

AGENDA
Nantucket Land Bank Commission
Regular Meeting of November 26, 2024
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

2. GOLF BUSINESS

- a. 2025 Proposed Golf Rates
- b. Sconset Golf Course – 2025 Draft Budget Review
- c. Miacomet Golf Course – 2025 Draft Budget Review
- d. 2025 Draft Tournament Schedule
- e. Sconset Golf Course – Monthly Review
- f. Miacomet Golf Course – Monthly Review
- g. Golf Capital Workgroup – Recommendations

3. PROPERTY MANAGEMENT

- a. Hunting Policy/Signage – Discussion
- b. 17 Commercial Wharf – Request to Temporarily Install Holiday Lobster Pot Tree
- c. Washington Street/Francis Street Beach Improvement – Design Review

4. TRANSFER BUSINESS

5. APPROVAL OF MINUTES

- a. Regular Meeting of November 12, 2024

6. REGULAR BUSINESS

- a. Interim Executive Director's – Update
- b. Bench Policy Revision - Discussion

7. PERSONNEL BUSINESS

- a. Executive Director Search Committee – Update
- b. Revised Organizational Chart - Discussion

8. CONSENT ITEMS

- a. Monthly Financial Report – October
- b. Warrant Authorization – Cash Disbursements
- c. Acceptance of Appearance of Conflict-of-Interest Disclosure Form – Eleanor Antonietti as CPC Representative
- d. Approval to Adopt Written Designer Selection Procedures

9. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of

07/23/24.

2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, i.e.:
 - a. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
 - b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampon Nominee Trust (6 Wesco Place)
3. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT

MGC Golf Rates

	2022	2023	2024	2025
Winter Membership (Oct - May)	\$800	\$850	\$850	\$900
Resident Discount Card (May - Oct)	\$100	\$100	\$100	\$125
Vacation Card (5 - 18 Hole Rounds)	\$0	\$0	\$0	\$0
18 Hole Resident Greens Fees	\$120	\$145	\$145	\$150
9 Hole Resident Greens Fees	\$80	\$95	\$95	\$99
18 Hole Greens Fees	\$200	\$245	\$245	\$255
9 Hole Greens Fees	\$135	\$150	\$150	\$155
18 Hole Package	\$225	N/A	N/A	N/A
9 Hole Package	\$155	N/A	N/A	N/A
Group Outing Flat Rate	\$250	\$300	\$300	\$310
Twilight Golf (after 5pm)	\$80	\$100	\$100	\$125
Range Balls - Small Bucket	\$8	\$8	\$10	\$10
Range Balls - Medium Bucket	\$13	\$13	\$15	\$15
Range Balls - Large Bucket	\$18	\$18	\$20	\$20

MGC Rentals - Cars, Cart & Clubs

	2022	2023	2024	2025
18 Hole Car Rental	\$30 per person	\$30 per person	\$35 per person	\$37 per person
9 Hole Car Rental	\$20 per person	\$20 per person	\$25 per person	\$26 per person
Pull Cart	\$17	\$17	\$20	\$20
18 Hole Club Rental	\$75	\$75	\$75	\$85
9 Hole Club Rental	\$55	\$55	\$55	\$60

MGC Membership Dues

Member Type	2022	2023	2024	2025
Single Charter	\$800	\$800	\$800	\$800
Family Charter	\$1,500	\$1,500	\$1,500	\$1,500
Single Legacy	\$1,828	\$2,175	\$2,240	\$2,355
Family Legacy	\$3,317	\$3,947	\$4,065	\$4,270
Single Regular	\$3,465	\$3,638	\$3,750	\$3,865
Family Regular	\$6,313	\$6,628	\$6,830	\$7,035

SGC Golf Rates

	2022	2023	2024	2025
MGC Member 9 Hole Greens Fee	\$20	\$20	\$20	\$25
MGC Member 18 Hole Greens Fee	\$30	\$30	\$30	\$40
Summer Membership (May-Oct)	\$800	\$850	\$850	\$900
18 Hole Greens Fees	\$70	\$80	\$80	\$85
9 Hole Greens Fees	\$50	\$55	\$55	\$60
Children's Rate - 9 holes	\$20	\$20	\$20	\$20

SGC Rentals - Carts & Clubs

	2022	2023	2024	2025
Pull Carts	\$7	\$7	\$10	\$12
Club Rentals	\$25	\$25	\$35	\$40

MGC Golf Rates	
	2024
Winter Membership (Oct - May)	\$900
Resident Discount Card (May - Oct)	\$125
18 Hole Resident Greens Fees	\$150
9 Hole Resident Greens Fees	\$99
18 Hole Greens Fees	\$255
9 Hole Greens Fees	\$155
Twilight Golf (after 5pm)	\$100
Range Balls - Small Bucket	\$10
Range Balls - Medium Bucket	\$15
Range Balls - Large Bucket	\$20
Shoulder Season Rate 18 Holes	\$150
Shoulder Season 9 Holes	\$99
Off Season Rate	\$70

MGC Rentals - Cars, Cart & Clubs	
	2024
18 Hole Car Rental	\$37 per person
9 Hole Car Rental	\$26 per person
Pull Cart	\$20
18 hole Club Rental	\$85
9 hole Club Rental	\$60
Year Cart Rental - Single	\$1,250
Year Cart Rental - Family	\$1,500

SGC Golf Rates	
	2024
Summer Membership (May-Oct)	\$900
18 Hole Greens Fees	\$85
9 Hole Greens Fees	\$60
Children's Rate - 9 holes	\$20
MGC Member 18 hole	\$40
MGC Member 9 hole	\$25

SGC Rentals - Carts & Clubs	
	2024
Pull Carts	\$12
Club Rentals	\$40

Miacomet Membership	
Member Type	2024
Single Charter	\$800
Family Charter	\$1,500
Single Legacy	\$2,355
Family Legacy	\$4,270
Single Regular	\$3,865
Family Regular	\$7,035

5%
5%
3%
3%

MGC Membership Dues

Member Type	2021	2022	2023	2024	2025
Single Charter	\$800	\$800	\$800	\$800	\$800
Family Charter	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Single Legacy	\$1,728	\$1,828	\$2,175	\$2,240	\$2,355
Family Legacy	\$3,217	\$3,317	\$3,947	\$4,065	\$4,270
Single Regular	\$3,320	\$3,465	\$3,638	\$3,750	\$3,865
Family Regular	\$6,130	\$6,313	\$6,628	\$6,830	\$7,035

SGC Golf Rates

	2024
Summer Membership (May-Oct)	\$900
Summer Junior Membership (under 18)	\$0
Adult 12 Round Pass	\$600
Junior 12 Round Pass	\$200

18 Hole Greens Fees	\$85
9 Hole Greens Fees	\$60
Children's Rate - 9 holes (under 18)	\$20
MGC Member 18 hole	\$40
MGC Member 9 hole	\$25

SGC Rentals - Carts & Clubs

	2024
Pull Carts	\$12
Club Rentals	\$40

Budget 2025

Sconset Golf

Rate Increases

Rate increase for Miacomet members \$20 to \$25. Eighteen-hole rate \$30 to \$40A rate increase for summer membership \$850 to \$900Increase on greens fee's \$55 to \$60. Eighteen-hole rate \$80 to \$85

Children's rate stays the same \$20

Golf Shop

Golf shop employees: We increased the shop clerk's pay to give better customer service and reflect our 2024 actual. Jack did a great job, and we want to continue with those efforts.

Purchasing new scorecards. Our inventory is running low.

F&B

Very similar to 2024 actuals

Grounds

Seasonal labor: We were short-staffed last year during challenging weather events. Ryan wants to increase staff during those periods.

