54%
	Membership Dues	(3,761)	0	(3,761)	0	(3,761)	#DIV/0!	1,373,562	1,468,810	(95,248)	1,332,538	41,024	-6%
	Member Finance Charges	110	0	110	220	(110)	#DIV/0!	2,877	4,700	(1,823)	5,591	(2,714)	-39%
	Miscellaneous	14,571	7,500	7,071	14,357	214	94%	175,881	57,500	118,381	93,045	82,836	206%
	Total Revenue	664,008	805,812	(141,804)	783,161	(119,153)	-18%	6,089,692	5,538,958	550,734	5,087,239	1,002,454	10%
Cost of Goods Sold													
	Golf Shop	61,593	60,000	1,593	57,911	3,682	3%	353,542	279,425	74,117	274,889	78,654	27%
	Food & Beverage	88,957	53,000	35,957	54,341	34,616	68%	503,154	284,500	218,654	239,556	263,598	77%
	Total Cost of Goods Sold	150,550	113,000	37,550	112,252	38,298	33%	856,696	563,925	292,771	514,445	342,252	52%
	Gross Profit	513,458	692,812	(179,354)	670,909	(157,451)	-26%	5,232,996	4,975,033	257,963	4,572,794	660,202	5%
Payroll Expense													
	Golf Shop	79,477	93,612	(14,135)	114,745	(35,268)	-15%	590,833	569,908	20,925	536,394	54,439	4%
	Food & Beverage	51,899	46,693	5,206	49,076	2,823	11%	459,570	339,237	120,333	273,209	186,362	35%
	General & Administrative	28,313	28,044	270	27,142	1,172	1%	256,745	252,393	4,352	245,492	11,253	2%
	Grounds	126,352	113,791	12,561	110,517	15,834	11%	806,918	784,119	22,799	680,105	126,812	3%
	Total Payroll	286,041	282,140	3,902	301,480	(15,439)	1%	2,114,067	1,945,657	168,410	1,735,200	378,866	9%
Operating Expenses													
	Golf Shop	19,991	31,541	(11,550)	30,592	(10,601)	-37%	182,420	187,315	(4,895)	193,212	(10,792)	-3%
	Food & Beverage	13,469	8,567	4,902	8,788	4,681	57%	85,807	73,603	12,204	72,571	13,236	17%
	Membership	0	0	0	21,600	(21,600)	#DIV/0!	19,800	69,000	(49,200)	21,600	(1,800)	-71%
	Maintenance	30,163	3,400	26,763	3,085	27,078	787%	56,667	26,600	30,067	29,580	27,088	113%
	General & Administrative	143,740	162,888	(19,148)	124,722	19,018	-12%	1,120,913	993,910	127,003	885,735	235,178	13%
	Grounds	44,767	30,558	14,209	44,721	46	47%	316,901	355,311	(38,410)	256,189	60,712	-11%
	Total Operating Expenses	252,130	236,954	15,176	233,508	18,622	6%	1,782,509	1,705,739	76,770	1,458,887	323,622	5%
	Total Expense	538,171	519,094	19,078	534,988	3,183	4%	3,896,575	3,651,396	245,179	3,194,087	202,886	7%
	Income/(Loss) from Operations	(24,713)	173,718	(198,431)	135,921	(160,634)	-114%	1,336,421	1,323,637	12,784	1,378,707	(42,286)	1%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	463,655	278,202	185,453	420,883	42,771	67%
	Net After Depreciation	(24,713)	173,718	(198,431)	135,921	(160,634)	-114%	872,766	1,045,435	(172,669)	957,824	(85,057)	-17%

Miacomet
September, 2021
Departmental Summary

September, 2021		Month To Date						Year To Date					
Departmental Summary		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	3,405	3,000	405	5,055	(1,650)	14%	26,280	23,400	398	14,923	11,357	12%
	Covers	6,245	2,000	4,245	6,379	(134)	212%	45,783	14,000	31,783	15,916	29,867	227%
Golf Shop													
Revenue		471,269	647,312	(176,043)	629,730	(158,461)	-27%	3,183,562	3,089,948	93,614	3,019,596	163,966	3%
Cost of Goods Sold		61,593	60,000	1,593	57,911	3,682	3%	353,542	279,425	74,117	274,889	78,654	27%
Payroll Expense		79,477	93,612	(14,135)	114,745	(35,268)	-15%	590,833	569,908	20,925	536,394	54,439	4%
Operating Expense		19,991	31,541	(11,550)	30,592	(10,601)	-37%	182,420	187,315	(4,895)	193,212	(10,792)	-3%
Net Profit / (Loss)		310,208	462,159	(151,951)	426,481	(116,274)	-33%	2,056,767	2,053,300	3,467	2,015,101	41,665	0%
Food & Beverage													
Revenue		181,819	151,000	30,819	138,854	42,964	20%	1,256,610	855,000	401,610	593,268	663,342	47%
Cost of Goods Sold		88,957	53,000	35,957	54,341	34,616	68%	503,154	284,500	218,654	239,556	263,598	77%
Payroll Expense		51,899	46,693	5,206	49,076	2,823	11%	459,570	339,237	120,333	273,209	186,362	35%
Operating Expense		13,469	8,567	4,902	8,788	4,681	57%	85,807	73,603	12,204	72,571	13,236	17%
Net Profit / (Loss)		27,494	42,740	(15,246)	26,650	844	-36%	208,079	157,660	50,419	7,932	200,147	32%
Membership													
Dues		(3,761)	0	(3,761)	0	(3,761)	#DIV/0!	1,373,562	1,468,810	(95,248)	1,332,538	41,024	-6%
Initiation Fees		0	0	0	0	0	#DIV/0!	97,200	63,000	34,200	43,200	54,000	54%
Member Finance Charges		110	0		220	(110)	#DIV/0!	2,877	4,700		5,591	(2,714)	-39%
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	21,600	(21,600)	#DIV/0!	19,800	69,000	(49,200)	21,600	(1,800)	-71%
Net Profit / (Loss)		(3,650)	0	(3,650)	(21,380)	17,730	#DIV/0!	1,453,839	1,467,510	(13,671)	1,359,729	94,110	-1%
Grounds													
Payroll Expense		126,352	113,791	12,561	110,517	15,834	11%	806,918	784,119	22,799	680,105	126,812	3%
Operating Expense		44,767	30,558	14,209	44,721	46	47%	316,901	355,311	(38,410)	256,189	60,712	-11%
Net Profit / (Loss)		(171,119)	(144,349)	(26,770)	(155,239)	(15,880)	19%	(1,123,819)	(1,139,430)	15,611	(936,294)	(187,525)	-1%
General & Administrative													
Revenue		14,571	7,500	7,071	14,357	214	94%	175,881	57,500	118,381	81,045	94,836	206%
Payroll Expense		28,313	28,044	270	27,142	1,172	1%	256,745	252,393	4,352	245,492	11,253	2%
Operating Expense		143,740	162,888	(19,148)	124,722	19,018	-12%	1,120,913	993,910	127,003	885,735	235,178	13%
Net Profit / (Loss)		(157,482)	(183,432)	25,950	(137,507)	(19,975)	-14%	(1,201,777)	(1,188,803)	(12,974)	(1,050,182)	(151,595)	1%
Maintenance													
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		30,163	3,400	26,763	3,085	27,078	787%	56,667	26,600	30,067	29,580	27,088	113%
Net Profit / (Loss)		(30,163)	(3,400)	(26,763)	(3,085)	(27,078)	787%	(56,667)	(26,600)	(30,067)	(29,580)	(27,088)	113%
Income/(Loss) from Operations		(24,713)	173,718	(198,431)	135,921	(160,634)	-114%	1,336,421	1,323,637	12,784	1,366,707	(30,286)	1%
Depreciation Expense		0	0	0	0	0	#DIV/0!	463,655	278,202	185,453	420,883	42,771	67%
Net After Depreciation		(24,713)	173,718	(198,431)	135,921	(160,634)	-114%	872,766	1,045,435	(172,669)	945,824	(73,057)	-17%

Miacomet
September, 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	700	(700)	#DIV/0!	2	3,600	0	3,600	700	2,900	#DIV/0!
Resident Discount Cards	200	1,000	(800)	900	(700)	-80%	3	55,700	50,000	5,700	49,975	5,725	11%
Handicap (Non-Members)	0	350	(350)	350	(350)	-100%	4	280	1,330	(1,050)	1,330	(1,050)	-79%
Greens Fees	247,220	390,000	(142,780)	369,835	(122,615)	-37%	5	1,664,725	1,586,700	78,025	1,731,155	(66,430)	5%
Cart Fees	30,504	50,000	(19,496)	54,555	(24,050)	-39%	6	281,369	195,500	85,869	246,097	35,272	44%
Golf Club Repair	172	100	72	206	(34)	72%	7	1,078	750	328	617	461	44%
Range Ball Sales	16,345	25,000	(8,655)	24,988	(8,643)	-35%	8	146,532	129,710	16,822	127,010	19,523	13%
Club Rental Sets	10,127	10,000	127	9,821	306	1%	9	72,203	54,000	18,203	33,609	38,594	34%
Walking Trolley Rental	4,109	4,500	(391)	4,595	(486)	-9%	10	21,194	24,200	(3,006)	23,935	(2,741)	-12%
Club/Cart Storage	0	0	0	0	0	#DIV/0!	11	21,318	30,000	(8,682)	20,282	1,035	-29%
Lessons	61,152	25,000	36,152	65,998	(4,846)	145%	12	280,895	363,000	(82,105)	337,889	(56,994)	-23%
Golf Clinics	5,040	1,000	4,040	0	5,040	404%	13	16,680	45,500	(28,820)	0	16,680	-63%
Tournaments	0	31,000	(31,000)	0	0	-100%	14	10,465	39,500	(29,035)	1,570	8,895	-74%
Merchandise	96,138	95,000	1,138	97,786	(1,647)	1%	15	603,200	440,500	162,700	445,474	157,726	37%
Over/Under	1	0	1	(4)	4	#DIV/0!		(73)	0	(73)	(48)	(25)	#DIV/0!
Total Revenue	471,009	632,950	(161,941)	629,730	(158,721)	-26%		3,179,167	2,960,690	218,477	3,019,596	159,571	7%
Cost of Goods Sold													
Golf Shop	60,347	60,000	347	57,925	2,421	1%	16	347,062	279,425	67,637	274,994	72,068	24%
Member 10% Shop Discounts	1,246	0	1,246	(14)	1,260	#DIV/0!		6,480	0	6,480	(106)	6,586	#DIV/0!
Total Cost of Goods Sold	61,593	60,000	1,593	57,911	3,682	3%		353,542	279,425	74,117	274,889	78,654	27%
Gross Profit	409,416	572,950	(163,534)	571,819	(162,403)	-29%		2,825,625	2,681,265	144,360	2,744,707	80,917	5%
Payroll Expense													
Golf Lessons	28,224	43,000	(14,776)	60,993	(32,769)	-34%	17	217,764	235,000	(17,237)	255,367	(37,603)	-7%
Gripping	153	50	103	143	11	206%	18	1,145	500	645	591	554	129%
Golf Clinic	418	0	418	0	418	#DIV/0!	19	12,204	30,950	(18,746)	0	12,204	-61%
Director of Golf Gross	7,578	7,662	(84)	7,356	222	-1%	20	69,716	68,958	758	66,942	2,774	1%
Head Golf Pro	8,743	14,200	(5,457)	8,400	343	-38%	21	62,806	82,800	(19,994)	42,000	20,806	-24%
Golf Professional Subs	4,652	7,200	(2,548)	5,486	(834)	-35%	22	27,085	25,200	1,885	21,051	6,033	7%
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	7,506	5,500	2,006	9,349	(1,843)	36%	25	75,047	37,000	38,047	53,056	21,991	103%
Outside Services Payroll	22,204	16,000	6,204	23,019	(815)	39%	26	125,067	89,500	35,567	97,388	27,679	40%
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	79,477	93,612	(14,135)	114,745	(35,268)	-15%		590,833	569,908	20,925	536,394	54,439	4%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	27	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	162	0	162	1,052	(890)	#DIV/0!	28	5,076	3,750	1,326	3,397	1,679	35%
Travel and Education	81	500	(419)	0	81	-84%	29	568	2,500	(1,932)	1,507	(939)	-77%
Club Car/Golf Car Lease	13,410	14,041	(631)	14,041	(631)	-4%	30	82,805	70,205	12,600	84,446	(1,640)	18%

Visage GPS	2,752	2,700	52	2,752	0	2%	31	25,017	24,300	717	24,508	509	3%
Range Supplies	319	0	319	0	319	#DIV/0!	32	10,197	6,000	4,197	10,464	(267)	70%
Golf Cart Repairs & Maintenance	0	500	(500)	803	(803)	-100%	33	6,245	1,500	4,745	1,603	4,642	316%
Range Picker Repair & Maintenance	323	0	323	0	323	#DIV/0!	34	733	800	(67)	804	(71)	-8%
Range Balls	0	0	0	0	0	#DIV/0!	35	8,700	9,000	(300)	9,338	(638)	-3%
Tees, Markers, Etc.	210	2,500	(2,290)	10,089	(9,880)	-92%	36	7,171	12,500	(5,329)	12,255	(5,085)	-43%
Score Cards	0	0	0	0	0	#DIV/0!	37	2,856	2,210	646	2,210	646	29%
Uniforms / Clothing Allowance	0	0	0	607	(607)	#DIV/0!	38	3,458	4,000	(542)	4,010	(551)	-14%
Bag Tags	95	0	95	0	95	#DIV/0!	39	498	500	(2)	0	498	0%
Shipping (ups/fedex)	(64)	100	(164)	(103)	39	-164%	40	912	850	62	1,163	(251)	7%
Office/Shop Supplies	0	200	(200)	339	(339)	-100%	41	1,777	1,200	577	1,457	319	48%
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	15,010	14,000	1,010	13,935	1,075	7%
Golf Course Water Supplies	0	0	0	791	(791)	#DIV/0!	44	800	3,000	(2,200)	791	9	-73%
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	45	52	0	52	0	52	#DIV/0!
Rental Clubs	0	0	0	0	0	#DIV/0!	46	5,153	12,000	(6,847)	10,935	(5,781)	-57%
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	47	584	0	584	0	584	#DIV/0!
Golf Shop Small Equipment	0	0	0	0	0	#DIV/0!	48	0	2,000	(2,000)	2,514	(2,514)	-100%
Tournament Expenses	2,570	10,000	(7,430)	0	2,570	-74%	49	4,609	14,000	(9,391)	4,147	463	-67%
Tournament Supplies	133	1,000	(867)	219	(86)	-87%	50	199	3,000	(2,801)	1,983	(1,784)	-93%
Supplies	0	0	0	0	0	#DIV/0!	51	0	0	0	1,746	(1,746)	#DIV/0!
Total Operating Expenses	19,991	31,541	(11,550)	30,592	(10,601)	-37%		182,420	187,315	(4,895)	193,212	(10,792)	-3%
Income/(Loss) from Operations	309,948	447,797	(137,849)	426,481	(116,534)	-31%		2,052,372	1,924,042	128,330	2,015,101	37,270	7%