Maintenance

Will reflect 2024 actuals

G&A

Added General Manager: As the business grows, Sean is on-site much more frequently, interacting with vendors and IT professionals to help Jack run daily operations.

Credit card merchant services have increased to reflect actuals.

Electricity: Heat will be left on over the winter to keep from repainting the interior.

Payroll taxes will be billed from Miacomet back to Sconset for 2025. The New Paycom service didn't allow this right away. We now have that ability.

Insurance will also be billed from Miacomet back to Sconset.

Miacomet Golf

Rate Increase

Please see the attached rate sheet for 2025

Golf Shop

Rounds are similar to 2024

The budget for 2025 reflects 2024 actuals. 2024 was a good representation of what we will see going forward.

F&B

Covers are budgeted slightly down from 2024.

Food sales will have a slight increase in price over 2024. Targeting the dinner menu

Payroll expenses will increase as we continue to look for a sous chef. The position was not filled last year.

Increases in operating expenses reflect 2024 actuals.

Membership

The increase for both legacy and regular are identical. The gap between them will remain the same.

Grounds

Pay will increase 3%. Hourly and Seasonal payroll: We are still looking to fill a vacant position in both pay categories that was not filled in 2024.

Mechanics' pay will increase to industry standards.

Operations expenses will reflect 2024. Ryan does a great job watching his expenses

Maintenance

Operation expenses will reflect 2024. We will continue to paint the interior during the January shutdown.

G&A

Credit card merchant sales are similar to 2024 actuals. Credit card usage is increasing.

Payroll services are down because of the new payroll company (Paycom)

Insurance is up slightly, but much better than in the past

Payroll taxes are up due to SUTA. Currently, it is administered quarterly.

The health insurance rate for 2025 is very similar to 2024

The budget for G&A is reflective of the 2024 actuals.

Siasconset
 Budget 2025
 Summary - Page 1

	Actuals 2023	Budget 2024	Projected Actuals 2024	Budget vs Projected Actuals 2024	Budget 2025	2025 Budget vs 2024 Projected Actuals
Rounds	9,663	13,598	14,226	628	14,057	(169)
Covers	3,072	3,210	2,706	(504)	3,095	389
Revenue						
Golf Shop Revenue	815,361	849,480	943,992	94,512	961,654	17,662
Food & Beverage	78,634	83,250	87,401	4,151	88,575	1,174
Total Revenue	893,995	932,730	1,031,393	98,663	1,050,229	18,836
Cost of Goods						
Golf Shop	83,781	74,200	88,117	13,917	95,713	7,596
Food & Beverage	20,094	19,115	20,496	1,381	21,145	649
Total Cost of Goods	103,875	93,315	108,613	15,298	116,858	8,245
Gross Profit	790,120	839,415	922,780	83,365	933,371	10,591
Payroll Expense						
Golf Shop	84,326	89,750	116,000	26,250	118,250	2,250
Food & Beverage	10,424	13,000	12,600	(400)	13,000	400
General & Administrative	60,000	40,000	40,000	0	60,000	20,000
Grounds	122,608	126,440	116,440	(10,000)	145,000	28,560
Total Payroll	277,358	269,190	285,040	15,850	336,250	51,210
Operating Expenses						
Golf Shop	393	3,000	2,688	(312)	4,500	1,812
Food & Beverage	965	900	696	(204)	900	204
Maintenance	4,874	5,050	3,979	(1,071)	4,125	146
General & Administrative	170,455	155,594	139,260	(16,334)	165,204	25,944
Grounds	23,802	48,950	37,122	(11,828)	52,850	15,728
Total Operating Expenses	200,489	213,494	183,745	(29,749)	227,579	43,834
Total Expenses	477,847	482,684	468,785	(13,899)	563,829	95,044
Net Income / (Loss)	312,273	356,731	453,995	97,264	369,542	(84,453)
Depreciation	115,890	56,223	56,233	56,233	56,233	0
Cash Flow	428,163	412,954	510,228	13,843	425,775	84,453

Siasconset
Budget 2025

Departmental Summary - Page 2

	Actuals 2023	Budget 2024	Projected Actuals 2024	Budget vs Projected Actuals 2024	Budget 2025	2025 Budget vs 2024 Projected Actuals
Rounds	9663	13,598	14,226	628	14,057	(169)
Covers	3072	3,210	2,706	(504)	3,095	389
Golf Shop						
Revenue	815,361	849,480	943,992	94,512	961,654	17,662
Cost of Goods	83,781	74,200	88,117	13,917	95,713	7,596
Payroll Expense	84,326	89,750	116,000	26,250	118,250	2,250
Operating Expense	393	3,000	2,688	(312)	4,500	1,812
Net Profit / Loss	646,861	682,530	737,187	54,657	743,191	6,004
Food & Beverage						
Revenue	78,634	83,250	87,401	4,151	88,575	1,174
Cost of Goods	20,094	19,115	20,496	1,381	21,145	649
Payroll Expense	10,424	13,000	12,600	(400)	13,000	400
Operating Expense	965	900	696	(204)	900	204
Net Profit / Loss	47,151	50,235	53,609	3,374	53,530	(79)
Grounds						
Payroll Expense	122,608	126,440	116,440	(10,000)	145,000	28,560
Operating Expense	23,802	48,950	37,122	(11,828)	52,850	15,728
Net Profit / Loss	(146,410)	(175,390)	(153,562)	21,828	(197,850)	(44,288)
Maintenance						
Operating Expense	4,874	5,050	3,979	(1,071)	4,125	146
Net Profit / Loss	(4,874)	(5,050)	(3,979)	(1,071)	(4,125)	(146)
General & Administrative						
Payroll Expense	40,000	40,000	40,000	0	60,000	20,000
Operating Expense	170,455	155,594	139,260	(16,334)	165,204	25,944
Net Profit / Loss	(210,455)	(170,587)	(186,730)	(16,143)	(195,594)	(25,944)
Net Income/(Loss)	312,273	356,731	453,995	97,264	369,542	(84,453)
Depreciation	115,890	56,223	56,233	56,223	56,233	0
Cash Flow	428,163	412,954	510,228	13,843	425,775	84,453

Siasconset
 Budget 2025
 Golf Shop - Page 3

	Budget	Projected	Budget vs	9													Budget	Budget
	2024	Actuals	Projected	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2025	Variance	
	2024	2024	2024	0	0	0	0	420	2,664	4,090	4,123	2,100	660	0	0	2025	2024 vs 2025	
Rounds	13,048	14,226	1,178	0	0	0	0	420	2,664	4,090	4,123	2,100	660	0	0	14,057	(169)	
Revenue																		
3020-04 Play Cards	44,750	43,200	(1,550)					7,200	19,200	10,000	4,200	0				40,600	(4,150)	
3025-04 Annual Pass	140,500	157,115	16,615					108,000	51,300	6,300						165,600	25,100	
3121-04 9 Hole Greens Fee	467,375	482,715	15,340					18,250	75,125	150,250	148,500	72,250	28,750			493,125	25,750	
3122-04 Member 9 Hole	6,000	0	(6,000)						1,000	1,200	1,125	950				4,275	(1,725)	
3123-04 Member 18 Hole	180	0	(180)							280	280					560	380	
3170-04 Club Rental Sets	41,250	63,665	22,415					1,200	9,500	19,600	20,500	8,750	300			59,850	18,600	
3180-04 Walking Trolley Rental	23,825	32,270	8,445					780	3,250	12,264	11,500	6,500	3,000			37,294	13,469	
3200-04 Lesson Income	850	870	20					0	200	250	250	150	0			850		
3400-04 Golf Shop Sales	124,750	164,209	39,459					7,250	32,000	52,500	47,000	15,750	5,000			159,500	34,750	
3402-04 Over/Under	0	(52)	0													0	0	
Total Revenue	849,480	943,992	94,512	0	0	0	0	142,680	191,575	252,644	233,355	104,350	37,050	0	0	961,654	112,174	
Cost of Goods																		
4000-04 Golf Shop	74,200	88,117	13,917					4,700	20,800	28,875	27,850	10,238	3,250			95,713	21,513	
4100-04 Member 10% Shop Discounts	0	0	0													0	0	
Total Cost of Sales	74,200	88,117	13,917	0	0	0	0	4,700	20,800	28,875	27,850	10,238	3,250	0	0	95,713	21,513	
Gross Profit	775,280	855,875	80,595	0	0	0	0	137,980	170,775	223,769	205,505	94,112	33,800	0	0	865,941	90,661	
Payroll Expense																		
5930-04 Golf Shop Manager	45,000	50,000	5,000					8,666	8,666	8,666	8,668	8,668	8,666			52,000	7,000	
7021-04 Head Golf Pro	12,000	12,000	0					2,000	2,000	2,000	2,000	2,000	2,000			12,000	0	
7030-04 Shop Clerks Gross	32,750	54,000	21,250					3,000	13,500	14,500	13,000	9,250	1,000			54,250	21,500	
Total Payroll	89,750	116,000	26,250	0	0	0	0	13,666	24,166	25,166	23,668	19,918	11,666	0	0	118,250	28,500	
Operating Expenses																		
5160-04 Dues and Subscriptions	100	0	(100)					100								100	0	
7170-04 Tees, Markers, Etc.	600	0	(600)				500	300	0	300						1,100	500	
7180-04 Score Cards	2,000	2,688	688				2,000	1,000								3,000	1,000	
7190-04 Uniforms / Clothing Allowance	300	0	(300)				100	100	100							300	0	
7205-04 Shipping (ups/fedex)	0	0	0													0	0	
7235-04 Golf Course Water Supplies	0	0	0													0	0	
7250-04 Damaged Goods/Outdated Merchandise	0	0	0													0	0	
7260-04 Rental Clubs	0	0	0													0	0	
Total Operating Expenses	3,000	2,688	(312)	0	0	0	2,600	1,500	100	300	0	0	0	0	0	4,500	1,500	
Income/(Loss) from Operations	682,530	737,187	54,657	0	0	0	(2,600)	122,814	146,509	198,303	181,837	74,194	22,134	0	0	743,191	60,661	

Siasconset
Budget 2025

Food & Beverage - Page 4

	Budget 2024	Projected Actuals 2024	Budget vs Projected Actuals 2024	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Budget 2025	Budget Variance 2024 vs 2025
Covers	3,210	2,706	2,706	0	0	0	0	115	650	960	850	390	130	0	0	3,095	389
Revenue																	
3800-05 Food Sales	5,250	6,104	854					250	750	1,700	1,925	1,250	450			6,325	1,075
3900-05 Bar Sales	78,000	81,307	3,307					4,500	14,000	22,250	22,500	15,500	3,500			82,250	4,250
Non- Alcoholic Beverage	0	0	0													0	0
Liquor	0	0	0													0	0
Beer	0	0	0													0	0
Wine	0	0	0													0	0
3990-05 Clubhouse Usage Fees (Rental)	0	0	0													0	0
3999-05 Over/Under	0	(10)	(10)													0	0
Total Revenue	83,250	87,401	4,151	0	0	0	0	4,750	14,750	23,950	24,425	16,750	3,950	0	0	88,575	5,325
Cost of Goods																	
4800-05 Food	2,110	2,532	422					50	300	540	630	500	95			2,115	5
4901-05 Beer	12,880	11,825	(1,055)					1,100	2,650	3,250	3,300	1,350	750			12,400	(480)
4902-05 Wine	850	1,721	871					200	300	425	425	300	75			1,725	875
4904-05 Non- Alcoholic Beverage	1,600	3,253	1,653					150	750	750	800	750	75			3,275	1,675
4905-05 Bar Snacks	1,675	1,165	(510)					50	300	430	425	350	75			1,630	(45)
Total Cost of Sales	19,115	20,496	1,381	0	0	0	0	1,550	4,300	5,395	5,580	3,250	1,070	0	0	21,145	2,030
Gross Profit	64,135	66,905	2,770	0	0	0	0	3,200	10,450	18,555	18,845	13,500	2,880	0	0	67,430	3,295
Payroll Expense																	
8030-05 Payroll Bar/Wait Staff	13,000	12,600	(400)					500	3,000	3,500	3,500	2,000	500			13,000	0
Total Payroll	13,000	12,600	(400)	0	0	0	0	500	3,000	3,500	3,500	2,000	500	0	0	13,000	0
Operating Expenses																	
5160-05 Dues and Subscriptions	0	76	76													0	0
8110-05 Clubhouse Floor Supplies	500	310	(190)					100	100	100	100	100				500	0
8179-05 Clubhouse Kitchen Paper Supplies	400	310	(90)						100	100	100	100				400	0
Total Operating Expenses	900	696	(204)	0	0	0	0	100	200	200	200	200	0	0	0	900	0
Income/(Loss) from Operations	50,235	53,609	3,374	0	0	0	0	2,600	7,250	14,855	15,145	11,300	2,380	0	0	53,530	3,295

Siasconset

Budget 2025

Grounds - Page 5

		Projected	Budget vs													Budget	Budget		
		Budget	Actuals	Projected	Actuals	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2025	Variance
		2024	2024	2024															2024 vs 2025
Payroll Expense																			
5920-02	Golf Course Superintendent Gross	40,000	40,000	30,000	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	5,000
6010-02	Assistant Superintendent	20,000	20,000	15,996	2,083	2,083	2,083	2,083	2,083	2,085	2,083	2,083	2,083	2,085	2,083	2,083	2,083	25,000	5,000
6020-02	Mechanic	10,000	0	(10,000)	833	833	833	833	833	833	833	833	833	833	835	833	833	10,000	0
6060-02	Seasonal Labor	56,440	56,440	0	0	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	5,000	0	0	65,000	8,560
Total Payroll		126,440	116,440	35,996	6,666	6,666	6,666	16,666	16,666	16,668	16,668	16,666	16,668	11,668	6,666	6,666		145,000	18,560
Operating Expenses																			
5410-02	Electricity	200	0	(200)	0	0	0	25	25	25	25	25	25	25	25	25	0	200	0
6110-02	Golf Course Supplies	1,000	1,750	750	0	500	500	500	0	0	0	0	0	0	0	0	0	1,500	500
6120-02	Fertilizer	500	0	(500)	0	0	0	0	500	0	0	0	0	0	0	0	0	500	0
6130-02	Chemicals/Weed Control	1,400	0	(1,400)	0	0	0	0	500	500	400	0	0	0	0	0	0	1,400	0
6135-02	Surfactants	21,000	20,500	(500)	0	0	0	0	0	22,000	0	0	0	0	0	0	0	22,000	1,000
6140-02	Tools	1,000	222	(778)	0	500	500	0	0	0	0	0	0	0	0	0	0	1,000	0
6150-02	Shop Supplies	750	300	(450)	0	0	500	250	0	0	0	0	0	0	0	0	0	750	0
6170-02	Electric - Maintenance Building	600	750	150	0	0	100	100	100	100	100	100	100	100	100	100	100	1,000	400
6200-02	Raw Materials & Topdressing	6,000	0	(6,000)	0	0	0	3,000	0	0	0	0	0	0	3,000	0	0	6,000	0
6201-02	Seed	500	0	(500)	0	0	0	0	0	0	0	0	500	0	0	0	0	500	0
6230-02	Golf Course Repairs & Main	1,000	0	(1,000)	0	0	0	0	500	0	0	500	0	0	0	0	0	1,000	0
6240-02	Equipment - Repairs & Main	2,000	690	(1,310)	0	0	0	1,000	1,000	0	0	0	0	0	0	0	0	2,000	0
6250-02	Irrigation - Repair & Main	1,000	10,000	9,000	0	0	0	0	0	1,000	1,000	0	0	0	0	0	0	2,000	1,000
6260-02	Roads / Fences - Repair & Main	3,000	0	(3,000)	0	0	0	0	1,500	1,500	0	0	0	0	0	0	0	3,000	0
6270-02	Contract Services	1,500	200	(1,300)	0	0	0	0	0	0	1,500	0	0	0	0	0	0	1,500	0
6280-02	Small Equipment Rental	500	0	(500)	0	0	0	0	500	0	0	0	0	0	0	0	0	500	0
6290-02	Consultants	3,000	0	(3,000)	0	0	0	0	1,500	1,500	0	0	0	0	0	0	0	3,000	0
6390-02	Freight	2,000	0	(2,000)	0	0	0	0	0	2,000	0	0	0	0	0	0	0	2,000	0
6400-02	Clubhouse Grounds	2,000	2,710	710	0	0	0	0	1,500	1,500	0	0	0	0	0	0	0	3,000	1,000
Total Operating Expenses		48,950	37,122	(11,828)	0	1,000	1,600	4,850	7,600	30,100	3,000	600	600	3,100	100	100		52,850	3,900
Income/(Loss) from Operations		(175,390)	(153,562)	24,168	6,666	7,666	8,266	21,516	24,266	46,768	19,668	17,266	17,268	14,768	6,766	6,766		(197,850)	(22,460)