Miacomet
September, 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	106,959	75,000	31,959	67,128	39,830	43%	52	707,647	420,000	287,647	284,622	423,024	68%
Bar Sales	74,859	76,000	(1,141)	71,726	3,133	-2%	53	548,842	435,000	113,842	308,672	240,170	26%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!
Over/Under	1	0	1	0	1	#DIV/0!		121	0	121	(27)	148	#DIV/0!
Total Revenue	181,819	151,000	30,819	138,854	42,964	20%		1,256,610	855,000	401,610	593,268	663,342	47%
Cost of Goods Sold													
Food	57,631	38,000	19,631	28,674	28,957	52%	55	329,232	182,000	147,232	134,894	194,338	81%
Beer	11,988	6,000	5,988	8,399	3,590	100%	56	51,618	36,500	15,118	34,459	17,159	41%
Wine	7,731	3,000	4,731	5,159	2,572	158%	57	49,944	20,000	29,944	21,909	28,035	150%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	58	0	0	0	(172)	172	#DIV/0!
Non- Alcoholic Beverage	3,125	2,000	1,125	2,855	271	56%	59	19,711	14,500	5,211	15,082	4,628	36%
Bar Snacks	605	500	105	1,659	(1,054)	21%	60	2,410	5,000	(2,590)	3,765	(1,355)	-52%
Liquor	7,877	3,500	4,377	7,596	281	125%	61	46,506	26,500	20,006	29,619	16,887	75%
Member Food 10% Discount	0	0	0	0	0	#DIV/0!		3,734	0	3,734	0	3,734	#DIV/0!
Total Cost of Goods Sold	88,957	53,000	35,957	54,341	34,616	68%		503,154	284,500	218,654	239,556	263,598	77%
Gross Profit	92,861	98,000	(5,139)	84,513	8,348	-5%		753,456	570,500	182,956	353,712	399,744	32%
Payroll Expense													
Food & Beverage Manager	6032.95	6100	(67)	5587.91	445	-1%	62	55,503	54,900	603	45,635	9,869	1%
Restaurant Manager	2957	2760	197	0	2,957	7%	63	25,484	24,840	644	0	25,484	3%
Chef Gross	6181	6250	(69)	0	6,181	-1%	64	56,868	56,250	618	23,134	33,734	1%
Payroll Bar/Wait Staff	17360	15000	2,360	20211.72	(2,851)	16%	65	164,889	87,000	77,889	95,427	69,462	90%
Cook Gross	4698	4583	115	5769.24	(1,071)	3%	66	42,069	41,247	822	44,423	(2,354)	2%
Kitchen Staff/Dishwashers Gross	14,670	12,000	2,670	17,507	(2,837)	22%	67	114,756	75,000	39,756	64,589	50,167	53%
Total Payroll	51,899	46,693	5,206	49,076	2,823	11%		459,570	339,237	120,333	273,209	186,362	35%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	264.56	50	215	0	265	429%	69	3,870	450	3,420	480	3,390	760%
Travel and Education	1485	0	1,485	1,000	485	#DIV/0!	70	7,485	5,000	2,485	6,500	985	50%
Uniforms / Clothing Allowance	0	0	0	728	(728)	#DIV/0!	71	3,536	3,000	536	3,073	463	18%
Clubhouse Cleaning Labor	6,741	4,167	2,574	3,224	3,517	62%	72	38,466	37,503	963	27,717	10,749	3%
Clubhouse Floor Supplies	2409	1000	1,409	680	1,730	141%	73	10,344	9,400	944	11,617	(1,273)	10%
China, Glass & Silver	331	500	(169)	0	331	-34%	74	1,148	1,000	148	1,299	(151)	15%
Kitchen Cleaning & Dishwasher Supplies	0	450	(450)	0	0	-100%	75	1,204	4,050	(2,846)	381	823	-70%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	442	200	242	535	(93)	121%	77	442	1,000	(558)	1,051	(609)	-56%
Bar Repair & Maintenance	0	500	(500)	0	0	-100%	78	0	1,000	(1,000)	731	(731)	-100%
Bar Small Equipment	101	0	101	689	(588)	#DIV/0!	79	1,943	500	1,443	4,869	(2,926)	289%
Kitchen Small Equipment	130	0	130	391	(261)	#DIV/0!	80	3,838	2,000	1,838	3,058	781	92%
Clubhouse Small Equipment	0	500	(500)	0	0	-100%	81	0	1,000	(1,000)	2,759	(2,759)	-100%
Kitchen Laundry	0	0	0	221	(221)	#DIV/0!	82	598	450	148	913	(315)	33%
Kitchen Paper & Supplies	1,482	1,000	482	1,321	161	48%	83	11,336	6,200	5,136	7,345	3,991	83%
Clubhouse Cleaning & Supplies	82	150	(68)	0	82	-45%	84	132	600	(468)	334	(202)	-78%
Flowers/Decorations	0	50	(50)	0	0	-100%	85	1,594	450	1,144	445	1,150	254%
Total Operating Expenses	13,469	8,567	4,902	8,788	4,681	57%		85,938	73,603	12,335	72,571	13,366	17%
Income/(Loss) from Operations	27,494	42,740	(15,246)	26,650	844	-36%		207,948	157,660	50,288	7,932	200,016	32%

Miacomet
September, 2021
Membership

September, 2021 Membership		Month To Date						Variance Code	YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue														
Initiation Fees		0	0	0	0	0	#DIV/0!	86	97,200	63,000	34,200	43,200	54,000	54%
Member Dues		(3,761)	0	(3,761)	0	(3,761)	#DIV/0!	87	1,373,562	1,468,810	(95,248)	1,332,538	41,024	-6%
Member Finance Charges		110	0	110	220	(110)	#DIV/0!	88	2,877	4,700	(1,823)	5,591	(2,714)	-39%
Total Revenue		(3,650)	0	(3,650)	220	(3,870)	#DIV/0!		1,473,639	1,536,510	(62,871)	1,381,329	92,310	-4%
Operating Expenses														
Capital Fund from Init. Fees		0	0	0	21,600	(21,600)	#DIV/0!	89	19,800	63,000	(43,200)	21,600	(1,800)	-69%
Member Relations		0	0	0	0	0	#DIV/0!	90	0	6,000	(6,000)	0	0	-100%
Total Operating Expenses		0	0	0	21,600	(21,600)	#DIV/0!		19,800	69,000	(49,200)	21,600	(1,800)	-71%
Income/(Loss) from Operations		(3,650)	0	(3,650)	(21,380)	17,730	#DIV/0!		1,453,839	1,467,510	(13,671)	1,359,729	94,110	-1%

Miacomet
September, 2021
Grounds

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Golf Course Superintendent Gross	13,763	13,916	(153)	13,376	387	-1%	91	126,620	125,244	1,376	121,725	4,895	1%
Assistant Superintendent	8,283	8,375	(92)	8,036	247	-1%	92	76,203	75,375	828	73,125	3,078	1%
Asst. Superintendent #2	6,841	6,917	(76)	5,275	1,566	-1%	93	62,937	62,253	684	43,735	19,203	1%
Mechanic Gross	11,016	6,583	4,433	6,821	4,195	67%	94	69,015	59,247	9,768	61,192	7,823	16%
Hourly Labor Gross	2,048	8,000	(5,952)	3,230	(1,182)	-74%	95	18,930	52,000	(33,070)	52,543	(33,613)	-64%
Seasonal Labor	84,401	70,000	14,401	73,781	10,620	21%	96	453,212	410,000	43,212	327,786	125,426	11%
Total Payroll	126,352	113,791	12,561	110,517	15,834	11%		806,918	784,119	22,799	680,105	126,812	3%
Operating Expenses													
Water	151	80	71	87	64	89%	97	680	720	(40)	1,032	(352)	-6%
Golf Course Supplies	0	0	0	0	0	#DIV/0!	98	4,861	10,500	(5,639)	7,064	(2,203)	-54%
Fertilizer	0	2,000	(2,000)	1,604	(1,604)	-100%	99	8,428	18,500	(10,072)	3,750	4,679	-54%
Chemicals/Weed Control	3,348	0	3,348	14,484	(11,137)	#DIV/0!	100	65,420	75,867	(10,447)	30,994	34,425	-14%
Surfactants	0	0	0	0	0	#DIV/0!	101	7,671	21,000	(13,330)	20,039	(12,369)	-63%
Tools	2,346	0	2,346	803	1,543	#DIV/0!	102	12,019	6,000	6,019	3,828	8,192	100%
Shop Supplies	430	625	(195)	99	332	-31%	103	5,552	5,625	(73)	5,200	352	-1%
Electric - Pump House & Irrigation	0	1,750	(1,750)	3,038	(3,038)	-100%	104	8,619	10,800	(2,181)	8,875	(256)	-20%
Electric - Maintenance Building	763	600	163	680	83	27%	105	5,250	4,850	400	3,789	1,461	8%
Liquid Propane	0	0	0	0	0	#DIV/0!	106	3,505	5,200	(1,695)	4,940	(1,435)	-33%
Cell Phones	114	206	(92)	93	21	-45%	107	2,288	1,854	434	1,288	1,000	23%
Raw Materials & Topdressing	9,246	2,500	6,746	2,304	6,942	270%	108	22,969	17,000	5,969	16,666	6,303	35%
Seed	0	0	0	0	0	#DIV/0!	109	0	500	(500)	0	0	-100%
Gas, Oil & Diesel	4,343	3,000	1,343	2,734	1,610	45%	110	17,440	16,000	1,440	11,438	6,002	9%
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	111	0	500	(500)	0	0	-100%
Golf Course Repairs & Main	952	3,000	(2,048)	0	952	-68%	112	3,440	8,000	(4,560)	0	3,440	-57%
Equipment - Repairs & Main	8,377	5,000	3,377	6,554	1,823	68%	113	39,142	38,000	1,142	33,963	5,179	3%
Irrigation - Repair & Main	686	0	686	849	(163)	#DIV/0!	114	35,414	15,700	19,714	22,342	13,071	126%
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	115	1,199	2,000	(801)	0	1,199	-40%
Contract Services	508	1,000	(492)	150	358	-49%	116	1,488	2,000	(512)	4,440	(2,952)	-26%
Small Equipment Rental	0	0	0	0	0	#DIV/0!	117	0	500	(500)	460	(460)	-100%
Leases (Utility Vehicles)	9,083	7,841	1,242	7,820	1,263	16%	118	48,184	46,941	1,243	47,392	793	3%
Consultants	0	1,500	(1,500)	0	0	-100%	119	438	7,500	(7,063)	0	438	-94%
Office Supplies	815	0	815	0	815	#DIV/0!	120	1,027	2,000	(973)	0	1,027	-49%
Cable TV & Internet	0	106	(106)	110	(110)	-100%	121	531	954	(423)	788	(257)	-44%
Telephone	0	50	(50)	0	0	-100%	122	0	450	(450)	0	0	-100%
Travel and Education	0	0	0	0	0	#DIV/0!	123	120	4,500	(4,380)	4,120	(4,000)	-97%
Dues & Subscriptions	0	0	0	775	(775)	#DIV/0!	124	2,051	1,750	301	1,900	151	17%
Uniforms	0	0	0	417	(417)	#DIV/0!	125	3,929	9,500	(5,571)	5,906	(1,976)	-59%
Storage Container Rental	0	0	0	0	0	#DIV/0!	126	0	0	0	0	0	#DIV/0!
Employee Relations	0	300	(300)	0	0	-100%	127	260	600	(340)	0	260	-57%
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	128	0	0	0	0	0	#DIV/0!
Freight	2,606	1,000	1,606	524	2,082	161%	129	12,611	12,000	611	6,772	5,839	5%
Clubhouse Grounds	1,000	0	1,000	1,596	(596)	#DIV/0!	130	2,365	8,000	(5,635)	9,204	(6,839)	-70%
Total Operating Expenses	44,767	30,558	14,209	44,721	46	47%		316,901	355,311	(38,410)	256,189	60,712	-11%
Income/(Loss) from Operations	(171,119)	(144,349)	(26,770)	(155,239)	(15,880)	19%		(1,123,819)	(1,139,430)	15,611	(936,294)	(187,525)	-1%

Miacomet
September, 2021
Maintenance

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	3,546	500	3,046	400	3,145	609%	131	12,050	4,500	7,550	6,509	5,542	168%
Golf Course Building Repair & Maint	1,279	500	779	630	649	156%	132	4,447	4,500	(53)	10,088	(5,641)	-1%
Golf Course Building HVAC R&M	0	200	(200)	0	0	-100%	133	0	1,800	(1,800)	0	0	-100%
Clubhouse HVAC R&M	0	300	(300)	0	0	-100%	134	3,927	2,700	1,227	0	3,927	45%
Clubhouse Electrical R&M	4,681	1,000	3,681	0	4,681	368%	135	8,123	2,500	5,623	112	8,011	225%
Golf Course Building Electrical R&M	7,614	0	7,614	1,379	6,235	#DIV/0!	136	7,614	1,000	6,614	2,811	4,803	661%
Clubhouse Plumbing R&M	0	0	0	0	0	#DIV/0!	137	2,548	1,500	1,048	955	1,593	70%
Oakson Septic System	0	0	0	0	0	#DIV/0!	138	0	3,500	(3,500)	0	0	-100%
Golf Course Building Plumbing R&M	8,485	0	8,485	0	8,485	#DIV/0!	139	9,285	0	9,285	3,155	6,130	#DIV/0!
Alarm System/Activity	1,595	500	1,095	0	1,595	219%	140	4,091	1,000	3,091	1,715	2,376	309%
Refrigeration	2,964	400	2,564	676	2,289	641%	141	4,582	3,600	982	4,235	347	27%
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Operating Expenses	30,163	3,400	26,763	3,085	27,078	787%		56,667	26,600	30,067	29,580	27,088	113%
Income/(Loss) from Operations	(30,163)	(3,400)	(26,763)	(3,085)	(27,078)	787%		(56,667)	(26,600)	0	(29,580)	(27,088)	113%

Miacomet
September, 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	75,000	0	75,000	0	75,000	#DIV/0!
Interest Income	0	0	0	0	0	#DIV/0!	143	24	0	24	57	(33)	#DIV/0!
Winter Memberships	0	0	0	0	0	#DIV/0!	144	0	0	0	0	0	#DIV/0!
House Rental Income	14,571	7,500	7,071	14,357	214	94%	145	100,857	57,500	43,357	80,989	19,868	75%
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	14,571	7,500	7,071	14,357	214	94%		175,881	57,500	43,357	81,045	94,836	206%
Payroll Expense													
Controller	7,418	7,500	(82)	7,220	198	-1%	146	68,242	67,500	742	65,700	2,542	1%
Administrative Services Manager	5,769	5,417	352	4,945	824	7%	147	52,364	48,753	3,611	45,000	7,364	7%
Management Payment	15,127	15,127	0	14,977	150	0%	148	136,140	136,140	0	134,792	1,348	0%
Total Payroll	28,313	28,044	270	27,142	1,172	1%		256,745	252,393	4,352	245,492	11,253	2%
Operating Expenses													
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	149	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	716	1,500	(784)	1,481	(765)	-52%	150	9,231	8,250	981	6,569	2,662	12%
Office Supplies	626	500	126	392	234	25%	152	9,197	5,500	3,697	5,106	4,091	67%
Bank & Finance Charges	221	0	221	91	130	#DIV/0!	153	529	0	529	69	460	#DIV/0!
Credit Card Merchant Services	27,857	18,000	9,857	25,573	2,284	55%	154	109,389	104,000	5,389	89,194	20,195	5%
Nant Land Bank Debt - Interest	0	0		0				0	0		0		
Office Equipment Leases	161	161	(0)	161	0	0%	155	2,118	1,449	669	1,852	266	46%
Office Furniture	0	0	0	0	0	#DIV/0!	156	0	0	0	258	(258)	#DIV/0!
Advertising	0	0	0	0	0	#DIV/0!	157	0	0	0	0	0	#DIV/0!
Postage & Shipping	116	100	16	404	(289)	16%	158	559	900	(341)	1,130	(570)	-38%
Dues and Subscriptions	218	200	18	345	(126)	9%	159	3,499	1,800	1,699	2,437	1,062	94%
Travel and Education	0	1,000	(1,000)	1,500	(1,500)	-100%	160	4,838	9,000	(4,162)	7,775	(2,937)	-46%
POS Support/Computer Support	6,775	2,600	4,175	2,516	4,259	161%	161	42,267	40,800	1,467	41,349	918	4%
Legal Fees	0	0	0	69	(69)	#DIV/0!	162	0	600	(600)	69	(69)	-100%
Professional Accounting	7,500	0	7,500	7,500	0	#DIV/0!	163	30,555	21,500	9,055	21,200	9,355	42%
Cell Phones	307	360	(53)	252	55	-15%	164	3,215	3,240	(25)	2,931	284	-1%
Payroll Service	5,403	3,500	1,903	4,940	463	54%	165	44,967	31,800	13,167	33,377	11,590	41%
Trash Removal	2,859	1,979	880	1,979	880	44%	166	17,754	17,811	(57)	14,796	2,957	0%
Employee Relations	0	0	0	0	0	#DIV/0!	167	304	500	(196)	390	(86)	-39%
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	168	0	0	0	0	0	#DIV/0!
License & Fees	0	150	(150)	0	0	-100%	169	7,760	4,650	3,110	4,198	3,562	67%
Electricity	1,614	3,500	(1,886)	4,983	(3,368)	-54%	171	40,266	31,500	8,766	27,895	12,371	28%
Liquid Propane	999	1,500	(501)	1,934	(936)	-33%	172	26,240	19,700	6,540	18,713	7,527	33%
Telephone	392	337	55	337	55	16%	173	3,527	3,033	494	3,899	(372)	16%
Heating Fuel	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!
Water	476	280	196	408	68	70%	175	3,647	2,520	1,127	2,838	808	45%
Cable TV & Internet	1,748	1,750	(2)	1,434	314	0%	176	14,040	15,750	(1,710)	17,097	(3,057)	-11%
Web Site	0	0	0	0	0	#DIV/0!	177	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	178	4,784	11,900	(7,116)	6,086	(1,302)	-60%
Insurance - Property/Liability	0	63,000	(63,000)	2,683	(2,683)	-100%	179	63,471	125,468	(61,997)	75,479	(12,008)	-49%
Professional Liability	0	0	0	0	0	#DIV/0!	180	2,025	2,200	(175)	2,155	(130)	-8%
Insurance - Workers Comp	2,222	3,000	(778)	2,393	(171)	-26%	181	22,749	12,500	10,249	13,916	8,833	82%
Excise Tax/Truck Registration	0	0	0	0	0	#DIV/0!	182	155	300	(145)	250	(95)	-48%

Insurance - Vehicles	0	0	0	0	0	#DIV/0!	183	145	1,800	(1,655)	1,121	(976)	-92%
Land Management Payment (\$1/Round)	0	0	0	0	0	#DIV/0!	184	29,694	22,000	7,694	0	29,694	35%
Bad Debt	0	0	0	0	0	#DIV/0!	185	0	0	0	0	0	#DIV/0!
Retirement Plan	10,106	3,200	6,906	1,928	8,179	216%	186	29,199	28,800	399	27,688	1,512	1%
Payroll Taxes - Mgmt. & Empl. Exp.	25,924	25,000	924	30,903	(4,979)	4%	187	252,184	196,000	56,184	191,202	60,982	29%
Employee Housing Rent	12,900	6,300	6,600	6,300	6,600	105%	188	83,700	47,500	36,200	53,329	30,371	76%
Employee Housing - Utilities	858	1,200	(342)	1,258	(400)	-28%	189	15,307	12,400	2,907	13,855	1,453	23%
Employee Housing R&M	0	1,000	(1,000)	776	(776)	-100%	190	19,135	3,300	15,835	8,638	10,497	480%
Health Insurance	32,979	20,000	12,979	20,422	12,558	65%	191	207,366	180,000	27,366	162,675	44,692	15%
Manager Clothing Allowance	0	0	0	0	0	#DIV/0!	192	384	500	(116)	519	(135)	-23%
Employee Severence Expense	0	0	0	0	0	#DIV/0!	193	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	0	100	(100)	122	(122)	-100%	194	966	900	66	548	417	7%
Food & Bev Manager Comp Charges	133	150	(17)	143	(9)	-11%	195	1,351	1,350	1	834	518	0%
Golf Course Manager Comp Charges	0	50	(50)	0	0	-100%	196	200	450	(250)	4	196	-56%
Director of Golf Comp Charges	92	50	42	0	92	83%	197	194	450	(256)	97	97	-57%
Interest Expense	541	2,421	(1,880)	1,500	(959)	-78%	198	14,002	21,789	(7,787)	24,018	(10,016)	-36%
Penalties	0	0	0	0	0	#DIV/0!	199	0	0	0	183	(183)	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	200	0	0	0	0	0	#DIV/0!
Total Operating Expenses	143,740	162,888	(19,148)	124,722	19,018	-12%		1,120,913	993,910	127,003	885,735	235,178	13%
Income/(Loss) from Operations	(157,482)	(183,432)	25,950	(137,507)	(19,975)	-14%		(1,201,777)	(1,188,803)	(87,998)	(1,050,182)	(151,595)	1%
Depreciation Expense	0	0	0	0	0	#DIV/0!		463,655	278,202	185,453	420,883	42,771	67%
Income/(Loss) After Depreciation	(157,482)	(183,432)	25,950	(137,507)	(19,975)	-14%		(1,665,432)	(1,467,005)	(198,427)	(1,471,065)	(194,367)	14%