Siasconset
Budget 2025

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	Budget 2024	Projected Actuals 2024	Budget vs Projected Actuals 2024	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2025 Budget	Budget Variance 2024 vs 2025
Operating Expenses																	
9679-07 Clubhouse Repair & Maintenance	1,000	1,535	535					200	500	500	100	200	100			1,600	600
9687-07 Clubhouse Electrical R&M	1,500	1,460	(40)					250	250	250	250	250	250			1,500	0
9692-07 Clubhouse Plumbing R&M	900	744	(156)					150	150	150	150	150				750	(150)
9696-07 Alarm System/Activity	1,650	240	(1,410)					275								275	(1,375)
9699-07 Miscellaneous	0	0	0													0	0
Total Operating Expenses	5,050	3,979	(1,071)	0	0	0	0	875	900	900	500	600	350	0	0	4,125	(925)
Income/(Loss) from Operations	(5,050)	(3,979)	1,071	0	0	0	0	875	900	900	500	600	350	0	0	4,125	(925)

Siasconset
Budget 2025
General & Administrative - Page 7

		Budget 2024	Projected Actuals 2024	Budget vs Projected Actuals 2024	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Budget 2025	Budget Variance 2024 vs 2025
Revenue																		
3230-01	Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3310-01	Interest Income	360	366	6	30	30	30	30	30	30	30	30	30	30	30	30	360	0
	Total Revenue	360	366	6	30	30	30	30	30	30	30	30	30	30	30	30	360	0
Payroll Expense																		
5010-01	Controller	10,000	10,000		833	833	833	833	833	833	833	833	833	835	835	833	10,000	0
5915-01	General Manager	0	0				2,500	2,500	2,500				2,500				10,000	10,000
5931-01	Management Payment	30,000	30,000	0	2,500	2,500	2,500	12,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	40,000	10,000
	Total Payroll	40,000	40,000	0	3,333	3,333	5,833	15,833	5,833	3,333	3,333	3,333	5,833	3,335	3,335	3,333	60,000	0
Operating Expenses																		
5110-01	Office Supplies	2,400	397	(2,003)				400	200	200	200	400					1,400	(1,000)
5114-01	Bank and Finance Charge	0	0	0													0	0
5115-01	Credit Card Merchant Services	18,900	31,000	12,100					3,250	7,000	8,000	7,500	3,500	1,800			31,050	12,150
5160-01	Dues and Subscriptions	0	0	0													0	0
5175-01	POS Support/Computer Support	1,950	3,440	1,490				500	500	475	475	500					2,450	500
5190-01	Legal Fees	1,500	0	(1,500)			1,500										1,500	0
5200-01	Professional Accounting	11,500	11,500	0				4,000				7,500					11,500	0
5205-01	Payroll Service	7,000	2,454	(4,546)				500	500	500	500	500	500	500			3,500	(3,500)
5230-01	Trash Removal	1,450	1,500	50				100	250	250	300	300	250	100			1,550	100
5270-01	License & Fees	2,750	3,173	423		2,750				500							3,250	500
5410-01	Electricity	10,250	4,900	(5,350)	1,300	1,300	1,000	1,000	500	400	350	400	250	500	750	1,000	8,750	(1,500)
5440-01	Water	600	630	30					100	100	100	100	100	100			600	0
5450-01	Cable TV & Internet	1,400	2,400	1,000					500	500	500	500	500	500			3,000	1,600
5520-01	Insurance - Property/Liability	13,138	6,628	(6,510)						13,138							13,138	0
5530-01	Insurance - Workers Comp	0	0	0													0	0
5700-01	Depreciation	56,223	56,233	10						56,233							56,233	10
5701-01	Amortization	0	251	251													0	0
5940-01	Retirement Plan	0	0	0													0	0
5950-01	Payroll Taxes - Mgmt. & Empl. Exp.	19,033	6,386	(12,647)					1,533	4,000	4,500	4,500	4,000	500			19,033	0
8070-01	Clubhouse cleaning	7,500	8,368	868				1,250	1,250	1,500	1,500	1,500	1,250				8,250	750
9710-01	Interest Expense	0	0	0													0	0
	Total Operating Expenses	155,594	139,260	(16,334)	1,300	4,050	2,500	7,750	8,583	84,796	23,925	16,200	10,350	4,000	750	1,000	165,204	9,610
	Income/(Loss) from Operations	(195,234)	(178,894)	16,340	(4,603)	(7,353)	(8,303)	(23,553)	(14,386)	(88,099)	(27,228)	(19,503)	(16,153)	(7,305)	(4,055)	(4,303)	(224,844)	(9,610)

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Budget 2025

Summary - Page 1

	Actuals 2023	Budget 2024	Projected Actuals 2024	Budget vs Projected Actuals 2024	Budget 2025	Variance 2025 Budget vs 2024 Actuals
Rounds	31,284	33,500	30,371	(3,129)	30,725	354
Covers	47,821	50,479	50,187	(292)	49,525	(662)
Revenue						
Golf Shop Revenue	4,388,759	4,777,100	4,587,524	(189,576)	5,030,809	443,285
Food & Beverage	1,870,315	1,988,330	1,861,780	(126,550)	1,917,500	55,720
Initiation Fees	0	0	0	0	0	0
Membership Dues	1,462,638	1,486,119	1,462,638	(23,481)	1,424,290	(38,348)
Member Finance Charges	2,341	0	1,789	1,789	0	(1,789)
Miscellaneous	198,596	198,596	160,139	(38,457)	178,160	18,021
Total Revenue	7,922,649	8,450,145	8,073,871	(376,274)	8,550,759	476,888
Cost of Goods						
Golf Shop	552,554	441,200	445,957	4,757	460,000	14,043
Food & Beverage	586,130	637,301	623,433	(13,868)	656,015	32,582
Total Cost of Goods	1,138,684	1,078,501	1,069,390	(9,111)	1,116,015	46,625
Gross Profit	6,783,965	7,371,644	7,004,480	(367,164)	7,434,744	430,264
Payroll Expense						
Golf Shop	710,172	721,545	660,382	(61,163)	701,396	41,014
Food & Beverage	855,731	966,826	871,923	(94,903)	953,500	81,577
General & Administrative	570,933	614,600	614,600	0	651,000	36,400
Grounds	935,791	1,075,970	958,382	(117,588)	1,093,380	134,998
Total Payroll	3,072,627	3,378,941	3,105,287	(273,654)	3,399,276	293,989
Operating Expenses						
Golf Shop	300,436	218,652	185,949	(32,703)	204,392	18,443
Food & Beverage	82,324	75,290	72,810	(2,480)	81,525	8,715
Membership	70,200	6,000	2,000	(4,000)	4,500	2,500
Maintenance	114,338	106,530	102,440	(4,090)	113,796	11,356
General & Administrative	2,465,068	2,521,072	2,617,095	96,023	2,613,100	(3,995)
Grounds	568,240	550,628	512,429	(38,199)	544,528	32,099
Total Operating Expenses	3,600,606	3,478,172	3,492,723	14,551	3,561,841	69,118
Total Expenses	6,673,233	6,857,113	6,598,010	(259,103)	6,961,117	363,107
Income/(Loss) from Operations	110,732	514,531	406,471	(108,060)	473,627	67,156
Net Income / (Loss)	110,732	514,531	406,471	(108,060)	473,627	67,156
Depreciation - add back	540,000	472,804	472,804	0	472,804	0
Clubhouse Payment	(231,177)	(231,177)	(231,177)	0	(231,177)	0
Cash Flow	419,555	756,158	648,098	(108,060)	715,254	67,156

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Budget 2025

Departmental Summary - Page 2

	Actuals 2023	Budget 2024	Projected Actuals 2024	Budget vs Projected Actuals 2024	Budget 2025	Variance 2025 Budget vs 2024 Actuals
Rounds	31,284	33,500	30,371	(3,129)	30,725	354
Covers	47,821	50,479	50,187	(292)	49,525	(662)
Golf Shop						
Revenue	4,388,759	4,777,100	4,587,524	(189,576)	5,030,809	443,285
Cost of Goods	552,554	441,200	445,957	4,757	460,000	14,043
Payroll Expense	710,172	721,545	660,382	(61,163)	701,396	41,014
Operating Expense	300,436	218,652	185,949	(32,703)	204,392	18,443
Net Profit / Loss	2,825,597	3,395,703	3,295,236	(100,467)	3,665,021	369,785
Food & Beverage						
Revenue	1,870,315	1,988,330	1,861,780	(126,550)	1,917,500	55,720
Cost of Goods	586,130	637,301	623,433	(13,868)	656,015	32,582
Payroll Expense	855,731	966,826	871,923	(94,903)	953,500	81,577
Operating Expense	82,324	75,290	72,810	(2,480)	81,525	8,715
Net Profit / Loss	346,130	308,913	293,614	(15,299)	226,460	(67,154)
Membership						
Initiation Fees	0	0	0	0	0	0
Dues	1,462,638	1,486,119	1,462,638	(23,481)	1,424,290	(38,348)
Member Finance Charges	2,341	0	1,789	1,789	0	(1,789)
Operating Expense	70,200	6,000	2,000	(4,000)	4,500	2,500
Net Profit / Loss	1,394,779	1,480,119	1,462,428	(17,691)	1,419,790	(42,638)
Grounds						
Payroll Expense	935,791	1,075,970	958,382	(117,588)	1,093,380	134,998
Operating Expense	568,240	550,628	512,429	(38,199)	544,528	32,099
Net Profit / Loss	(1,504,031)	(1,626,598)	(1,470,811)	155,787	(1,637,908)	(167,097)
Maintenance						
Operating Expense	114,338	106,530	102,440	(4,090)	(113,796)	(216,236)
Net Profit / Loss	(114,338)	(106,530)	(102,440)	4,090	(113,796)	(11,356)
General & Administrative						
Revenue	198,596	198,596	160,139	(38,457)	178,160	18,021
Payroll Expense	570,933	614,600	614,600	0	651,000	36,400
Operating Expense	2,465,068	2,521,072	2,617,095	96,023	2,613,100	(3,995)
Net Profit / Loss	(2,837,405)	(2,937,076)	(3,071,556)	(134,480)	(3,085,940)	(14,384)
Income/(Loss) from Operations	110,732	514,531	406,471	(108,060)	473,627	67,156
Depreciation - add back	540,000	472,804	472,804		472,804	0
Clubhouse Payment	(231,177)	(231,177)	231,177	231,177	(231,177)	
Cash Flow	419,555	756,158	648,098	(108,060)	715,254	67,156

5203-04	Cell Phones	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5415-04	Electricity - Cart Barn	12,034	12,000	12,480	0	750	750	750	750	1,250	1,250	1,250	1,250	1,250	1,250	750	750	12,000	(480)
7110-04	Club Car/Golf Car Lease	41,373	0	4,230	4,230	0	0	0	705	705	705	705	705	705	0	0	0	4,230	0
7115-04	Visage GPS	32,586	37,632	37,632	0	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	37,632	0
7130-04	Range Supplies	27,926	18,000	12,078	(5,922)	2,000	5,000	4,000	2,000	1,000	0	0	0	500	0	0	0	14,500	2,422
7140-04	Golf Cart Repairs & Maintenance	14,264	11,890	12,445	555	0	0	500	0	10,890	0	500	500	0	0	0	0	12,390	(55)
7150-04	Range Picker Repair & Maintenance	0	1,000	491	(509)	0	0	0	500	0	500	0	0	0	0	0	0	1,000	509
7160-04	Range Balls	11,250	6,600	13,088	6,488	0	0	3,300	0	4,000	0	5,000	0	0	0	0	0	12,300	(788)
7170-04	Tees, Markers, Etc.	18,238	14,000	8,346	(5,654)	0	0	1,000	0	2,000	2,000	2,000	2,000	2,000	0	0	0	11,000	2,654
7180-04	Score Cards	3,960	2,900	3,960	1,060	0	1,500	2,900	0	0	0	0	0	0	0	0	0	4,400	440
7190-04	Uniforms / Clothing Allowance	2,390	8,000	8,000	0	0	1,000	1,500	1,500	2,000	0	1,000	1,000	0	0	0	0	8,000	0
7200-04	Bag Tags	0	1,750	0	(1,750)	1,750	0	0	0	0	0	0	0	0	0	0	0	1,750	1,750
7205-04	Shipping (ups/fedex)	3,237	4,050	523	(3,527)	1,200	185	185	185	0	0	0	185	185	500	185	2,810	2,287	
7210-04	Office/Shop Supplies	1,210	2,580	754	(1,826)	208	250	208	208	208	250	208	208	208	208	208	208	2,580	1,826
7230-04	Handicaps	2,350	1,500	(760)	(2,260)	0	0	500	0	0	500	0	0	0	500	0	0	1,500	2,260
7235-04	Golf Course Water Supplies	36	2,250	2,907	657	0	0	0	0	250	500	1,000	1,000	500	0	0	0	3,250	343
7250-04	Damaged Goods/Outdated Merchandise	122	500	0	(500)	0	0	0	0	0	0	0	0	0	0	500	500	500	500
7260-04	Rental Clubs	11,622	1,500	1,500	0	0	0	1,000	500	0	0	0	0	0	0	0	0	1,500	0
7265-04	Golf Clinic Equipment	508	500	192	(308)	0	0	0	0	300	200	0	0	0	0	0	0	500	308
7270-04	Golf Shop Small Equipment	98	2,000	117	(1,883)	0	0	0	500	0	500	0	500	0	500	0	0	2,000	1,883
7305-04	League Expenses	9,262	1,600	8,114	6,514	0	0	0	0	200	1,000	1,000	1,000	1,000	0	0	0	4,200	(3,914)
7310-04	Tournament Expenses	81,197	66,250	33,507	(32,743)	0	0	0	250	1,000	1,500	1,500	2,500	32,000	2,500	0	0	41,250	7,743
7315-04	Tournament Supplies	2,491	2,000	3,357	1,357	1,000	0	0	0	0	500	0	1,000	0	0	0	0	2,500	(857)
7320-04	Simulator Expense	2,088	4,500	5,226	726	0	0	0	0	0	0	0	0	0	0	0	0	5,200	(26)
							4,850				350							5,200	(26)
	Total Operating Expenses	300,436	218,652	185,949	(32,703)	14,044	15,321	21,479	11,134	27,939	12,541	18,299	15,799	43,234	9,279	4,844	5,279	204,392	18,443
	Income/(Loss) from Operations	2,825,597	3,395,703	3,295,236	(100,467)	(26,616)	6,306	(3,902)	36,343	255,214	622,292	972,559	1,001,104	331,259	387,515	77,868	10,279	3,665,021	369,785