MGC September Variance Report

Variance Code	Month Actual	Budget	Difference	% Variance	Justification
	GOLF SHOP				
	Revenue				
1	Play Cards	0	0	0%	
2	Winter Membership	0	0	0%	
3	Resident Discount Cards	200	1,000	(800)	-80% Covid kept more people on the golf course in September last year
4	Handicap (Non-Members)	0	350	(350)	-100%
5	Greens Fees	247,220	390,000	(142780)	-37% Rain in September + closure for Mid Am
6	Cart Fees	30,504	50,000	(19496)	-39% Rain in September + closure for Mid Am
7	Golf Club Repair	172	100	72	72%
8	Range Ball Sales	16,345	25,000	(8655)	-35% Rain in September + closure for Mid Am
9	Club Rental Sets	10,127	10,000	127	1%
10	Walking Trolley Rental	4,109	4,500	(391)	-9% Rain in September + closure for Mid Am
11	Club/Cart Storage	0	0	0	0%
12	Lessons	61,152	25,000	36152	145% Paid in Sept but accrued back to August
13	Golf Clinics	5,040	1,000	4040	404% Paid in Sept but accrued back to August
14	Tournaments	0	31,000	(31000)	-100%
15	Merchandise	96,138	95,000	1138	1%
	Cost of Goods Sold				
16	Golf Shop	60,347	60,000	347	1%
	Payroll Expense				
17	Golf Lessons	28,224	43,000	(14776)	-34%
18	Gripping	153	50	0	0%
19	Golf Clinic	418	0	0	#DIV/0!
20	Director of Golf Gross	7,578	7,662	(84)	-1%
21	Head Golf Pro	8,743	14,200	(2429)	-17%
22	Golf Professional Subs	4,652	7,200	2160	30%
23	Golf Shop Manager	0	0	0	0%
24	Outside Service Mgr	0	0	0	0%
25	Shop Clerks Gross	7,506	5,500	4478	81% Bryce anticipated bringing in interns but it did not happen
26	Outside Services Payroll	22,204	16,000	9156	57% Bryce anticipated bringing in interns but it did not happen
	Operating Expenses				
27	Advertising	0	0	0	0%
28	Dues and Subscriptions	162	0	162	#DIV/0!
29	Travel and Education	81	500	(419)	-84%
30	Club Car/Golf Car Lease	13,410	14,041	(631)	-4%
31	Visage GPS	2,752	2,700	52	2%
32	Range Supplies	319	0	319	#DIV/0!
33	Golf Cart Repairs & Maintenance	0	500	(500)	-100%
34	Range Picker Repair & Maintenance	323	0	323	#DIV/0!
35	Range Balls	0	0	0	0%
36	Tees, Markers, Etc.	210	2,500	(2290)	-92%
37	Score Cards	0	0	0	0% Budgeted earlier in the year, also cost has increased
38	Uniforms / Clothing Allowance	0	0	0	0%
39	Bag Tags	95	0	95	#DIV/0!
40	Shipping (ups/fedex)	(64)	100	(164)	-164% Returns
41	Office/Shop Supplies	0	200	(200)	-100%
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	2,570	10,000	(7430)	-74% under budget due to timing of events
50	Tournament Supplies	133	1,000	(867)	-87% under budget due to timing of events
51	Supplies	0	0	0	0%
	FOOD & BEVERAGE				
	Revenue				
52	Food Sales	106,959	75,000	31959	43% popularity of the restaurant is increasing, we could do much more if we had more help
53	Bar Sales	74,859	76,000	(1141)	-2%
54	Clubhouse Usage Fees (Rental)	0	0	0	0%
	Cost of Goods Sold				
55	Food	57,631	38,000	19631	52% increased sales + timing of purchases
56	Beer	11,988	6,000	5988	100% Timing of purchases
57	Wine	7,731	3,000	4731	158% Increased bar sales + bulk purchasing
58	Bar Paper/Supply Cost	0	0	0	0%
59	Non- Alcoholic Beverage	3,125	2,000	1125	56% Increased bar sales + bulk purchasing
60	Bar Snacks	605	500	105	21% Increased bar sales + bulk purchasing
61	Liquor	7,877	3,500	4377	125% Increased bar sales + bulk purchasing

Variance Code		Month Actual	Budget	Difference	% Variance	Justification
	Payroll Expense					
62	Food & Beverage Manager	6033	6100	(67)	-1%	
63	Restaurant Manager	2957	2760	197	7%	Additional hours required
64	Chef Gross	6181	6250	(69)	-1%	
65	Payroll Bar/Wait Staff	17360	15000	2360	16%	Increased Sales more servers, Underbudgeted by me due to Covid expectations
66	Cook Gross	4698	4583	115	3%	
67	Kitchen Staff/Dishwashers Gross	14,670	12,000	2670	22%	extra staff required do to lack of line cooks and overtime use
		51899	46693	5206	11%	
	Operating Expenses					
68	Advertising	0	0	0	0%	
69	Dues and Subscriptions	264.56	50	215	429%	
70	Travel and Education	1485	0	1485	#DIV/0!	F&B Education from Johnson & Wales
71	Uniforms / Clothing Allowance	0	0	0	0%	
72	Clubhouse Cleaning Labor	6,741	4,167	2574	62%	Hourly employee left now using contractors
73	Clubhouse Floor Supplies	2409	1000	1409	141%	Much more business and will likey be under budget for the year
74	China, Glass & Silver	331	500	(169)	-34%	
75	Kitchen Cleaning & Dishwasher Supplies	0	450	(450)	-100%	
76	Kitchen Equipment Lease	0	0	0	0%	
77	Kitchen Equipment Repair & Maint	442	200	242	121%	
78	Bar Repair & Maintenance	0	500	(500)	-100%	
79	Bar Small Equipment	101	0	101	#DIV/0!	
80	Kitchen Small Equipment	130	0	130	#DIV/0!	
81	Clubhouse Small Equipment	0	500	(500)	-100%	
82	Kitchen Laundry	0	0	0	0%	
83	Kitchen Paper & Supplies	1,482	1,000	482	48%	Much more business and will likey be under budget for the year
84	Clubhouse Cleaning & Supplies	82	150	(68)	-45%	
85	Flowers/Decorations	0	50	(50)	-100%	
	MEMBERSHIP					
	Revenue					
86	Initiation Fees	0	0	0	0%	
87	Member Dues	(3,761)	0	(3761)	#DIV/0!	Return for LOA member now resigned
88	Member Finance Charges	110	0	110	#DIV/0!	
	Operating Expenses					
89	Capital Fund from Init. Fees	0	0	0	0%	
90	Member Relations	0	0	0	0%	
	GROUNDNS					
	Payroll Expense					
91	Golf Course Superintendent Gross	13,763	13,916	(153)	-1%	
92	Assistant Superintendent	8,283	8,375	(92)	-1%	
93	Asst. Superintendent #2	6,841	6,917	(76)	-1%	
94	Mechanic Gross	11,016	6,583	4433	67%	OT
95	Hourly Labor Gross	2,048	8,000	(5952)	-74%	These guys I keep around longer
96	Seasonal Labor	84,401	70,000	14401	21%	Mid Am/ Member Guest. Will get back into check next month
	Operating Expenses					
97	Water	151	80	71	89%	
98	Golf Course Supplies	0	0	0	0%	
99	Fertilizer	0	2,000	(2000)	-100%	
100	Chemicals/Weed Control	3,348	0	3348	#DIV/0!	dollar spot spray that I didn't anticipate
101	Surfactants	0	0	0	0%	
102	Tools	2,346	0	2346	#DIV/0!	Old push mowers died before the end of the year. Was hoping to make it till next year
103	Shop Supplies	430	625	(195)	-31%	
104	Electric - Pump House & Irrigation	0	1,750	(1750)	-100%	
105	Electric - Maintenance Building	763	600	163	27%	
106	Liquid Propane	0	0	0	0%	
107	Cell Phones	114	206	(92)	-45%	
108	Raw Materials & Topdressing	9,246	2,500	6746	270%	Ordered divot mix and topdressing sand earlier than in years past
109	Seed	0	0	0	0%	
110	Gas, Oil & Diesel	4,343	3,000	1343	45%	gas prices going up
111	Debris Disposal Removal	0	0	0	0%	
112	Golf Course Repairs & Main	952	3,000	(2048)	-68%	
113	Equipment - Repairs & Main	8,377	5,000	3377	68%	ordered tines for aeration and replaced bedknives on reel mowers later than years past
114	Irrigation - Repair & Main	686	0	686	#DIV/0!	
115	Roads / Fences - Repair & Main	0	0	0	0%	
116	Contract Services	508	1,000	(492)	-49%	
117	Small Equipment Rental	0	0	0	0%	
118	Leases (Utility Vehicles)	9,083	7,841	1242	16%	
119	Consultants	0	1,500	(1500)	-100%	
120	Office Supplies	815	0	815	#DIV/0!	
121	Cable TV & Internet	0	106	(106)	-100%	
122	Telephone	0	50	(50)	-100%	
123	Travel and Education	0	0	0	0%	
124	Dues & Subscriptions	0	0	0	0%	
125	Uniforms	0	0	0	0%	
126	Storage Container Rental	0	0	0	0%	
127	Employee Relations	0	300	(300)	-100%	

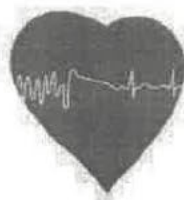
128	Groundwater Monitoring	0	0	0	0%	
129	Freight	2,606	1,000	1606	161%	increase in topdressing and divot mix orders
130	Clubhouse Grounds	1,000	0	1000	#DIV/0!	
	MAINTENANCE					
	Operating Expenses					
131	Clubhouse Repair & Maintenance	3,546	500	3046	609%	
132	Golf Course Building Repair & Maint	1,279	500	779	156%	Pump House roof repairs
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	4,681	1,000	3681	368%	lighting install & repairs
136	Golf Course Building Electrical R&M	7,614	0	7614	#DIV/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	8,485	0	8485	#DIV/0!	Golf Course bathrooms pumbing repairs
140	Alarm System/Activity	1,595	500	1095	219%	
141	Refrigeration	2,964	400	2564	641%	
	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	14,571	7,500	7071	94%	More employees in housing + Dorm
	Payroll Expense					
146	Controller	7,418	7,500	(82)	-1%	
147	Administrative Services Manager	5,769	5,417	352	7%	
148	Management Payment	15,127	15,127	0	0%	
	Operating Expenses					
149	Cleaning Admin. Office	0	0	0	0%	
150	Employee Shift Meals 100%	716	1,500	(784)	-52%	
152	Office Supplies	626	500	126	25%	
153	Bank & Finance Charges	221	0	221	#DIV/0!	
154	Credit Card Merchant Services	27,857	18,000	9857	55%	increased sales
	NLB Debt / Interest	0	0	0	0%	
155	Office Equipment Leases	161	161	(0)	0%	
156	Office Furniture	0	0	0	0%	
157	Advertising	0	0	0	0%	
158	Postage & Shipping	116	100	16	16%	
159	Dues and Subscriptions	218	200	18	9%	
160	Travel and Education	0	1,000	(1000)	-100%	
161	POS Support/Computer Support	6,775	2,600	4175	161%	Lost invoice from June paid
162	Legal Fees	0	0	0	0%	
163	Professional Accounting	7,500	0	7500	#DIV/0!	Timing of invoice
164	Cell Phones	307	360	(53)	-15%	
165	Payroll Service	5,403	3,500	1903	54%	more employees
166	Trash Removal	2,859	1,979	880	44%	Extra pick up
167	Employee Relations	0	0	0	0%	
168	Incentive Bonuses*	0	0	0	0%	
169	License & Fees	0	150	(150)	-100%	
171	Electricity	1,614	3,500	(1886)	-54%	Clubhouse usage greater than anticipated and Cart barn (will separate cart barn in 2022)
172	Liquid Propane	999	1,500	(501)	-33%	
173	Telephone	392	337	55	16%	
174	Heating Fuel	0	0	0	0%	
175	Water	476	280	196	70%	lots of restaurant use and cart cleaning
176	Cable TV & Internet	1,748	1,750	(2)	0%	
177	Web Site	0	0	0	0%	
178	EPLI Insurance	0	0	0	0%	
179	Insurance - Property/Liability	0	63,000	(63000)	-100%	
180	Professional Liability	0	0	0	0%	
181	Insurance - Workers Comp	2,222	3,000	(778)	-26%	
182	Excise Tax/Truck Registration	0	0	0	0%	
183	Insurance - Vehicles	0	0	0	0%	
184	Land Management Payment (\$1/Round)	0	0	0	0%	
185	Bad Debt	0	0	0	0%	
186	Retirement Plan	10,106	3,200	6906	216%	
187	Payroll Taxes - Mgmt. & Empl. Exp.	25,924	25,000	924	4%	
188	Employee Housing Rent	12,900	6,300	6600	105%	
189	Employee Housing - Utilities	858	1,200	(342)	-28%	6 West has airconditioning and it's expensive
190	Employee Housing R&M	0	1,000	(1000)	-100%	
191	Health Insurance	32,979	20,000	12979	65%	price increases and more employees on health care
192	Manager Clothing Allowance	0	0	0	0%	
193	Employee Severence Expense	0	0	0	0%	
194	General Manager Comp Charges	0	100	(100)	-100%	
195	Food & Bev Manager Comp Charges	133	150	(17)	-11%	
196	Golf Course Manager Comp Charges	0	50	(50)	-100%	
197	Director of Golf Comp Charges	92	50	42	83%	
198	Interest Expense	541	2,421	(1880)	-78%	
199	Penalties	0	0	0	0%	

Nantucket Islands Land Bank
Golf Capital Fund Transfer Request
04.21.21 – 10.15.21

Miacomet Golf

Advantage Emergency Devices, Inc. (AED's)	\$6,372.00
Chris Bistany Irrigation (Dorm Grounds)	\$5,250.00
Business Card (Dorm & 6 W Miacomet furniture)	\$2,580.64
Business Card (Large golf course pictures & furniture)	\$6,200.88
Business Card (Simulator room furniture)	\$3,548.95
Coastline Technologies (New POS station)	\$2,920.00
Kevin Dineen LLC (Simulator)	\$1,675.00
Kevin Dineen LLC (Outside patio heaters)	\$18,530.00
Kevin Dineen LLC (Generator)	\$22,250.00
Dobbert Heating & Air Conditioning (Sprinklers for Trackman)	\$7,800.00
Island Carpet (Trackman Simulators)	\$1,500.00
Louisiana Custom Turf (Simulator wall carpet)	\$2,347.50
Nantucket Fencing (6' board fence for neighbors – noise issue)	\$4,975.00
Newman Inc. (Simulators)	\$7,497.22
TCF Lease (008-0717174-301) – April 2021	\$3,676.42
TCF Lease (008-0717174-301) – May 2021	\$3,676.42
TCF Lease (008-0717174-301) – June 2021	\$3,676.42
TCF Lease (008-0717174-301) – July 2021	\$3,676.42
TCF Lease (008-0717174-301) – Aug 2021	\$3,676.42
TCF Lease (008-0717174-301) – Sept 2021	\$3,676.42

Total Miacomet Golf Capital Expenditures to be reimbursed	\$115,505.71
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**Advantage
Emergency
Devices, Inc.**

56 June Road
2nd Floor
P.O. Box 529
North Salem, NY 10560
1-800-650-1413
Info@AdvantageAED.com
www.Advantageaed.com

Quotation

Date	Estimate #
5/5/2021	3516
Quote Valid for 30 Days	

Customer
Miacomet Golf Club Attn: Alan J. Costa 12 W. Miacomet Road Nantucket, MA 02554