8181-05	Flowers/Decorations	322	720	458	(262)	0	0	0	120	120	120	120	120	120	0	0	0	720	262
8182-05	Clubhouse Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Operating Expenses	82,324	75,290	72,810	(2,480)	6,550	5,365	8,265	9,335	8,085	12,520	9,035	6,920	4,670	4,800	3,465	2,515	81,525	8,715
	Income/(Loss) from Operations	346,130	308,913	293,614	(15,299)	(36,483)	10,477	(173)	(8,198)	10,306	40,872	89,471	96,647	14,896	27,917	(6,699)	(12,573)	226,460	(67,154)

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	Members (Current)	Members (New)	Members (Net Total)	Initiation Fee (Current)	Initiation Fee (New)	Initiation Fee (Net Chg)	Percentage (Increase)	Dues (Current)	Dues (New)	Dues (Increase)	Percentage (Increase)	Total
Dues Breakdown												
Single Charter	2	0	2					800	800	0	0%	1,600
Family Charter	1	0	1					1500	1500	0	0%	1,500
Single Legacy	47	0	44					2240	2355	115	5%	103,620
Family Legacy	24	0	22					4065	4270	205	5%	93,940
Singular Regular	194	0	191					3750	3865	115	3%	738,215
Family Regular	71	0	69					6830	7035	205	3%	485,415
Life	3	0	3									1,424,290
Totals	342		332									

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	2025 Budget	2024 Budget	Variance
Revenue															
3005-03 Initiation Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3010-03 Member Dues	1,424,290	0	0	0	0	0	0	0	0	0	0	0	1,424,290	1,486,119	(61,829)
3220-03 Member Finance Charges	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	1,424,290	0	0	0	0	0	0	0	0	0	0	0	1,424,290	1,486,119	(61,829)
Operating Expenses															
5005-03 Capital Fund from Init. Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5968-03 Member Relations	0	0	0	0	0	1,500	0	0	3,000	0	0	0	4,500	6,000	(1,500)
Total Operating Expenses	0	0	0	0	0	1,500	0	0	3,000	0	0	0	4,500	6,000	(1,500)
Income/(Loss) from Operations	1,424,290	0	0	0	0	(1,500)	0	0	(3,000)	0	0	0	1,419,790	1,480,119	(60,329)

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		Actuals	Projected	Budget vs													Budget	Variance	
		2023	Actuals	Projected	Actuals	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2025	2025 Budget vs
			2024	2024	2024														2024 Actuals
Operating Expenses																			
9679-07	Clubhouse Repair & Maintenance	55,130	49,992	40,300	(9,692)	10,000	4,166	4,166	4,166	4,166	3,166	3,166	3,166	3,166	3,166	3,166	3,166	48,826	8,526
9680-07	Dorm R&M	2,419	4,000	4,369	369			500	1,000	500	500	500	500	500	0			4,000	(369)
9682-07	Golf Course Building Repair & Maint	16,337	10,000	14,195	4,195	0	750	1,250	1,250	5,000	750	750	750	1,250	1,250	750	0	13,750	(445)
9683-07	Golf Course Building HVAC R&M	415	1,250	0	(1,250)	500	0	0	0	0	0	250	500	0	0	0	0	1,250	1,250
9684-07	Clubhouse HVAC R&M	5,232	5,000	2,058	(2,942)	0	0	0	2,500	2,500	0	0	0	0	0	0	0	5,000	2,942
9687-07	Clubhouse Electrical R&M	11,969	6,000	7,452	1,452	500	500	500	500	500	500	500	500	500	500	500	500	6,000	(1,452)
9690-07	Golf Course Building Electrical R&M	2,044	2,600	6,536	3,936	210	210	210	210	2,000	210	2,500	210	250	250	210	210	6,680	144
9692-07	Clubhouse Plumbing R&M	2,449	4,992	7,857	2,865	500	1,000	416	416	416	416	416	416	2,500	416	416	416	7,744	(113)
9693-07	Oakson Septic System	0	1,000	0	(1,000)				500					500				1,000	1,000
9695-07	Golf Course Building Plumbing R&M	3,369	3,996	1,329	(2,667)	333	333	333	333	333	333	333	333	333	333	333	333	3,996	2,667
9696-07	Alarm System/Activity	7,774	10,500	6,401	(4,099)	675	675	675	675	675	675	675	675	675	675	675	675	8,100	1,699
9697-07	Refrigeration	7,200	7,200	10,187	2,987	600	600	850	600	600	600	600	600	600	600	600	600	7,450	(2,737)
9699-07	Miscellaneous	0	0	1,756	1,756	0	0	0	0	0	0	0	0	0	0	0	0	0	(1,756)
Total Operating Expenses		114,338	106,530	102,440	(4,090)	13,318	8,234	8,900	12,150	16,690	7,150	9,690	7,650	10,274	7,190	6,650	5,900	113,796	11,356
Income/(Loss) from Operations		(114,338)	(106,530)	(102,440)	4,090	(13,318)	(8,234)	(8,900)	(12,150)	(16,690)	(7,150)	(9,690)	(7,650)	(10,274)	(7,190)	(6,650)	(5,900)	(113,796)	(11,356)