		Other	FOB	Rep	Project								
			Amawalk, NY	JF									
Item	Description	Qty	Rate	Total									
99512-001261	LIFEPAK CR2 Semi-automatic AED, WIFI,English, Carry Bag	3	1,895.00	5,685.00									
11996-000454	Emergency Response Kit of CR2	3	0.00	0.00									
Compact Size AED Ca...	Small surface mount AED cabinet with local alarm. Cabinet dimensions are 15" x 15" x 7"	3	199.00	597.00									
3D Wall Sign	AED - Automated External Defibrillator (With Defibrillator Symbol) Size: 6" x 5"	3	30.00	90.00									
Rebate	250.00 rebate on each CR Plus AED returned to Stryker	1	0.00	0.00T									
APPROVAL <table><tr><td>Date Rcvd.</td><td></td></tr><tr><td>Acct. #</td><td>\$</td></tr><tr><td>1673-00</td><td>6372.00</td></tr><tr><td>OK for Pymnt.</td><td>AC</td></tr></table> Processed						Date Rcvd.		Acct. #	\$	1673-00	6372.00	OK for Pymnt.	AC
Date Rcvd.													
Acct. #	\$												
1673-00	6372.00												
OK for Pymnt.	AC												
Salesperson:John FitzGerald john@advantageaed.com 914-645-5386			Subtotal										
			\$6,372.00										
			Sales Tax (8.375%)										
			\$0.00										
			Total										
			\$6,372.00										

Chris Bistany Irrigation
9 B Teasdale Circle
Nantucket, MA 02554

Invoice

Date	Invoice #
7/1/2021	5889

Bill To
Miacomet Golf Club 12 W. Miacomet Road Nantucket, MA 02554

Ship To
Employee Housing

Quantity	Description	Rate	Serviced	Amount
7	Installation per zone	750.00	6/24/2021	5,250.00
	Description of Service: 7 zone installation			
	Sales Tax	6.25%		0.00
Dorm Gym (Leaseholder Improvement) APPROVAL Ord 07/30/21 ct. # 1659 \$ 5,250.- By: For: Received:				

		Total	\$5,250.00
		Payments/Credits	\$0.00
Phone #	E-mail	Balance Due	\$5,250.00
508-325-4418	chris@bistanyirrigation.com		

NANTUCKET GOLF MANAGEMENT INC

March 17, 2021 - April 16, 2021

Page 3 of 8

Cardholder Activity Summary

Account Number	Credit Limit	Total Activity	Payments and Other Credits	Balance Transfer Activity	Cash Advance Activity	Purchases and Other Charges	Fees Charged
OBERLY, SEAN							
25,000		3,368.28	0.00	0.00	0.00	3,362.98	5.30

Transactions

Posting Date	Transaction Date	Description	Reference Number	Amount
NANTUCKET GOLF MANAGEMENT INC				
Account Number: 2054				
Payments and Other Credits				
03/29	03/29	PAYMENT - THANK YOU	0881530000000574729523	- 2,257.49
		TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD		-\$2,257.49
COSTA, ALAN J				
Account Number: 0851				
Payments and Other Credits				
04/05	04/02	PHILADELPHIA INQUIRER SUBPHILADELPHIA PA	74247601092300747484570	- 6.00
		TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD		-\$6.00
Purchases and Other Charges				
03/17	03/16	FEDEX 403119131 800-4633339 TN	24164071075741031191317	16.99
03/18	03/16	DOUBLETREE HOTEL HYANNIS MA	24431061076036002259855	123.85
		Arr: 03/25/21		
03/18	03/17	FEDEX 403376405 800-4633339 TN	24164071076741033764052	3.23
03/19	03/18	DRIVER SUPPORT 877-615-2403 TX	24692161077100205151581	9.99
03/22	03/19	ADOBE ACROPRO SUBS 408-536-6000 CA	24943001078700889426052	15.93
03/25	03/24	TST* 45 SURFSIDE NANTUCKET MA	24137461083500759299638	45.68
03/25	03/24	FEDEX 404194510 800-4633339 TN	24164071083741041945108	19.07
03/26	03/25	Spotify USA 877-7781161 NY	24204291084004058338724	9.99
03/29	03/25	DOUBLETREE HOTEL HYANNIS MA	24431061085036002259854	19.02
		Arr: 03/24/21		
03/29	03/26	THRIFTY CAR RENTAL HYANNIHYANNIS MA	24632691086500683249252	106.72
03/29	03/27	GOOGLE*GOOGLE NEST 650-2530000 CA	24803941087910011040078	467.50
03/29	03/28	FEDEX 404788755 800-4633339 TN	24164071087741047887557	40.31
04/01	03/31	FEDEX 405047332 800-4633339 TN	24164071090741050473324	6.48
04/01	03/31	ADOBE *800-833-6687 ADOBE.LY/ENUSCA	24692161090100947502409	127.37
04/02	04/01	PAYPAL *YESTERDAYS! 402-935-7733 CA	24492151091852482606530	5.00
		Arr: 04/01/21		
04/02	04/02	CLVVECTORMAGIC.COM VECTORMAGIC CA	24492151092715748828462	9.95
04/05	04/03	HIGHTAIL-OPENTEXT 669-222-8281 GA	24692161094100563623121	16.99
04/05	04/04	FEDEX 405638078 800-4633339 TN	24164071094741056380784	20.15
04/08	04/07	FEDEX 405898223 800-4633339 TN	24164071097741058982238	3.24
04/08	04/07	Whitepages 800-9529005 WA	24906411097118338528019	4.99
04/14	04/13	FEDEX 406723738 800-4633339 TN	24164071103741067237386	22.87
04/14	04/13	GK PREMIUM-ANNUAL GREENKEEPERAPNE	24011341103000053216561	600.00
04/16	04/15	ADOBE ACROPRO SUBS 408-536-6000 CA	24943001105700561736577	15.93
		TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD		\$1,711.25
OBERLY, SEAN				
Account Number: 2775				
Purchases and Other Charges				
03/17	03/17	WF WAYFAIR3319346511 866-263-8325 MA	24492151076715448984607	144.03
03/18	03/17	GRAINGER 877-2022594 IL	24755421077730777103891	328.49
03/22	03/20	AMZN Mktp US*DJ1SY4FP3 Amzn.com/billWA	24692161080100170377653	200.80
03/26	03/25	STOP & SHOP 2415 NANTUCKET MA	24692161085100734379190	74.00
03/26	03/25	NCOURT * SERVICE FEE 844-4008880 MA	24906411084117251169541	2.94
03/26	03/25	NCOURT *MAdeptAgriculture844-4008880 MA	24906411084117251159955	125.00
03/29	03/25	STOP & SHOP 2415 NANTUCKET MA	24692161085100897126867	26.11
04/02	04/01	ONLINE TESTING 800-460-2575 NC	24431061091286924824622	25.00
04/15	04/14	WAYFAIR*Wayfair wayfair.com MA	24906411104118856214688	1,410.93
04/16	04/14	WAYFAIR*Wayfair wayfair.com MA	24906411104118887641289	679.25
04/16	04/15	WAYFAIR*Wayfair wayfair.com MA	24906411105118901522290	189.99
04/16	04/15	TRACKMAN VED3K	74609051105000008089713	176.44
		TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD		\$3,362.98
Fees Charged				
04/16	04/16	INTERNATIONAL TRANSACTION FEE	74609051105000008089713	5.30
		TOTAL FEES FOR THIS PERIOD		\$5.30

\$2,580.44

NANTUCKET GOLF MANAGEMENT INC

May 17, 2021 - June 16, 2021

Page 3 of 6

Cardholder Activity Summary

Account Number Credit Limit	Total Activity	Payments and Other Credits	Balance Transfer Activity	Cash Advance Activity	Purchases and Other Charges	Fees Charged
60,000	6,192.32	0.00	0.00	0.00	6,192.32	0.00
OBERLY, SEAN						
25,000	1,977.18	0.00	0.00	0.00	1,977.18	0.00

Transactions

Posting Date	Transaction Date	Description	Reference Number	Amount
NANTUCKET GOLF MANAGEMENT INC				
Account Number: 2054				
06/04	06/04	Payments and Other Credits		
		PAYMENT - THANK YOU	15515300000000519840805	-7,443.45
		TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD		-\$7,443.45
06/16	06/16	Finance Charge		19.57
		PURCHASE *FINANCE CHARGE*		\$19.57
		TOTAL FINANCE CHARGE FOR THIS PERIOD		
COSTA, ALAN J				
Account Number: 0851				
05/17	05/14	Purchases and Other Charges		
		SHEPLEY WOOD PRODUCTS HTTPSWWW.SHEPMA	24011341134000049462090	172.33
05/17	05/15	ADOBE ACROPRO SUBS 408-536-6000 CA	24943001135700642259536	15.93
05/19	05/18	NBCGOLDPGATOURLIVE 8338886227 NY	24492151138713488041020	39.99
05/19	05/18	DRIVER SUPPORT 877-615-2403 TX	24692161138100565574536	9.99
05/19	05/18	TST* 45 SURFSIDE NANTUCKET MA	24137461138500753781123	43.12
05/20	05/19	NBCGOLDPGATOURLIVE 833-888-6227 NY	24492151139743566720418	39.99
05/20	05/19	ADOBE ACROPRO SUBS 408-536-6000 CA	24943001139700651691906	15.93
05/20	05/19	FEDEX 410815887 800-4633339 TN	24164071139741108158870	16.85
05/26	05/25	TST* 45 SURFSIDE NANTUCKET MA	24137461145500755186009	38.10
05/26	05/25	FEDEX 411599402 800-4633339 TN	24164071145741115994020	61.23
05/26	05/25	Spotify USA 877-7781161 NY	24204291145310839788724	9.99
05/27	05/25	SOPHIE TS PIZZA 508-3256265 MA	24000971146773100666618	138.58
05/27	05/26	TST* 45 SURFSIDE NANTUCKET MA	24137461146100296619979	38.35
05/27	05/26	BLAZING PUBLICATIONS 401-885-4329 RI	24765171146027012394997	4,898.00
05/28	05/27	GOOGLE *Google Nest 855-836-3987 CA	24692161148100497220099	127.50
06/02	06/01	VISTAPR*VistaPrint.com 866-8936743 MA	24692161152100807758914	21.25
06/02	06/01	FEDEX 412383353 800-4633339 TN	24164071152741123833533	3.24
06/02	06/01	FEDEX 412148195 800-4633339 TN	24164071152741121481954	25.95
06/02	06/02	CLVVECTORMAGIC.COM VECTORMAGIC CA	24492151153719774411587	9.95
06/04	06/03	HIGHTAIL-OPENTEXT 669-222-8281 GA	24692161154100174428065	16.99
06/08	06/07	Whitepages 800-9529005 WA	24906411158123064023066	4.99
06/10	06/09	FEDEX 413062141 800-4633339 TN	24164071160741130621418	33.93
06/14	06/11	AMERICAN REGISTRY 201-663-8308 FL	24692161162100241750483	338.00
06/16	06/15	ADOBE ACROPRO SUBS 408-536-6000 CA	24943001166700718524021	15.93
06/16	06/15	FEDEX 413827393 800-4633339 TN	24164071166741138273935	56.21
		TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD		\$6,192.32
OBERLY, SEAN				
Account Number: 2775				
05/17	05/14	Purchases and Other Charges		
		AMERICAN HEART SHOPCPR 888-242-8883 TX	24210731135207225905509	15.00
05/18	05/17	AMERICAN HEART SHOPCPR 888-242-8883 TX	24210731138207225401118	15.00
05/18	05/17	AMERICAN HEART SHOPCPR 888-242-8883 TX	24210731138207225401126	15.00
05/19	05/18	WF WAYFAIR3559554401 866-263-8325 MA	24492151138715515419152	327.96
05/26	05/24	VICTORY TAILGATE 407-704-8775 FL	24801661145017030695175	496.58
05/27	05/26	THE UPS STORE 5207 508-3258884 MA	24000971146776101512400	57.72
05/27	05/26	UMA EXTENSION BOOKSTORE(C508-856-4706 MA	24445001147000731415332	75.00
06/07	06/04	WF* WAYFAIR 3578020381 HTTPSWWW.WAYFMA	24011341155000039224447	859.91
06/07	06/05	WF* WAYFAIR 3578020381 HTTPSWWW.WAYFMA	24011341155000038804255	114.99
		TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD		\$1,977.18

\$6,200.88

NANTUCKET GOLF MANAGEMENT INC

June 17, 2021 - July 16, 2021

Page 3 of 6

Transactions

Posting Date	Transaction Date	Description	Reference Number	Amount
NANTUCKET GOLF MANAGEMENT INC				
Account Number: 2054				
Payments and Other Credits				
06/29	06/26	PAYMENT - THANK YOU	180153000000056935369	- 8,189.07
		TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD		-\$8,189.07
COSTA, ALAN J				
Account Number: 0851				
Purchases and Other Charges				
06/21	06/18	DRIVER SUPPORT 877-615-2403 TX	24692161169100904182738	9.99
06/21	06/19	ADOBE ACROPRO SUBS 408-536-6000 CA	24943001170700729412806	15.93
06/23	06/22	FEDEX 414370178 800-4633339 TN	24164071173741143701780	29.19
06/23	06/22	FEDEX 414612691 800-4633339 TN	24164071173741146126910	26.23
06/25	06/23	THRIFTY CAR RENTAL HYANNI508-771-2057 MA	24632691175500532376860	102.24
06/25	06/23	GOLF FORE LESS 508-771-7888 MA	24071501175030034858586	130.00
06/28	06/25	Spotify USA 877-7781161 NY	24204291176003952354943	9.99
06/30	06/29	WWW.STITCHGOLF.COM WWW.STITCHGOLNC	24011341180000032566819	1,891.51
06/30	06/29	PAYPAL *YESTERDAYS! 402-935-7733 CA	24492151180852276985548	20.00
		Arr: 06/29/21		
06/30	06/29	PAYPAL *YESTERDAYS! 402-935-7733 CA	24492151180852277424620	20.00
		Arr: 06/29/21		
06/30	06/29	FEDEX 415150147 800-4633339 TN	24164071180741151501479	26.08
07/01	06/30	FEDEX 415383431 800-4633339 TN	24164071181741153834315	81.55
07/02	07/02	CLVVECTORMAGIC.COM VECTORMAGIC CA	24492151183743514211903	9.95
07/05	07/03	HIGHTAIL-OPENTEXT 669-222-8281 GA	24692161184100692541724	16.99
07/08	07/07	FEDEX 416147973 800-4633339 TN	24164071188741161479734	71.70
07/08	07/06	GOLF FORE LESS 508-771-7888 MA	24071501188030033564941	100.00
07/08	07/07	Whitepages 800-9529005 WA	24906411188125337873262	4.99
07/12	07/09	united-states-flag.com 877-7342458 PA	24906411190125469452139	117.10
07/13	07/12	PGA OF AMERICA MEMBERS PGA.ORG FL	24011341193000030873691	601.00
07/14	07/13	TST* 45 SURFSIDE 617-682-0225 MA	24137461194500743579018	48.13
07/14	07/13	FEDEX 416815758 800-4633339 TN	24164071194741168157582	16.30
07/14	07/13	PGA OF AMERICA MEMBERS PGA.ORG FL	24011341194000045589653	601.00
07/15	07/14	MYJOYYY WWW.BONANZA.CTX	24011341195000037852415	36.24
07/16	07/15	ADOBE ACROPRO SUBS 408-536-6000 CA	24943001196700794928595	15.93
		TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD		\$4,002.04
OBERLY, SEAN				
Account Number: 2775				
Purchases and Other Charges				
06/21	06/19	WF WAYFAIR3559554401 866-263-8325 MA	24492151170717297337254	3,479.98
06/25	06/23	STOP & SHOP 2415 NANTUCKET MA	24692161175100143190155	125.80
07/02	07/01	RESYNETWORKINC HTTPRESY.COMNY	24011341182000062243873	264.56
07/13	07/12	WF* WAYFAIR 3391617781 HTTPWWW.WAYFMA	24011341193000033409675	68.97
		TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD		\$3,939.31

Finance Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	8.24% V	\$0.00	\$0.00
CASH	19.99% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

WorldPoints Rewards for Business™ Summary

Beginning Balance	259,198.03	Other Bonuses	48.13
Earned	7,997.56	Preferred Rewards for Business Bonus	6,034.37
Redeemed	.00		
Adjustments	.00	Ending Balance	273,278.09

Redeem your points for cash, gift cards and travel by calling 1.800.673.1044, or visit bankofamerica.com/business

3,548.95



Coastline Technologies

Coastline Technologies
71 Main St. Suite 7
Lakeville, MA 02347
(508) 217-3400
www.coastlinetechologies.com

Invoice 0002904

BILL TO

Alan Costa
Miacomet Golf Club
12 W Miacomet Rd
Nantucket, MA 02554

DATE
05/05/2021

PLEASE PAY
\$2,920.00

DUE DATE
05/19/2021

ITEM	QTY	UNIT COST	AMOUNT
Elo 15" All In One POS (Used)	3	875.00	2,625.00
Microsoft Windows 10 LTSC 2019	1	295.00	295.00

Payment is due within 14 days of invoice date.

Please make all checks payable to Coastline Technologies.

TOTAL DUE

\$2,920.00

Thank you for your business!

THANK YOU.

APPROVAL

Date Rcvd.	
Acct. #	\$
1625-00	2920.-
OK for Pymnt.	AC

Processed

Kevin Dineen LLC

PO Box 2815
Nantucket, MA 02584



INVOICE

BILL TO
Miacomet Golf Club.
12 W Miacomet Rd
Nantucket, MA 02554

INVOICE 9188
DATE 05/30/2021

DESCRIPTION

AMOUNT

Completion of misc electrical items for Simulator lounge

Electrical materials

145.00

Labor

1,530.00

Thank you for your business

BALANCE DUE

\$1,675.00

Kevin Dineen LLC

PO Box 2815

Nantucket, MA 02584



INVOICE

BILL TO

Miacomet Golf Club.

12 W Miacomet Rd

Nantucket, MA 02554

INVOICE

9189

DATE

05/30/2021

DESCRIPTION

AMOUNT

Supply and install additional electric heaters in rear deck dining areas

Install a 100amp feeder to additional heater controller in second floor attic area.