5450-01	Cable TV & Internet	21,949	21,000	21,163	163	2,310	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,560	397	
5460-01	Web Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5515-01	EPLI Insurance	2,355	5,500	27	(5,473)	0	0	5,500	0	0	0	0	0	0	0	0	0	5,500	5,473	
5520-01	Insurance - Property/Liability	215,560	203,064	202,206	(858)	0	0	43,014	0	0	43,014	0	0	92,150	0	0	43,014	221,192	18,986	
5525-01	Professional Liability	1,219	2,300	7,604	5,304	0	0	0	5,500	0	0	0	0	0	0	0	0	5,500	(2,104)	
5530-01	Insurance - Workers Comp	21,816	24,600	15,843	(8,757)	1,250	1,000	1,500	1,500	1,500	2,000	2,000	2,000	2,000	1,800	1,800	1,000	19,350	3,507	
5540-01	Excise Tax/Truck Registration	289	1,520	407	(1,113)	1,400	0	0	0	0	0	0	0	0	120	0	0	1,520	1,113	
5550-01	Insurance - Vehicles	684	4,500	1,928	(2,572)	2,800	0	0	0	0	0	0	0	0	0	0	0	2,800	872	
5610-01	Land Management Payment (\$1/Round)	29,382	31,500	31,500	0	0	0	0	0	0	30,725	0	0	0	0	0	0	30,725	(775)	
5700-01	Depreciation	472,804	472,804	472,804	0	0	0	0	0	0	472,804	0	0	0	0	0	0	472,804	0	
5701-01	Amortization	136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5935-01	Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5940-01	Retirement Plan	28,875	32,000	20,295	(11,705)	2,000	2,600	2,000	2,600	2,000	2,600	2,600	2,600	2,000	2,000	2,000	2,000	27,000	6,705	
5950-01	Payroll Taxes - Mgmt. & Empl. Exp.	327,897	310,500	438,055	127,555	30,000	20,000	32,000	32,000	42,500	45,000	57,000	52,000	63,000	25,000	17,000	12,000	427,500	(10,555)	
5951-01	Employee Housing Rent	246,500	297,000	311,500	14,500	24,000	25,000	25,000	25,000	52,500	25,000	24,000	24,000	24,000	31,500	21,000	21,000	322,000	10,500	
5952-01	Employee Furnishings	5,938	5,000	4,763	(237)	1,000	2,000	2,000	0	0	0	0	0	0	0	0	0	5,000	237	
5953-01	Employee Housing - Utilities	54,690	47,000	66,740	19,740	8,500	10,000	10,000	8,500	5,000	4,000	2,000	2,000	2,000	3,000	4,000	5,000	64,000	(2,740)	
5954-01	Employee Housing R&M	17,809	20,200	36,175	15,975	10,000	200	200	200	200	200	200	200	200	200	200	200	12,200	(23,975)	
5955-01	Employee Dorm Rent	26,400	120,000	95,000	(25,000)	0	0	0	5,000	10,000	10,000	10,000	10,000	10,000	5,000	0	0	60,000	(35,000)	
5960-01	Health Insurance	330,499	296,672	322,641	25,969	30,250	31,250	21,237	26,500	27,500	26,500	27,000	25,000	35,000	28,000	26,500	25,500	330,237	7,596	
5965-01	Manager Clothing Allowance	1,142	1,300	258	(1,042)	300	400	300	200	0	0	0	0	200	200	0	0	1,600	1,342	
5969-01	Employee Severance Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5970-01	General Manager Comp Charges	786	1,060	271	(789)	0	0	100	100	100	120	120	120	100	100	100	100	1,060	789	
5975-01	Food & Bev Manager Comp Charges	6,995	5,600	3,200	(2,400)	250	350	350	350	450	450	450	450	450	450	350	350	4,700	1,500	
5990-01	Golf Course Manager Comp Charges	32	500	44	(456)	0	0	0	0	100	100	100	100	100	0	0	0	500	456	
5995-01	Director of Golf Comp Charges	269	800	274	(526)	0	0	100	0	100	100	100	100	100	100	0	100	800	526	
9710-01	Interest Expense	9,182	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9800-01	Penalties	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9999-01	Suspense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total Operating Expenses	2,465,068	2,521,072	2,617,095	96,023	138,316	128,056	206,657	142,306	191,686	732,369	204,226	197,126	277,456	139,326	111,406	144,170	2,613,100	(3,995)	
	Income/(Loss) from Operations	(2,438,791)	(2,937,076)	(3,071,556)	(134,480)	(186,065)	(174,555)	(250,558)	(182,305)	(227,187)	(766,628)	(238,485)	(231,386)	(311,716)	(176,328)	(153,806)	(188,171)	(3,085,940)	(14,384)	
5700-01	Depreciation Expense	540,000	472,804	472,804	0	0	0	0	0	0	472,804	0	0	0	0	0	0	472,804	0	
	Income/(Loss) After Depreciation	(2,978,791)	(3,409,880)	(3,544,360)	(134,480)	(186,065)	(174,555)	(250,558)	(182,305)	(227,187)	(1,239,432)	(238,485)	(231,386)	(311,716)	(176,328)	(153,806)	(188,171)	(3,558,744)	(14,384)	



2025 Tournament Schedule

Red = Member's Only / Blue = Open to Public / Green = Closed Sign Up

May

Saturday, May 17th Gary DaSilva Tournament
Sunday, May 18th Gary DaSilva Tournament
Tuesday May 20rd NEPGA New England Series Amateur Tour
Wednesday, May 21th- NEPGA New England Series Amateur Tour
Saturday, May 31st Men's Club Championship Qualifier

June

Sunday June 1st Men's Club Championship Match Play
Tuesday June 3rd NE Superintendents
Saturday June 7th & Sunday June 8th Men's Club Championship Week 2
Sunday June 8th Nantucket Boys and Girls Club
Thursday June 12th NEPGA Spring Invitational
Saturday, June 14th – The Harvey Foundation Tournament
Monday June 16th Barloopa

July

Monday, July 14th Miacomet Women's Invitational
Friday, July 25th – Sunday, July 27th Women's Club Championship

August

Wednesday, August 13th - Member Appreciation Party-No Golf

September

Tuesday, September 2 Women's Member Guest
Thursday September 4th Men's Member Guest Practice Round
Friday, Saturday, Sunday September 5th-7th Men's Member Guest
Tuesday September 9th Ladies Interclub @NGC
Aeration September 8th-9th

October

Wednesday, October 1th - NEPGA Fall Invitational
Thursday, October 2th – NEPGA Fall Invitational
Sunday October 5th Nantucket Invitational
Saturday, Sunday October 11-12th Fall Classic
Sunday, October 19th - Nantucket Youth Hockey

**Siasconset Golf
Balance Sheet
October 2024**

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
CE Payments - Funds in Transit	\$0.00	\$20,317.20
Total CE Payments - Funds in Transit	\$0.00	\$20,317.20
SGC Savings Account	\$552,410.96	\$50,365.76
NGM - SGC Operating Account	\$444,839.68	\$425,366.57
Golf Shop Cash	\$500.00	\$500.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	(\$10,836.58)	(\$30,364.52)
Management Contract escrow	\$4,000.08	\$3,666.74
Total Cash	<u>\$991,414.14</u>	<u>\$450,034.55</u>
Accounts Receivable-Miacomet Golf	(\$68,084.21)	(\$106,383.89)
Total Accounts Receivable	<u>(\$68,084.21)</u>	<u>(\$106,383.89)</u>
Inventory - Non-Alcoholic	\$561.93	\$1,211.19
Inventory Golf Shop	\$23,471.44	\$24,669.09
Rental Club Inventory	\$22,400.00	\$0.40
Inventory Food	\$737.26	\$636.22
Inventory Bar	\$5,365.65	\$2,449.35
Inventory Pesticides	\$21,101.02	\$21,101.02
Inventory - Wine	\$1,009.40	\$300.28
Total Inventory	<u>\$74,646.70</u>	<u>\$50,367.55</u>
Prepaid Expenses- Administration	\$8,763.69	\$5,985.69
Total Prepaid Expenses	<u>\$8,763.69</u>	<u>\$5,985.69</u>
Total Current Assets	<u>\$1,006,740.32</u>	<u>\$420,321.10</u>
Accumulated Amortization	(\$732.65)	(\$732.65)
Total Accumulated Amortization	<u>(\$732.65)</u>	<u>(\$732.65)</u>
Logo	\$3,768.00	\$3,768.00
Golf Course Equipment	\$531,570.95	\$337,104.78
Accum Depreciation	(\$869,720.98)	(\$869,720.98)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,553,796.91	\$8,544,221.91
Leasehold Improvements	\$2,967,162.05	\$2,825,001.50
Vehicle & Dump Trailer	\$37,704.00	\$2,149.00
Unspecified- (Equipment)	\$5,185.23	\$114,637.91
Total Fixed Assets	<u>\$11,404,066.16</u>	<u>\$11,131,762.12</u>
Total Fixed Assets	<u>\$11,403,333.51</u>	<u>\$11,131,029.47</u>
Total Assets	<u><u>\$12,410,073.83</u></u>	<u><u>\$11,551,350.57</u></u>