Fish in additional heater feeds throughout porch ceiling and install new heaters

Electrical materials

1,910.00

Ceiling heaters and controller

6,275.00

Labor

10,345.00

Thank you for your business.

BALANCE DUE

\$18,530.00

Kevin Dineen LLC

PO Box 2815

Nantucket, MA 02584



Bill To:

BILL TO
Miacomet Golf Club.
12 W Miacomet Rd
Nantucket, MA 02554

INVOICE

9526

DATE

09/26/2021

Description:

New generator

Deposit request

Electrical permit and inspections

Cummins 100KW propane powered single phase
generator with a 600amp Nema 1 ATS

Electrical materials

Excavation and concrete base

Shipping and crane for unloading and genset drop

Labor

0.00

22,250.00

0.00

0.00

0.00

0.00

Thank you for your business

BALANCE DUE

\$22,250.00**APPROVAL**

Date Rec'd	Acct. #	\$
	1659-00	22,250.00
OK for Pymnt. <i>AC</i>		
Processed		

Please make check payable to Kevin Dineen

Page 1 of 1

Dobbert Heating & Air Conditioning, Inc.

Invoice

**558 Union Street
North Adams, MA 01247**

DATE	INVOICE NO.
5/23/2021	8483

BILL TO	WORK PERFORMED AT
JN Design Build One Perry Lane Nantucket, MA 02554	Miacomet Trackman

P.O. NO.	TERMS

SERVICED	ITEM	DESCRIPTION	QTY	RATE	AMOUNT				
1/18/2021	Contract	Provide HVAC as per September 24, 2020 Proposal. Deposit and indoor equipment delivery and sheet metal rough-in Contract - \$42,000 Invoiced Previously - \$37,000 Remainder to Invoice - \$0	1	5,000.00	5,000.00				
1/18/2021	Contract	Provide Fire Sprinkler as per September 24, 2020 Proposal. Deposit and drawings. Contract - \$7,000 Invoiced Previously - \$7,000 Remainder to Invoice - \$0	1	0.00	0.00				
	Contract	Plumbing - relocate drain and water serving bar sink area so as to maximize basement headroom. Sales Tax	1	2,800.00 6.25%	2,800.00 0.00				
APPROVAL Date Rec'd <table><tr><td>Acct. #</td><td>\$</td></tr><tr><td>1659-00</td><td>7800. —</td></tr></table> OK for Pymt. <i>AR</i> Processed						Acct. #	\$	1659-00	7800. —
Acct. #	\$								
1659-00	7800. —								

Phone #	Fax #
413-664-9688	413-663-8156

Total **\$7,800.00**

ISLAND CARPET

508-228-7876 FAX 508-228-4025

islandcarpet@comcast.net

82A Old South Road

Nantucket MA 02554

Invoice

Date	Invoice #
4/30/2021	15920

Bill To

Miacomet Golf Course
12 West Miacomet Rd
Nantucket, Ma. 02554

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Golf Simulators Install carpet SALES TAX	1,500.00 6.25%	1,500.00 0.00
APPROVAL Date Rcvd. 4/30/21 Acct. # 1659 OK for Pymnt. AC Processed \$ 1,500.-			
		Total	\$1,500.00



Louisiana Custom Turf
7371 Hwy. 1 South
Donaldsonville, LA 70346
(225) 268-1906
shane@lacustomturf.com
www.lacustomturf.com

BILL TO

Miacomet Golf Club
12 W Miacomet Rd.
Nantucket, MA 02554

SHIP TO

Miacomet Golf Club
12 W Miacomet Rd.
Nantucket, MA 02554

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3467	02/05/2021	\$2,347.50	03/01/2021	Due on receipt	

SHIP VIA
UPS 3 Day

ACTIVITY	QUANTITY	RATE	AMOUNT
Metrowall II Simulator wall carpet (black) - 2 rolls 54"x72' each and 1 roll 54"x36'	810	2.25	1,822.50

SUBTOTAL 1,822.50
SHIPPING 525.00
TOTAL 2,347.50
BALANCE DUE **\$2,347.50**

APPROVAL

Date Rcvd.	
Acct. #	\$
1659	2,347.50
OK for Pymnt.	

Processed

Nantucket Fencing
11A Teasdale Circle
Nantucket, MA 02554 US
508 325 4086
denisgalvin@comcast.net

BILL TO
MIACOMET GOLF COURSE
12 WEST MIACOMET ROAD
Nantucket
MA 02554

INVOICE 1858

DATE 08/05/2021 TERMS Net 30

DUE DATE 09/04/2021

P.O. NUMBER
1818

SALES REP
Denis

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	6Ft Board Fence	6Ft 8in HIGH CEDAR BOARD FENCE Pressure Treated 4in X 4in Posts Pressure Treated 2in X 6in Ground Board Pressure Treated 2in X 4in Bottom Rail Red Cedar 2in X 4in Top Rail Red Cedar 1in X 6in T@G Boards Red Cedar 1in X 1in Laths Red Cedar Post Caps All Stainless Steel Nails and Screws	25	199.00	4,975.00

TOTAL DUE

\$4,975.00

APPROVAL

Date Rcvd.

Acct. #	\$
11659	4,975
OK for Pymnt.	SD

Processed

Lesseholder
Improvement
fence for YW miacommet
ball/water noise reduction

**NEWMAN INC. design/build**

PO BOX 182

Nantucket, MA 02554

jndesignbuild@gmail.com

Invoice**BILL TO**

Miacomet Golf Extras

12 W MIACOMET RD

NANTUCKET, MA 02554

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1298	05.03.2021	\$7,497.22	05.18.2021	Net 15	

DESCRIPTION	QTY	RATE	AMOUNT
Newman Inc Carpentry Exterior HVAC work prep for interior HVAC work Demo. Removed exterior shingles. Installed mahogany mounting blocks as requested by HVAC technician. Interior wall, ceiling exploration for HVAC tech. Electrical Conduit 80 lb Sakrete Concrete Mix	22	75.00	1,650.00
Carpentry Installed Exterior breaker box as requested by Dineen Technician Installed conduit for trackman cable in floor. Concrete work as needed to patch conduit channel in floor 3/4Core x 4x8 Maple Plywood/Veneer 4706.030 KNOB 10x1 18-8 FH Phil SMS 2x10 Sheet Metal Screws KNOB Nuts and Bolts Irwin 1/2 Counter Sink Bit Bit Subcontracted services.	10:10	75.00	762.50
-Sand, clean and prep floor for paint -Prime and Finish paint floors. -Prime, sand and finish entry cabinet.			
Subcontracted services Subcontracted Services	1	750.00	750.00

DESCRIPTION	QTY	RATE	AMOUNT
-Cut Concrete channel in floor as requested. Machinery and Labor included.			
BALANCE DUE			\$7,497.22

APPROVAL

Date Rec'd	
Acct. #	\$
1659-00	7497.22
Signature	AK



11100 Wayzata Boulevard, Suite 801
Minnetonka, MN 55305

Address Service Requested

Remittance Section

Invoice Number: 7003442
Customer Number: 717174
Contract Number(s): 008-0717174-301
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

Please See Reverse Side for Important Information

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

Use enclosed envelope and make check payable to:

TCF National Bank
PO Box 77077
Minneapolis MN 55480-7777



00000000000000 0000717174 07003442 000367642 8

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

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11100 Wayzata Boulevard, Suite 801
Minnetonka, MN 55305

Invoice Number: 7003442
Customer Number: 717174
Invoice Date: 04/13/21
Invoice Due Date: 05/05/21
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

For Customer Service, Call 800-843-4354

Invoice Details

Invoice Details

Contract Number	Invoice Description	Current Charges	Past Due 1-30 Days	Past Due 31-60 Days	Past Due 61+ Days	Total Due						
008-0717174-301	(2) Toro Reelmaster 5010-H, & (2) Toro ProCore 648 Payment Due	3,676.42	0.00	0.00	0.00	3,676.42						
APPROVAL Date Rcvd. <table><tr><td>Acct. #</td><td>\$</td></tr><tr><td>2053-00</td><td>3676.42</td></tr><tr><td colspan="2">OK for Pymnt. <i>AE</i></td></tr></table> Processed							Acct. #	\$	2053-00	3676.42	OK for Pymnt. <i>AE</i>	
Acct. #	\$											
2053-00	3676.42											
OK for Pymnt. <i>AE</i>												
Total		\$3,676.42	\$0.00	\$0.00	\$0.00	\$3,676.42						

Billor Code: 0801
Token: W9J6LNQD

For invoice questions, contact us at
800-843-4354 or TCFCSCustomerService@tcfbank.com

Page 1 of 2



11100 Wayzata Boulevard, Suite 801
Minnetonka, MN 55305

Address Service Requested

Remittance Section

Invoice Number: 7058993
Customer Number: 717174
Contract Number(s): 008-0717174-301
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

Please See Reverse Side for Important Information

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

Use enclosed envelope and make check payable to:

TCF National Bank
PO Box 77077
Minneapolis MN 55480-7777



0000000000000 0000717174 07058993 000367642 5

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

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11100 Wayzata Boulevard, Suite 801
Minnetonka, MN 55305

Invoice Number: 7058993
Customer Number: 717174
Invoice Date: 05/14/21
Invoice Due Date: 06/05/21
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

For Customer Service, Call 800-643-4354

Invoice Details

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

Billor Code: 0801
Token: W9J6LNQD

For invoice questions, contact us at
800-643-4354 or TCFCSCustomerService@tcfbank.com

Page 1 of 2



11100 Wayzata Boulevard, Suite 801 Minnetonka, MN 55305

Address Service Requested

Remittance Section

Invoice Number: 7115680
Customer Number: 717174
Contract Number(s): 008-0717174-301
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

Please See Reverse Side for Important Information

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

Use enclosed envelope and make check payable to:

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



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11100 Wayzata Boulevard, Suite 801
Minnetonka, MN 55305

Invoice Number: 7115680
Customer Number: 717174
Invoice Date: 06/13/21
Invoice Due Date: 07/05/21
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

For Customer Service, Call 800-643-4354

Invoice Details

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

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Token: W9J6LNQD

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11100 Wayzata Boulevard, Suite 801 Minnetonka, MN 55305

Address Service Requested

Remittance Section

Invoice Number: 7171240
Customer Number: 717174
Contract Number(s): 008-0717174-301
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

Please See Reverse Side for Important Information

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

Use enclosed envelope and make check payable to:

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PO Box 77077
Minneapolis MN 55480-7777



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11100 Wayzata Boulevard, Suite 801
Minnetonka, MN 55305

Invoice Number: 7171240
Customer Number: 717174
Invoice Date: 07/14/21
Invoice Due Date: 08/05/21
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

For Customer Service, Call 800-643-4354

Invoice Details

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

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Address Service Requested

Remittance Section

Invoice Number: 7226844
Customer Number: 717174
Contract Number(s): 008-0717174-301
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

Please See Reverse Side for Important Information

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

Use enclosed envelope and make check payable to:

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



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11100 Wayzata Boulevard, Suite 801
Minnetonka, MN 55305

Invoice Number: 7226844
Customer Number: 717174
Invoice Date: 08/14/21
Invoice Due Date: 09/05/21
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

For Customer Service, Call 800-643-4354

Invoice Details

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

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Billor Code: 0801
Token: W9J6LNQD

For invoice questions, contact us at
800-643-4354 or TCFCSCustomerservice@tcfbank.com



11100 Wayzata Boulevard, Suite 801 Minnetonka, MN 55305

Address Service Requested

Remittance Section

Invoice Number: 7276500
Customer Number: 717174
Contract Number(s): 008-0717174-301
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

Please See Reverse Side for Important Information

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

Use enclosed envelope and make check payable to:

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



0000000000000 0000717174 07276500 000367642 9

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

Welcome.

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and we can officially welcome you to Huntington.



11100 Wayzata Boulevard, Suite 801
Minnetonka, MN 55305

Invoice Number: 7276500
Customer Number: 717174
Invoice Date: 09/13/21
Invoice Due Date: 10/05/21
Past Due Amount: \$0.00
Total Amount Due: \$3,676.42

For Customer Service, Call 800-643-4354

Invoice Details

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

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to register today!

Billor Code: 0801
Token: W9J6LNQD

For invoice questions, contact us at
800-643-4354 or TCFCSCustomerservice@tcfbank.com

From: [Jesse Bell](#)
To: [Susan Campese](#); [Marian Wilson](#)
Subject: FW: Nantucket Community Television + Madaket Ditch
Date: Friday, October 15, 2021 6:43:07 PM

Please put this on the 10/26 agenda & include in the meeting packet. Thanks.

From: Charles Walters <carulus38@hotmail.com>
Sent: Thursday, October 14, 2021 2:03 PM
To: Eric Savetsky <esavetsky@nantucketlandbank.org>
Subject: Nantucket Community Television + Madaket Ditch

Jesse:

It was good to talk with you on the phone this afternoon. Here's a summary of what I presented.

I'm producing and hosting a 5-minute video about the Madaket Ditch, parts of which run through Land Bank properties. I'm doing this for Nantucket Community Television as part of their new series **Nantucket Life**. (The pilot came out this past August, and can be seen on Channel 18 and on YouTube.)

I would like to have the Land Bank's clearance for two actions along the Ditch:

- 1) to have a single cameraperson on the ground filming on those properties along the Ditch, plus myself doing a narration;
- 2) to have a single cameraperson (probably a different individual) filming the same properties from the air via drone, plus myself directing where the drone will fly.

My plan is to do this work in either October or November of this year. The exact timetable depends on the technicians' availability and on weather conditions. In both cases we should finish the work within one day, and have no impact on the properties. Credit would be given to the Land Bank for its help on the project.

I'd be happy to address any questions or concerns you may have about this. Many thanks to you, Jesse, and to the Land Bank for its consideration of this production.

My best,
Charley Walters

From: [Jesse Bell](#)
To: [Eleanor Antonietti](#); [Marian Wilson](#)
Subject: FW: Inscription on Cooper monument
Date: Wednesday, October 20, 2021 11:00:33 AM

Please include on the agenda and in Commission meeting packet. Thanks.

From: Allen Reinhard <allenreinhard@yahoo.com>
Sent: Tuesday, October 19, 2021 8:35 PM
To: Jesse Bell <jbelle@nantucketlandbank.org>
Subject: Fwd: Inscription on Cooper monument

Jesse, I just got this note from Fran with a request to engrave the Angola St. side of the Cooper stone at the Garden by the Sea property. I told her I would bring it to your attention and the Commission may need to vote on the idea.

Allen

Begin forwarded message:

From: Frances <karttu@comcast.net>
Date: October 19, 2021 at 7:56:55 PM EDT
To: Allen Reinhard <allenreinhard@yahoo.com>
Subject: **Inscription on Cooper monument**

Angola Street resident Maureen Searle, who initiated the placement of the Arthur Cooper monument on Land Bank property at the end of Angola Street, originally wanted an inscription on the street side of the monument as well as the bronze plaque facing the garden.

This was not done at the time, but it is very noticeable that from Angola Street it is not at all obvious that the boulder is a monument.

Maureen is prepared to pay to add an inscription now, and Scott McIver has confirmed on behalf of NPI that "We can mobile engrave, yes."

There is some time pressure, because the Searle house on Angola Street is on the market, and as soon as it is sold, Maureen will leave Nantucket permanently and will no longer be available to pay.

The proposed inscription is:

Fran

BROTHERHOOD of THIEVES – MCD Special Permit history

2004 initial MCD approved

- 152 seats inside
- 60 seats on patio including 8 bar seats
 - must shut down / lights out and move customers inside by 10pm
 - no amplified music (no exterior speakers and no music played outside)
- 10 employee rooms

2005 Modification #1

- decrease patio size to increase buffer area with abutters – no change in occupancy

2007 Modification #2

- low indirect lighting required ONLY when patio not covered by awning/roof
- all lighting on patio extinguished by 11:30pm
- all patio service shut down by 11pm
- no change in occupancy

2015 Modification #5 (modifications # 3 &4 in 2010 not recorded)

- 5 hearings
- Original application modified to withdraw request to allow pre-recorded outdoor entertainment until 10pm
- increase patio size and occupancy to 80 w/ partial awning enclosure of existing patio to attenuate noise

2021 Modification #6

- lower level converted into “Mini-Cisco” satellite micro-brewery w/ private dining
- 1st floor to be separately operated restaurant / bar with shared kitchen
 - Small addition – exterior deck
 - Bar and live performance area
- Alteration of exterior space - outdoor bar, retractable awning, and stage for live acoustic entertainment & food service associated with 1st fl. restaurant
 - Capacity = 195



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/29/2021
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



NANTUCKET
TOWN CLERK

2021 SEP 14 PM 2:45

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

Date: September 13, 2021

Planning Board File No.: 13-04 and 04-15

Name of Development: Brotherhood of Thieves

Owner(s)' Name(s): 23 Broad Street Owner, LLC

Mailing Address: c/o Sarah F. Alger, P.C. Four North Water Street, Nantucket, MA 02554

Phone number: 508-228-1118 Fax number: 508-228-8004 E-mail: sfa@sfapc.com

Applicant's Name: Same as above

Mailing Address: Same as above

Phone number: Same as above Fax number: Same as above E-mail: Same as above

Engineer/Surveyor: Michael Connolly

Mailing Address: 149 Surfside Road, Nantucket, MA 02554

Phone number: 508-228-8910 Fax number: _____ E-mail: michael.connolly5@verizon.net

Location of Lots:

Street Address: 23 Broad Street

Tax Assessor's Map: 42.4.2 Parcel: 77

Nantucket County Registry of Deeds:

Land Court Plan _____ or Plan Book 21 Page 43

or Plan File #: _____

Size of Parcel 0.23AC square feet

Zoning District CDT

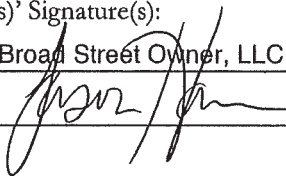
Describe proposed modification in detail:

See addendum attached.

I/we hereby certify that the applicant cited above have been authorized by me/us to file a Special Permit application with the Nantucket Planning Board on property that I/we own.

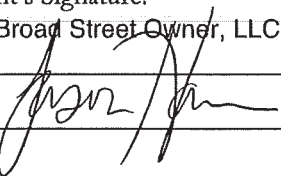
Owner(s)' Signature(s):

23 Broad Street Owner, LLC

By: 

Applicant's Signature:

23 Broad Street Owner, LLC

By: 

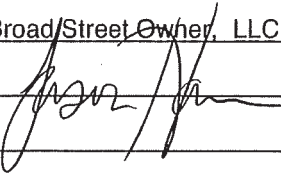
I/we 23 Broad Street Owner, LLC

Sarah F. Alger

, the undersigned, hereby authorize _____ to act as agent(s) on my/our behalf and to make any necessary revision on this filed application as may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' Signature(s):

23 Broad Street Owner, LLC

By: 

This application must be accompanied by a filing fee of \$250.00 payable to Town of Nantucket plus \$6.74 per abutters notice payable to Pitney Bowes Reserved Funds to cover the mailing of the public notices to the abutters and for the notices to abutters of the Board's decision, four sets of mailing labels (1 inch in height and 2.63 inches in width), as well sufficient materials (e.g. site plan, list of proposed modifications, drainage calculations, engineering changes, etc.) as necessary to permit the Planning Board to adequately evaluate the proposal. A list of abutters may be obtained from the Nantucket Tax Assessors office at 37 Washington Street. Each abutters name and address shall be recorded on the mailing labels. If the special permit modification pertains to a Major Commercial Development (MCD) the establishment of an escrow account may be necessary.

***In addition, a "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to cancero@nantucket-ma.gov.

ADDENDUM

Application for an Amendment to a Previously Granted Special Permit 23 Broad Street LLC - the "Brotherhood" Planning Board File Nos. 13-04 and 04-15

The Applicant seeks relief by special permit under Nantucket Zoning By-law (the "By-law") §§139-30 (Special Permit) and 139-11 (Major Commercial Development) to modify the existing Major Commercial Development Special Permit Decision dated August 23, 2004, recorded with Nantucket Deeds in Book 914, Page 311 (the "2004 Decision"), as affected by a modification of special permit, dated September 12, 2005, recorded in Book 984, Page 288 (the "2005 Decision"); modification of special permit, dated April 23, 2007, recorded in Book 1088, Page 291 (the "2007 Decision"); and modification of special permit dated June 18, 2015, recorded in Book 1518, Page 108, as amended by a corrected modification of special permit dated February 5, 2016, recorded in Book 1523, Page 164 (the "2015 Decision"). The 2004 Decision, the 2005 Decision, the 2007 Decision, and the 2015 Decision may be collectively referred to as the "MCD Decision."

The Applicant seeks a special permit modifying the MCD Decision to allow the following uses of the property at 23 Broad Street (the "Locus"):

Current conditions:

<u>Lower Level:</u>	Existing restaurant, bar area, kitchen, and cold and dry storage
<u>1st Floor Level:</u>	Existing restaurant, bar area, and kitchen
<u>Outdoor Patio</u>	Existing indoor bar area, covered awning, outdoor seating

Proposed Conditions:

The Applicant plans to maintain the existing lower-level restaurant with some minor décor modifications. The lower-level kitchen would be converted to a micro distillery, brewery, and winery to comply with current use licensure, storage area, and private dining area.

The first-floor bar and restaurant area would operate as a separate entity from the lower-level restaurant, but the restaurants would share the first-floor kitchen. The existing bar on the first floor would be maintained with minor modifications to décor. The current dining areas would be maintained with the addition of a new bar area and an area for live performances.

The existing covered awning area would be removed and replaced with a retractable awning, which will provide state of the art sound distributions and attenuation, an outdoor bar area, and an area for live acoustic music (no more than three pieces). Food service would be provided to outdoor patio area via the first-floor kitchen and operator. The requested occupant load for the outdoor patio is for 195 occupants.

The Applicant requests that the Board grant the requested relief by Special Permit, finding that the proposed modifications are in compliance and is in harmony with the general purpose and intent of the Bylaw.

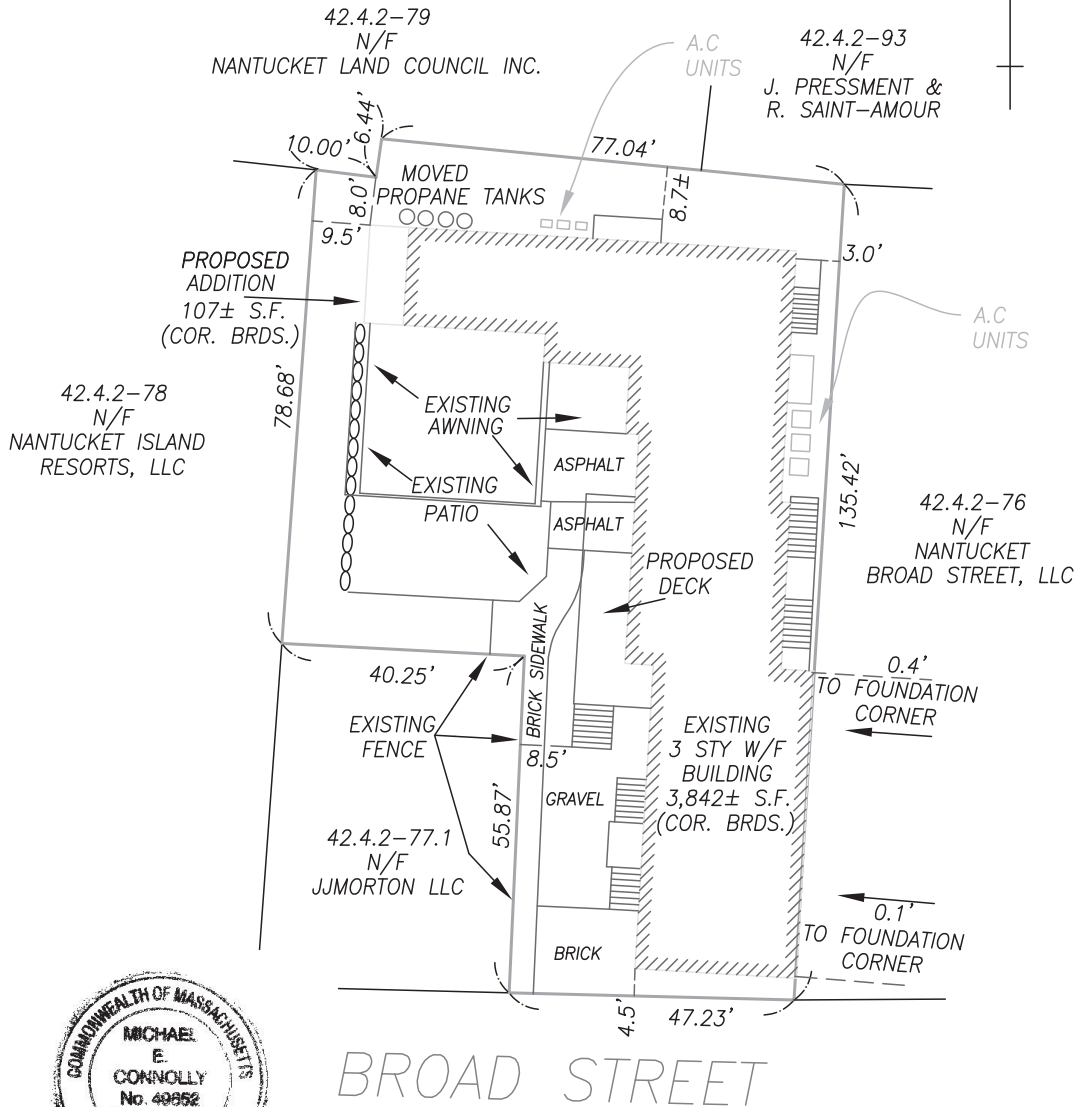
The Locus is located at 23 Broad Street, shown on Nantucket Tax Assessor's Map 42.4.2 as Parcel 77, is Lot 1 on plan recorded with Nantucket Deeds in Plan Book 21, Page 43, and is in the Commercial Downtown ("CDT") Zoning District.

ZONING CLASSIFICATION: CDT

MIN. AREA: 3,750 S.F.
 MIN. FRONTAGE: 35 FT.
 FRONT YARD S.B.: 0 FT.
 REAR & SIDE S.B.: 5/0 FT.
 GROUND COVER (%): 75 %

EXISTING:

. 9,847± S.F.
 . SEE PLAN .
 . SEE PLAN .
 . SEE PLAN .
 . SEE PLAN .



Michael E. Connolly

BROAD STREET

PROPOSED ADDITION
 BUILDING LOCATION PLAN
 OF LAND IN
 NANTUCKET, MA.

I CERTIFY, AS OF THAT
 THE BUILDING(S) IS/ARE LOCATED ON THE
 GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN
 OF NANTUCKET BUILDING DEPARTMENT ONLY AND
 SHOULD NOT BE CONSIDERED A PROPERTY LINE
 SURVEY. THIS PLAN SHOULD NOT BE USED TO
 ESTABLISH PROPERTY LINES, FENCES, HEDGES OR
 ANY ANCILLARY STRUCTURES ON THE PREMISES.
 THE PROPERTY LINES SHOWN RELY ON CURRENT
 DEEDS AND PLANS OF RECORD.
 THIS PLOT PLAN IS NOT A CERTIFICATION AS TO
 TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.
 OWNERS OF ADJOINING PROPERTIES ARE SHOWN
 ACCORDING TO CURRENT ASSESSOR RECORDS.

SCALE: 1"= 25' DATE: SEPTEMBER 27, 2021

Owner: . . 23. BROAD. STREET OWNER, LLC

Deed/Cert.: BK. 1834 . PG. 287 Plan: BK. . 21 . PG. 43, . LOT. 1

Tax Map: 42.4.2-77 Locus: . 23. BROAD. STREET . . .

MICHAEL CONNOLLY & ASSOC. INC.
 PROFESSIONAL LAND SURVEYORS
 150 SURFSIDE ROAD
 NANTUCKET, MASSACHUSETTS 02554
 508-228-8910

C-7977

Proposed Site Plan

Map & Parcel:	424.2 / 77	
Current Zoning:	CDT	9,847 sf
Minimum Frontage:	35'	3,750 sf
Front Setback:	0'	75% / 7,835
Side/Rear Setback:	0' / 5	0 sf
		0
Lot Size:		
Min. Lot Size:		
Allowable G.C.:		
Existing G.C.:		
Proposed G.C.:		
Total Proposed G.C.:		

Information for this site plan was taken from the Natickett G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

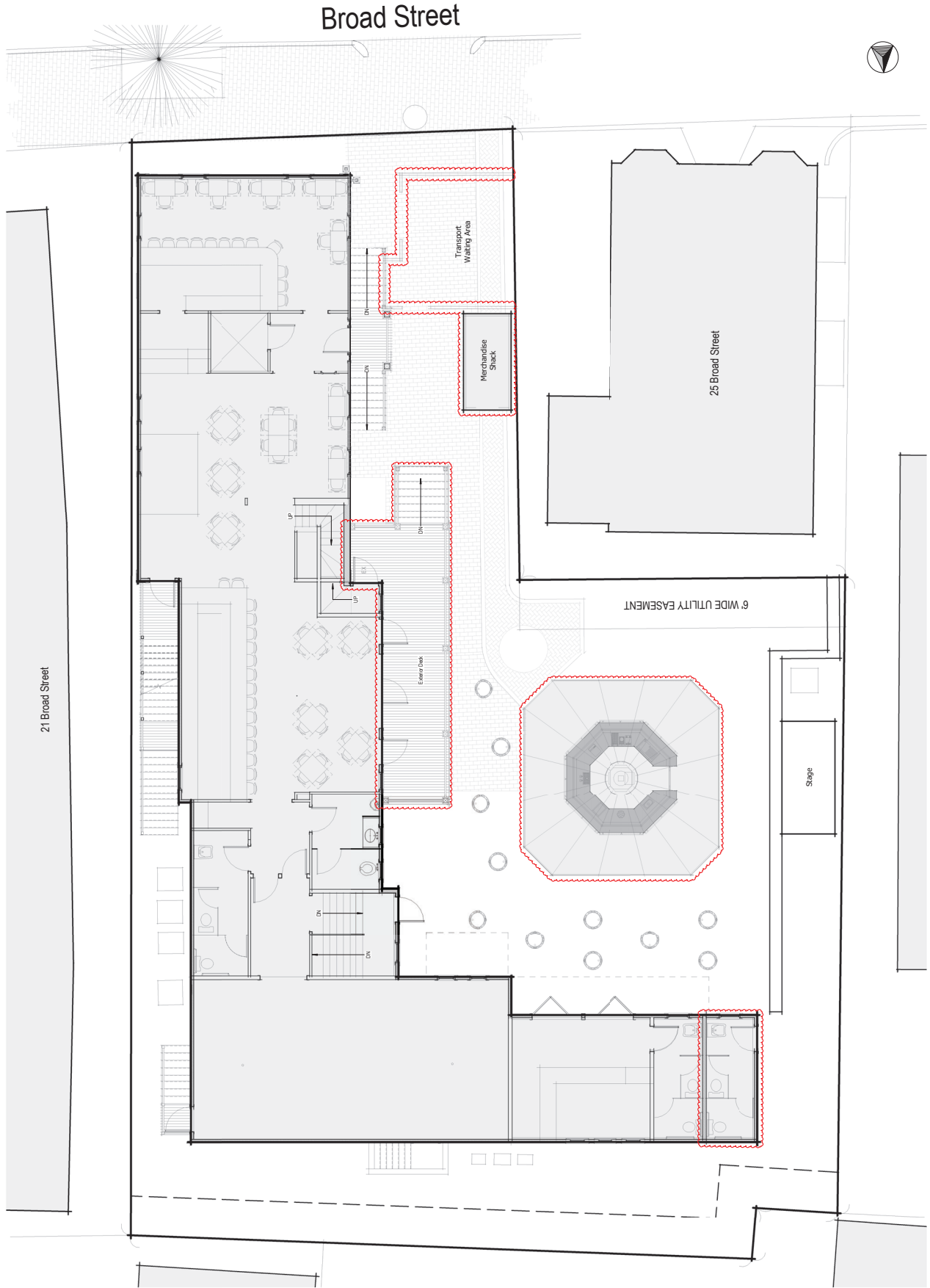
Revisions

SP2

2123

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Proposed Site Plan

$$\frac{3'16'' = 1.0''}{}$$


2123

23 Broad Street LLC

23 Broad Street
Nantucket, MA 02554



Building Sections

Site Information

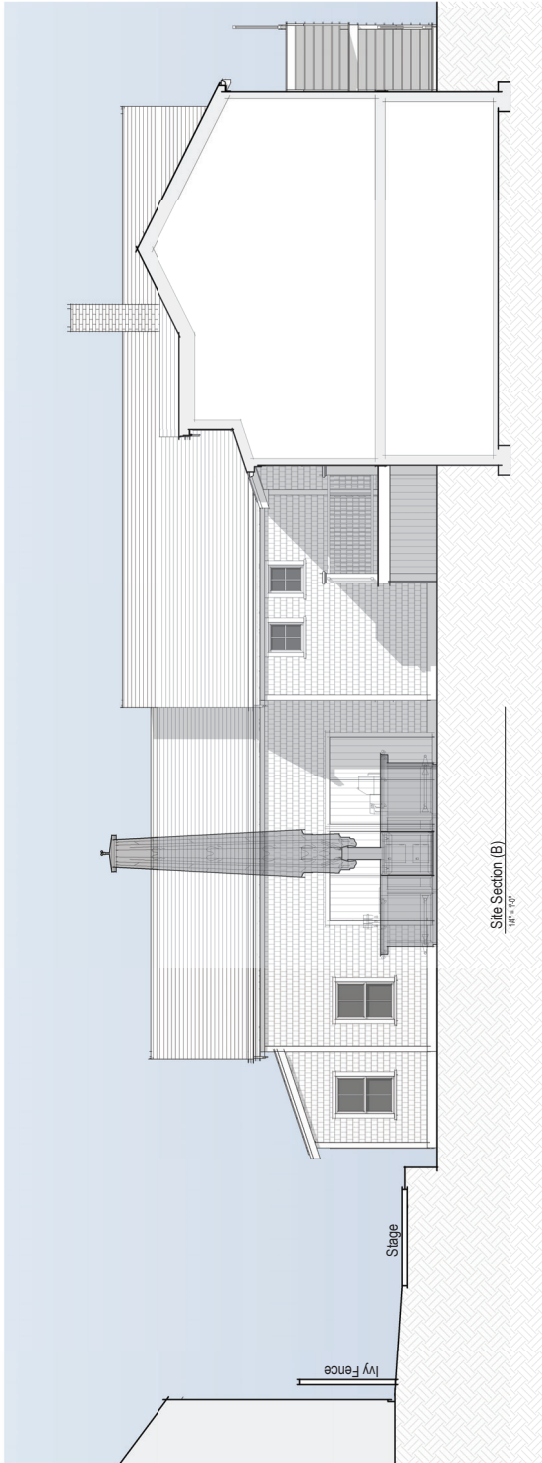
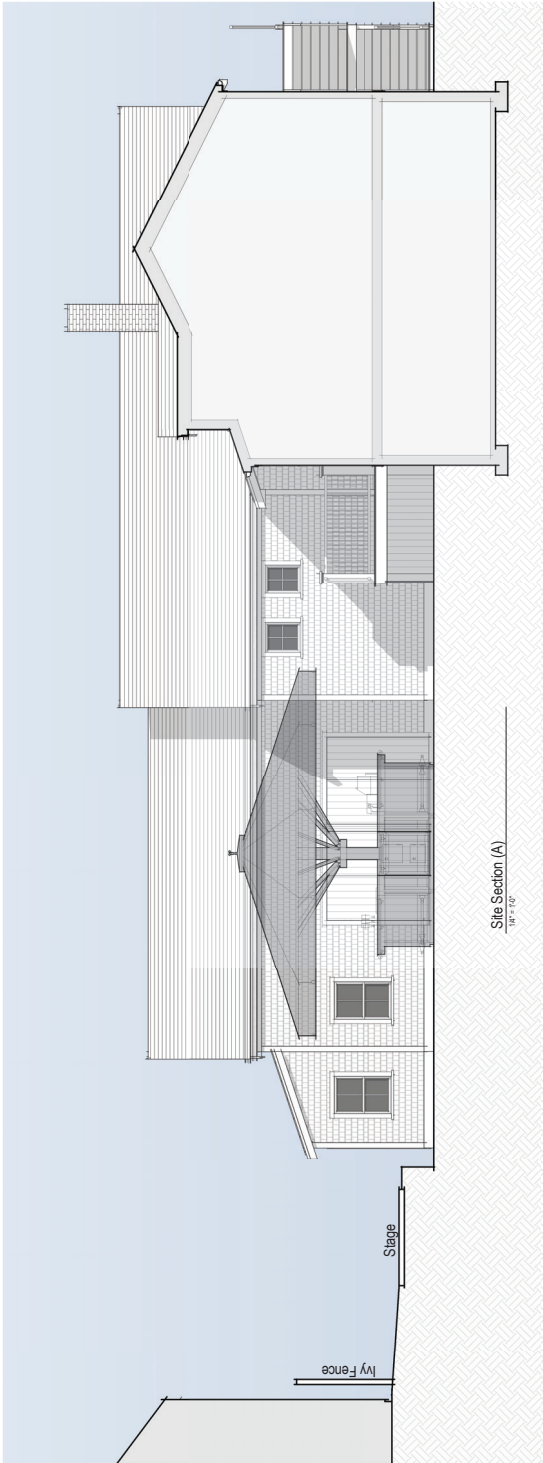
Map Sheet: 42.1, 77
County: Dukes
Municipal Range: 35
Sheet: 07/9
Sheet: 07/9
Lot Size: 9.81 ±
Acres: 0.22 ±
Building C.C.: 750 ±
Total Proposed C.C.: 0 ±

Information for this plan was taken from
aerial photography and a site survey.
Construction is required as shown. All work
must be done in accordance with the
Survey prior to and during construction.

S.1

2123

Revisions





Floor Plan - Proposed

Site Information

Map & Parcel:	42.4 2 / 77
Current Zoning:	CD1
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0' / 5
Lot Size:	9,847 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75% / 7,385 sf
Existing G.C.:	-
Proposed G.C.:	0 sf
Total Proposed G.C.:	-

Information for this site plan was taken from the Natick G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

A.1.0	2123
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Basement - Proposed

09.10.21

Progress Set



Exterior Elevations -
Proposed

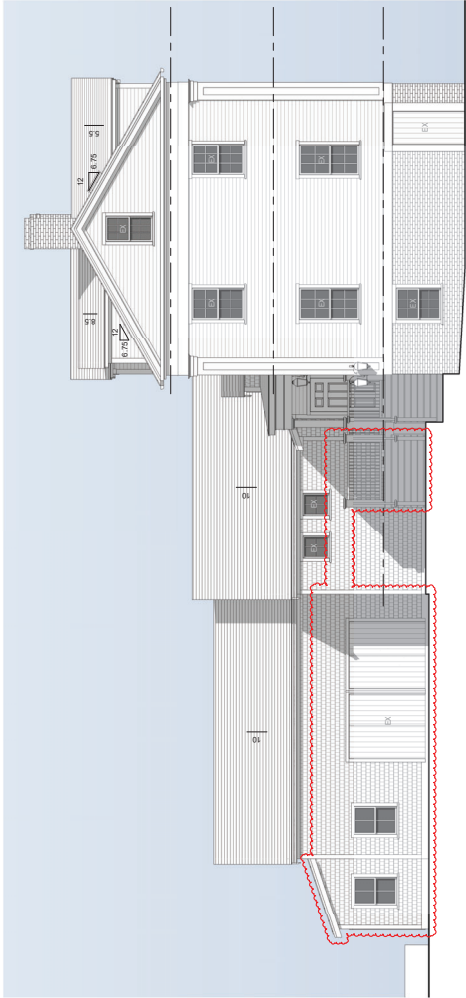
Site Information

Map Sheet	42.1.17
County	CDR
Current Zoning	35
Maximum Footage	0' / 9
Side/Rear Setback	0' / 9
Lot Size	9.861 #
Area of Site	750.77335 #
Maximum G.C.	750.77335 #
Building G.C.	0 #
Remaining G.C.	0 #
Total Proposed G.C.	0 #

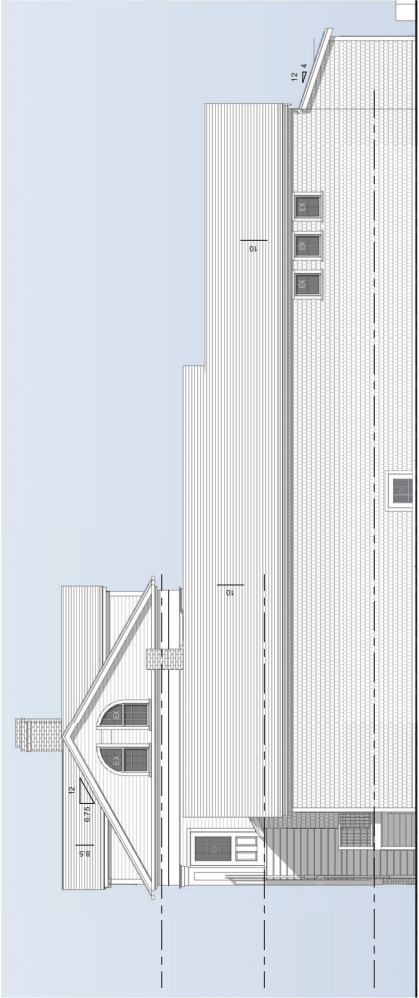
Information for all plans was taken from
construction required survey. All drawings
are based on the information provided.
Survey prior to and during construction.

THIS DOCUMENT IS THE PROPERTY OF
THE ARCHITECT AND IS TO BE USED ONLY
FOR THE PROJECT AND SITE SPECIFICALLY
IDENTIFIED HEREIN. IT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING
FROM THE ARCHITECT.

Revisions



South Elevation - Proposed
3/16\"/>



North Elevation - Proposed
3/16\"/>



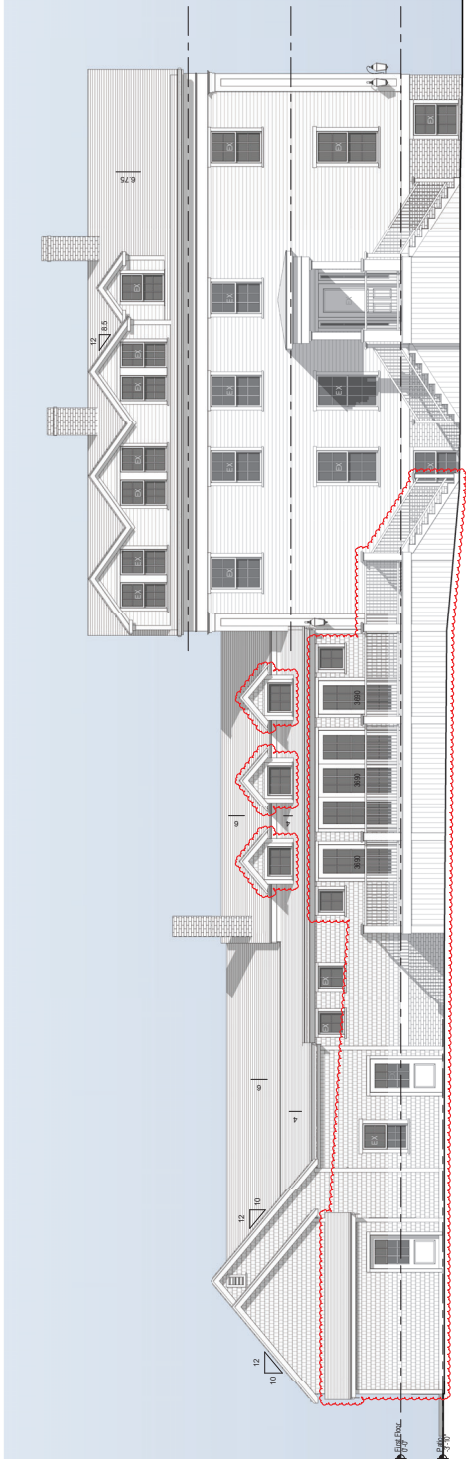
Exterior Elevations -
Proposed

Site Information

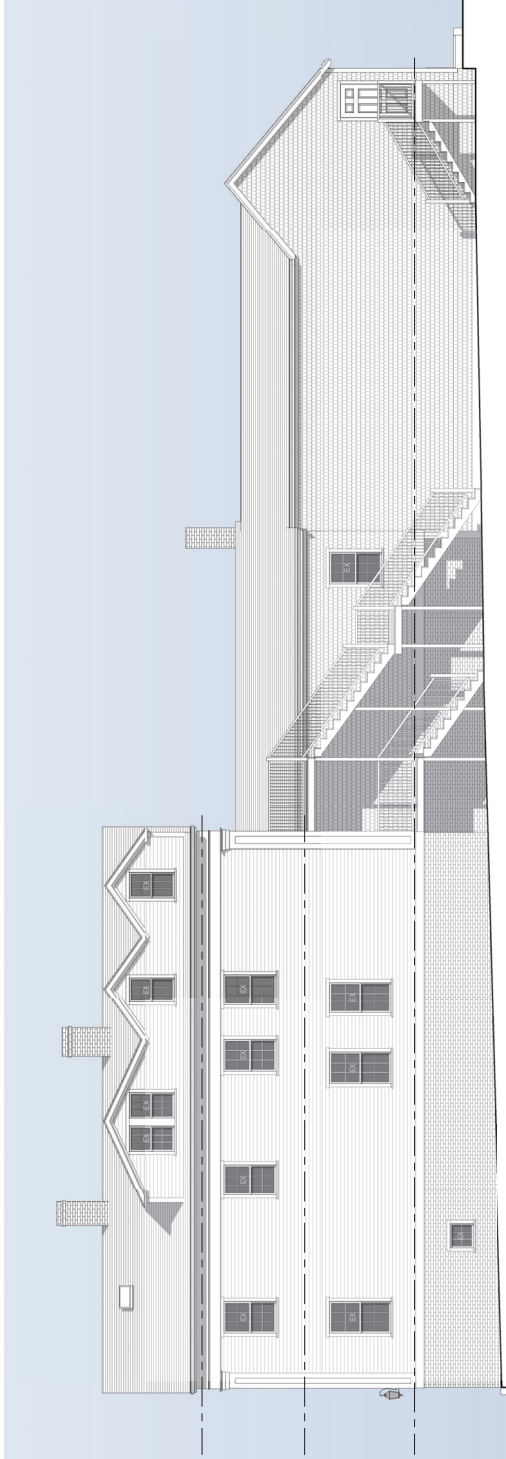
Map Sheet	42.42.77
County	CDR
Current Zoning	35
Minimum Fencing	0' / 8
Side/Rear Setback	0' / 8
Lot Size	9,861 s.f.
Area of Site	9,861 s.f.
Map Sheet	42.42.77
Building G.C.	75'0" / 7.935 s.f.
Building G.C.	0' / 0
Total Proposed G.C.	0' / 0

Information for this plan was taken from construction documents and site survey. All dimensions are approximate and subject to change. Survey prior to and during construction.

Revisions



West Elevation - Proposed
3/16" = 1'-0"



East Elevation - Proposed
3/16" = 1'-0"

09.10.21

Progress Set



Exterior Elevations - Existing

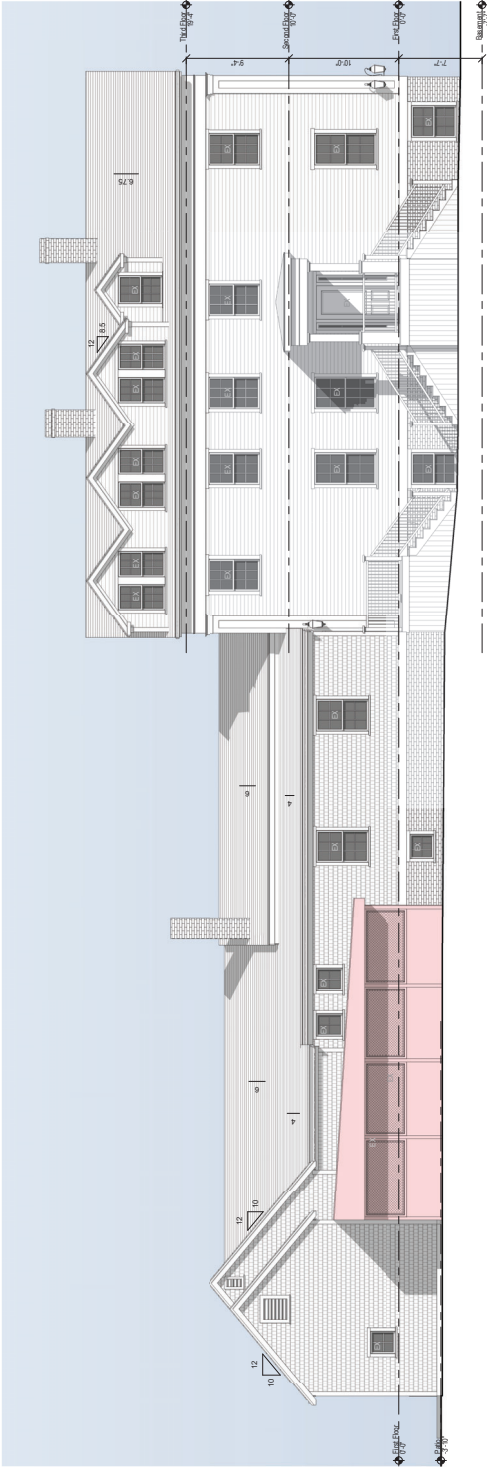
Site Information

Map Sheet: 42.2, 77
County: Dukes
Municipal: 35
Section: 0 / 9
Lot Size: 9.81 ±
Map: 7501, 7.035 ±
Building: 0 ±
Total Proposed: 0 ±

Information for this plan was taken from
existing records and field survey. All work
shall be done in accordance with the
Survey plan for existing construction.

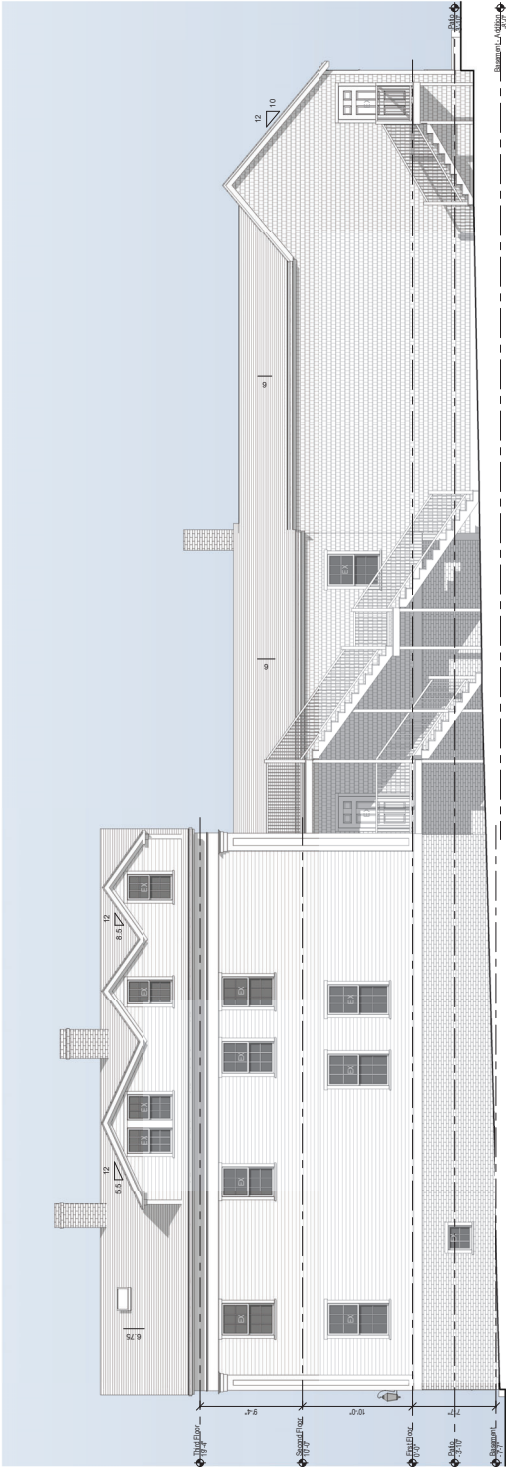
SHEET INDEX

- EX-01 Floor Plan - Existing
- EX-02 Floor Plan - Existing
- EX-03 Roof Plan - Existing
- EX-04 Roof Plan - Existing
- EX-05 Roof Plan - Existing
- EX-06 Roof Plan - Existing
- EX-07 Roof Plan - Existing
- EX-08 Roof Plan - Existing
- EX-09 Roof Plan - Existing
- EX-10 Roof Plan - Existing
- EX-11 Roof Plan - Existing
- EX-12 Roof Plan - Existing
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- EX-98 Roof Plan - Existing
- EX-99 Roof Plan - Existing
- EX-100 Roof Plan - Existing



West Elevation - Existing

3/16" = 1'-0"



East Elevation - Existing

3/16" = 1'-0"

Revisions

THIS DOCUMENT IS THE PROPERTY OF EMERITUS LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EMERITUS LLC.

TOWN OF NANTUCKET

PLANNING BOARD

(Special Permit)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 23 Broad Street LLC
MAILING ADDRESS..... c/o Sarah F. Alger, P.C., Four North Water Street, Nantucket, MA 02554
PROPERTY LOCATION..... 23 Broad Street
ASSESSOR MAP/PARCEL..... Map 42.4.2, Parcel 77
SUBMITTED BY..... Holly Fernandes

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of
Nantucket, ou=Assessor's Office,
email=rranney@nantucket-ma.gov, c=US
Date: 2021.08.17 12:56:08 -04'00'

8-17-2021

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

WBLU	Lot	Lot Cnt	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
4231	1		VTT 48 CENTRE STREET LLC		100 CONCORD ST 3RD FL	FRAMINGHAM	MA	01701	48 CENTER ST
4231	2		EMMA LLC	C/O VANESSA NOEL GINLEY	158 EAST 64TH STREET	NEW YORK	NY	10065	48 CENTER ST
4231	3		CENTRE OF TOWN LLC	C/O REMAIN NANTUCKET LLC	PO BOX 359	NANTUCKET	MA	02554	35 CENTER ST
4231	4		KLAUDIUS & LEIPA LLC		91 WASHINGTON ST	NANTUCKET	MA	02554	33 CENTER ST
4231	5		KLAUDIUS & LEIPA LLC		91 WASHINGTON ST	NANTUCKET	MA	02554	5 CHESTNUT ST
4231	6		CARL CHARLES G TR	CHESTNUT REALTY TRUST	3 CHESTNUT ST	NANTUCKET	MA	02554	3 CHESTNUT ST
4231	7		MOLINAR MICHAEL A		99 ORANGE ST	NANTUCKET	MA	02554	1 CHESTNUT ST
4231	8		HUMMOCK POND ASSC LLC		20 FEDERAL ST	NANTUCKET	MA	02554	20 FEDERAL ST
4231	62		GINLEY VANESSA NOEL		158 EAST 64TH ST	NEW YORK	NY	10065	2 QUINCE ST
4231	63	1	ALGER SARAH F TRST	44 CENTRE ST REALTY TRUST	PO BOX 725	SIASSCONSET	MA	02564	44 CENTER ST
4231	63	2	SWAIN MATTHEW		77 HAVEMEYER LANE	STAMFORD	CT	06902	44B CENTER ST
4231	63	3	HOSIETLER DAVID L TRST		PO BOX 989	ATHENS	OH	45701	42 CENTER ST
4231	64	1	SPATOLA KENNETH B TR	KB SPATOLA TRUST 2016	2 KINGS HIGHWAY UNIT 3	HAMPTON	NH	03842	40B CENTER ST
4231	64	2	GOWEN MELANIE L TR	GOWEN REAL EST TRUST	3829 LEGATION ST NW	WASHINGTON	DC	20015	40C CENTER ST
4231	64	3	CLARK LAURANCE R		7 REDSTONE LANE	MARBLEHEAD	MA	01945	40D CENTER ST
4231	64	4	ALGER SARAH F TRST	TOOPAG REAL ESTATE TRUST	4 SOUTH WATER STREET	NANTUCKET	MA	02554	40A CENTER ST
4231	65		REID ROBERT J JR & BONNIE TRST	R REID IRREVOCABLE TRUST	PO BOX 205	NANTUCKET	MA	02554	3B HUSSEY ST
4231	66		VTT 38 CENTRE STREET LLC		100 CONCORD ST STE 3E	FRAMINGHAM	MA	01702	38 CENTER ST
4231	67		WEINMAN RHODA H		PO BOX 1365	NANTUCKET	MA	02554	36 CENTER ST
4231	68		11 INDIA STREET LLC		105 NEWBURY STREET	BOSTON	MA	02116	31 CENTER ST
4231	68	1	11 INDIA STREET LLC		105 NEWBURY STREET	BOSTON	MA	02116	4 CHESTNUT ST
4231	69		29 CENTER STREET LLC		105 NEWBURY STREET	BOSTON	MA	02116	2 CHESTNUT ST
4231	70		29 CENTER STREET LLC		105 NEWBURY STREET	BOSTON	MA	02116	16- FEDERAL ST
4231	72		NIR RETAIL II LLC	C/O NEW ENGLAND DEVOP- ACCTING DEPT	75 PARK PLAZA SUITE 3	BOSTON	MA	02116	18 FEDERAL ST
4231	112		GRENNAN EDWARD S JR TR	24 BROAD ST REALTY TRUST	BOX 1829	NANTUCKET	MA	02554	3 HUSSEY ST
4231	120		34 CENTER STREET LLC	MCDERMOTT JOHN J & MCMANNUS VICTORIA	C/O TAG MANAGEMENT INC PO BOX 1334	LA JOLLA	CA	92038	34 CENTER ST
4234	18		SEVEN FARMER LLC		287 ISLAND CREEK DRIVE	VERO BEACH	FL	32963	3 QUINCE ST
4234	19		HELLMAN NINA		21 SHERBURNE COMMONS	NANTUCKET	MA	02554	4 GAY ST

4234	20		LILLY DAVID M JR & DIANE P TRST	QUINCE STREET TRUST	2800 KENILWORTH PLACE	MINNEAPOLIS	MINI	55405	4 QUINCE ST
4242	29		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	20 S WATER ST
4242	30		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	16 BROAD ST
4242	31		22 FEDERAL LLC		PO BOX 359	NANTUCKET	MA	02554	22 FEDERAL ST
4242	32		EIGHTEEN BROAD STREET LLC	C/O ROBERT SHAPIRO	PO BOX 2329	NANTUCKET	MA	02584	18 BROAD ST
4242	33		ROOT TRACY W & SUSAN		3310 W CROWN POINTE BLVD	NAPLES	FL	34112	20 BROAD ST
4242	34		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	22 BROAD ST
4242	35		TWENTY FOUR BROAD STREET INC		PO BOX 1829	NANTUCKET	MA	02554	24 BROAD ST
4242	36		GLIDDEN RICHARD J & KATHRYN L		PO BOX 816	NANTUCKET	MA	02554	37 CENTER ST
4242	37		NANTUCKET ISLAND RESORTS LLC	NEW ENGLAND DEVELOP- ACCTING DEPT	75 PARK PLAZA #3	BOSTON	MA	02116	50 CENTER ST
4242	38		NANTUCKET ISLAND RESORTS LLC	NEW ENGLAND DEVELOP- ACCTING DEPT	75 PARK PLAZA #3	BOSTON	MA	02116	29 BROAD ST
4242	40		ZINZI LYDIA TR	RESTORATION ACK NOM TRUST	763 SANTA FE TRAIL	FRANKLIN LAKES	NJ	07417	43 CENTER ST
4242	41		PERRY DENNIS W & MARTHA G		6110 N OCEAN BLVD HOUSE 19	OCEAN RIDGE	FL	33435	45 CENTER ST
4242	42		KNOX JOHNSTON BEATRICE S	HUNTINGTON REALTY TRUST	PO BOX 1828	NANTUCKET	MA	02554	6 STEP LN
4242	43	1	RENUZILLI SUSAN		5A STEP LN	NANTUCKET	MA	02554	5A STEP LN #5A
4242	43	2	SULLIVAN SHAWN		50 BEDFORD PARK	BRIDGEWATER	MA	02324	5B STEP LN #5B
4242	44		3 STEP LANE LLC		1140 RESERVOIR AVE	CRANSTON	RI	02920	3 STEP LN
4242	52	1	MAGNAB MALCOLM W		13 N WATER ST	NANTUCKET	MA	02554	13 N WATER ST
4242	54	1	BRASS LANTERN LLC		11 N WATER ST	NANTUCKET	MA	02554	11 N WATER ST
4242	59		NANTUCKET YACHT CLUB		PO BOX 667	NANTUCKET	MA	02554	4 S BEACH ST
4242	60	1	NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	4 WHALERS LN
4242	61		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	15 BROAD ST
4242	74		FAROS 17 BROAD LLC		100 SOUTH COMMONS STE 102	PITTSBURGH	PA	15212	17 BROAD ST
4242	74	1	MC MENAMIN PAULA TRST	19 BROAD ST NOM TRUST	25 EAST ERIE ST	CHICAGO	IL	60601	BROAD ST
4242	74	2	OBEID JOY LLC	C/O WYLIE COLLINS	149 PARSONAGE RD	GREENWICH	CT	06830	BROAD ST
4242	75		HOLLAND J WILLIAM TRUSTEE	C/O DRIE HAUS ENTERPRISE MNGMT	25 EAST ERIE ST	CHICAGO	IL	60611	19 BROAD ST
4242	76		NANTUCKET BROAD ST LLC		1200 SOLDIERS FIELD RD STE 102	BOSTON	MA	02134	21 BROAD ST
4242	77		23 BROAD STREET OWNER LLC		171 COMMONWEALTH AVE	BOSTON	MA	02116	23 BROAD ST
4242	77	1	JUMORTON LLC		25 BROAD ST	NANTUCKET	MA	02554	25 BROAD ST
4242	78		NANTUCKET ISLAND RESORTS LLC	C/O NEW ENGLAND DEVELOP- ACCTING DEPT	75 PARK PLAZA #3	BOSTON	MA	02166	27 BROAD ST

4242	79		NANTUCKET LAND COUNCIL INC			PO BOX 502	NANTUCKET	MA	02554	6 ASH LN
4242	80		LINGEMAN BYRON & SUZANNE TR	THE TEN ASH STREET NOMINEE TR		9 EDMONDS ROAD	WELLESLEY	MA	02481	10 ASH ST
4242	81		DYSON BRENDAN C TR	ASH STREET 5 REALTY TRUST		471 GROVE STREET	NEEDHAM	MA	02492	5 ASH ST
4242	82		DAVIDSON KEVIN D & KATHERINE A TRS			4 STEP LANE	NANTUCKET	MA	02554	4 STEP LN
4242	83		VEYSEY MICHAEL C TR			311 LLWYDS LN	VERO BEACH	FL	32963	14 N WATER ST
4242	84		VEYSEY MICHAEL & SUSAN			311 LLWYDS LN	VERO BEACH	FL	32963	12 N WATER ST
4242	85		BUDIN GREG TR	GUTHRIE BEACH TRUST		C/O PO BOX 659	NANTUCKET	MA	02554	1 ASH ST
4242	87		7 NORTH WATER STREET LLC			11 DENISE COURT	LINCROFT	NJ	07738	7 N WATER ST
4242	88		NANTUCKET THEATRE PROJECT LLC			5 N WATER ST	NANTUCKET	MA	02554	5 N WATER ST
4242	89		NANTUCKET YACHT CLUB			PO BOX 667	NANTUCKET	MA	02554	3 WHALERS LN
4242	90		OBER JOY LLC	C/O COLLINS WYLIE		149 PARSONAGE RD	GREENWICH	CT	06830	4 N WATER ST
4242	92	1	DAVISON JAMES			222 LOBLOLLY LANE	CHOUDEURANT	LA	71227	88 N WATER ST
4242	92	9	COALE JOHN P & GRETA V			2901 FESSENDEN ST NW	WASHINGTON	DC	20008	8J N WATER ST
4242	93		PRESSMENT JONATHAN ETAL			23 BETHUNE ST	NEW YORK	NY	10014	2 ASH LN
4242	94		MMS INVESTMENT TRUST LLC			245 LITTLE HARBOUR LANE	NAPLES	FL	34102	8 ASH ST
4242	95		GRAEBER DIANN W & CHARLES W TR	GRAEBER DIANN W & CHARLES W TRST AGRMT		23802 CAMPLA CT	BONITA SPRINGS	FL	34134	4 ASH ST
4242	96		BEAUDETTE RICHARD P TR	ASH STREET 2 REALTY TRUST		471 GROVE ST	NEEDHAM	MA	02492	2 ASH ST
4242	97		DYSON BRENDAN C TR	NORTH WATER ST 10 REALTY TRUST		C/O 471 GROVE STREET	NEEDHAM	MA	02492	10 N WATER ST
4242	103		FP 9 NORTH WATER LLC			100 SOUTH COMMONS STE 102	PITTSBURGH	PA	15212	9 N WATER ST
4243	28		GERAGHTY THOMAS J JR & JOHN			45 SIERRA ROAD	READVILLE	MA	02136-2501	49 CENTER ST
4243	29		CENTER STREE HOUSE LLC	C/O LESLIE HEIDEN		8415 ALLISON ROAD	MIAMI BEACH	FL	33141	47 CENTER ST
4243	30		MARGARET COFFIN LLC			667 OENOKE RIDGE	NEW CANAAN	CT	06840	54 CENTER ST
4243	31		WHALLEY PRISCILLA E TR	P E WHALLEY REVOC TRUST		52 CENTER ST	NANTUCKET	MA	02554	52 CENTER ST
4243	32		TERRY HENRY R JR & ANNE			5 GAY ST	NANTUCKET	MA	02554	5 GAY ST
4243	75		FIRST CONGREGATIONAL CHURCH			BOX 866	NANTUCKET	MA	02554	62 CENTER ST
4243	76		60 CENTER STREET LLC			44 BUTLER HILL ROAD	SOMERS	NY	10589	60 CENTER ST
4243	77		NESTO RICHARD & BICKMER KATHLEEN			58 CENTER ST	NANTUCKET	MA	02554	58 CENTER ST
4243	80		MIDDLE C LLC	C/O PHILBRICK MELISSA		PO BOX 866	NANTUCKET	MA	02554	56 CENTER ST
4243	81		ONE ACADEMY LANE LLC			13309 MANOR STONE DRIVE	GERMANTOWN	MD	20874	1 ACADEMY LN

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of October 26, 2021

1. “M” Exemption Update:

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

No. 37856 Milena P. Penova and Yordan V. Penov
No. 37881 Rudy E. Valencia
No. 37885 Douglas C. Sheare and Angela R. Sheare
No. 37887 Greyson M. Keller and Christine M. Perkins
No. 37909 Jonathan Janov and Silvia Manzoni

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

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	Aug YIELD	Sep YIELD	8/31/2021	9/30/2021
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$37,776.35	\$37,989.55
Nantucket Bank / Collection Account x7653	0.25	0.25	\$31,938,476.51	\$36,577,016.02
Nantucket Bank / Special CD x1135 <i>matures 5/20/2022*</i>	0.20	0.20	\$5,050,184.68	\$5,051,014.92
TOTAL UNRESTRICTED FUNDS:			\$37,026,437.54	\$41,666,020.49

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	Aug YIELD	Sep YIELD	8/31/2021	9/30/2021
US Bank / Series A Bonds Reserve Fund / <i>TNotes mature 4/8/21 MktVal</i>	1.73	1.73	\$3,069,638.25	\$3,069,909.91
US Bank / Series A Bonds Debt Service Fund <i>x1002</i>	0.00	0.00	\$20,904.22	\$20,904.31
US Bank / Acquisition Fund <i>x1003</i>	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$40,051.00	\$40,059.23
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,004.24	\$10,006.30
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$43,955.52	\$43,964.55
Nantucket Bank / Nabalus Escrow x1473	0.15	0.15	\$1,659.53	\$1,659.73
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$55,951.29	\$55,962.79
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$391,131.56	\$391,211.93
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$19,406.80	\$19,410.79
Hingham Savings / Marble Reserve CD <i>matures 8/29/2022</i>	0.50	0.40	\$226,456.64	\$226,538.55
Citizens Bank / Rackemann Sawyer Acquisition Escrow			\$425,000.00	\$425,000.00
TOTAL RESTRICTED FUNDS:			\$4,304,160.15	\$4,304,629.19
TOTAL FUNDS:			\$41,330,597.69	\$45,970,649.68

BONDS:

	Principal Outstanding	Payment Due	Annual Payments
2009 Series A Issue <i>(Final principal payment 7/1/2022)</i>	\$220,000	<i>Interest due 1/1/22, Principal and Interest due 7/1/22</i>	\$226,490.00
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$4,115,000	<i>Principal and Interest due 2/15/22, Interest due 8/15/22</i>	\$421,887.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$6,635,000	<i>Principal and Interest due 12/1/21, Interest due 6/1/22</i>	\$1,041,225.00
TOTAL BONDS:	\$10,970,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,689,602.50

NOTES:

	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	<i>Interest of \$25,768.60 due 12/9/21, 3/9/22, 6/9/22, 9/9/22</i>	\$103,074.40
Hays Note #37	\$1,333,333	<i>Principal due 6/12/22</i>	\$1,333,333.33
Larrabee Note # 38	\$1,750,000	<i>Principal due 1/6/22</i>	\$1,750,000.00
TOTAL NOTES:	\$4,783,333	TOTAL ANNUAL NOTE PAYMENTS:	\$3,186,407.73
TOTAL DEBT:	\$15,753,333	TOTAL ANNUAL DEBT PAYMENTS:	\$4,876,010.23

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