**Siasconset Golf
Balance Sheet
October 2024**

Liabilities and Equity

	<u>Current YTD</u>	<u>Prior YTD</u>
Accounts Payable	\$14,521.18	\$10,942.92
Total Accounts Payable	\$14,521.18	\$10,942.92
Total Accounts Payable	\$14,521.18	\$10,942.92
Gift Certificate Issued	\$4,855.75	\$3,313.25
Total Gift Certificate	\$4,855.75	\$3,313.25
Gratuity Liability Bar	\$166.02	\$166.00
Total Gratuity	\$166.02	\$166.00
Land Bank Advance on Operations	\$11,015,181.02	\$10,642,282.89
Total Note Payable	\$11,015,181.02	\$10,642,282.89
Accrued Payroll	(\$4,243.94)	\$0.00
Total Payroll	(\$4,243.94)	\$0.00
MA Sales Tax Payables Golf	\$5,941.18	\$666.20
MA Meals Tax Payable	\$5,235.23	(\$47.15)
Total Tax	\$11,176.41	\$619.05
Total Current Liabilities	\$11,027,135.26	\$10,646,381.19
Total Liabilities	\$11,041,656.44	\$10,657,324.11
Retained Earnings	\$856,283.50	\$509,702.12
Total Retained Earnings	\$856,283.50	\$509,702.12
Total Current Year P&L	\$512,133.89	\$384,324.34
Total Equity	\$1,368,417.39	\$894,026.46
Total Liabilities and Equity	\$12,410,073.83	\$11,551,350.57

Siasconset
October, 2024
Summary

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	591	660	(69)	424	167	-10%	9,982	13,598	(3,616)	9,663	319	-27%
Covers	0	130	(130)	61	(61)	-100%	2,706	3,210	(504)	3,072	(366)	-16%
Revenue												
Golf Shop Revenue	41,086	22,100	18,986	28,326	12,760	86%	943,050	849,480	93,570	815,361	127,689	11%
Food & Beverage	5,047	2,700	2,347	3,015	2,032	87%	87,210	83,250	3,960	78,445	8,766	5%
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	30	(30)	0	0	-100%	2,045	300	1,745	366	1,679	582%
Total Revenue	46,133	24,830	21,303	31,342	14,792	86%	1,032,305	933,030	99,275	894,171	138,134	11%
Cost of Goods Sold												
Golf Shop	5,732	600	5,132	3,434	2,298	855%	91,379	74,200	17,179	83,871	7,508	23%
Food & Beverage	744	805	(61)	0	744	-8%	25,039	19,115	5,924	20,696	4,343	31%
Total Cost of Sales	6,475	1,405	5,070	3,434	3,041	361%	116,417	93,315	23,102	104,567	11,851	25%
Gross Profit	39,658	23,425	16,233	27,908	11,750	69%	915,888	839,715	76,173	789,605	126,283	9%
Payroll Expense												
Golf Shop	16,829	8,500	8,329	9,116	7,713	98%	115,612	77,750	37,862	70,914	44,698	49%
Food & Beverage	279	500	(221)	1,183	(904)	-44%	11,324	13,000	(1,676)	10,424	900	-13%
General & Administrative	2,308	2,500	(192)	2,840	(532)	-8%	24,754	25,000	(246)	21,366	3,388	-1%
Grounds	6,320	9,827	(3,507)	17,940	(11,619)	-36%	97,604	106,611	(9,007)	103,802	(6,199)	-8%
Total Payroll	25,736	21,327	4,409	31,078	(5,342)	21%	249,294	222,361	26,933	206,506	42,787	12%
Operating Expenses												
Golf Shop	0	0	0	360	(360)	#DIV/0!	3,168	3,000	168	393	2,776	6%
Food & Beverage	0	0	0	320	(320)	#DIV/0!	827	900	(73)	1,004	(177)	-8%
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	0	775	(775)	1,653	(1,653)	-100%	1,772	5,050	(3,278)	4,605	(2,834)	-65%
General & Administrative	7,728	2,933	4,795	4,864	2,864	163%	94,373	101,871	(7,498)	101,622	(7,249)	-7%
Grounds	84	3,125	(3,041)	4,001	(3,917)	-97%	38,166	47,925	(9,759)	18,304	19,862	-20%
Total Operating Expenses	7,812	6,833	979	11,198	(3,386)	14%	138,306	158,746	(20,440)	125,929	12,378	-13%
Total Expense	33,548	28,160	5,388	42,276	(8,728)	19%	387,600	381,107	6,493	332,435	(15,519)	2%
Income/(Loss) from Operations	6,110	(4,735)	10,845	(14,369)	20,478	-229%	528,288	458,608	69,680	457,170	71,118	15%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	56,223	(56,223)	56,223	(56,223)	-100%
Net After Depreciation	6,110	(4,735)	10,845	(14,369)	20,478	-229%	528,288	402,385	125,903	400,946	127,341	31%

Siasconset
October, 2024

Departmental Summary

	Month To Date						Year To Date						Key
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %	
Rounds	591	660	(69)	424	167	-10%	9,982	13,598	(3,616)	9,663	319	-27%	
Covers	0	130	(130)	61	(61)	-100%	2,706	3,210	(504)	3,072	(366)	-16%	
Golf Shop													
Revenue	41,086	22,100	18,986	28,326	12,760	86%	943,050	849,480	93,570	815,361	127,689	11%	
Cost of Goods	5,732	600	5,132	3,434	2,298	855%	91,379	74,200	17,179	83,871	7,508	23%	
Payroll Expense	16,829	8,500	8,329	9,116	7,713	98%	115,612	77,750	37,862	70,914	44,698	49%	
Operating Expense	0	0	0	360	(360)	#DIV/0!	3,168	3,000	168	393	2,776	6%	
Net Profit / (Loss)	18,526	13,000	5,526	15,417	3,108	43%	732,891	694,530	38,361	660,184	72,707	6%	6
Food & Beverage													
Revenue	5,047	2,700	2,347	3,015	2,032	87%	87,210	83,250	3,960	78,445	8,766	5%	
Cost of Goods	744	805	(61)	0	744	-8%	25,039	19,115	5,924	20,696	4,343	31%	
Payroll Expense	279	500	(221)	1,183	(904)	-44%	11,324	13,000	(1,676)	10,424	900	-13%	
Operating Expense	0	0	0	320	(320)	#DIV/0!	827	900	(73)	1,004	(177)	-8%	
Net Profit / (Loss)	4,025	1,395	2,630	1,512	2,512	188%	50,021	50,235	(214)	46,320	3,700	0%	7
Membership													
Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Grounds													
Payroll Expense	6,320	9,802	(3,482)	17,940	(11,619)	-36%	97,604	106,436	(8,832)	103,637	(6,033)	-8%	
Operating Expense	84	3,125	(3,041)	4,001	(3,917)	-97%	38,166	47,925	(9,759)	18,304	19,862	-20%	
Net Profit / (Loss)	(6,404)	(12,927)	6,523	(21,941)	15,537	-50%	(135,770)	(154,361)	18,591	(121,941)	(13,829)	-12%	8
General & Administrative													
Revenue	0	30	(30)	0	0	-100%	2,045	300	1,745	366	1,679	582%	
Payroll Expense	2,308	2,500	(192)	2,840	(532)	-8%	24,754	25,000	(246)	21,366	3,388	-1%	
Operating Expense	7,728	2,933	4,795	4,864	2,864	163%	94,373	101,871	(7,498)	101,622	(7,249)	-7%	
Net Profit / (Loss)	(10,036)	(5,403)	(4,633)	(7,704)	(2,332)	86%	(117,082)	(126,571)	9,489	(122,622)	5,540	-7%	
Maintenance													
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	0	775	(775)	1,653	(1,653)	-100%	1,772	5,050	(3,278)	4,605	(2,834)	-65%	
Net Profit / (Loss)	0	(775)	775	(1,653)	1,653	-100%	(1,772)	(5,050)	3,278	(4,605)	2,834	-65%	9
Income/(Loss) from Operations	6,110	(4,710)	10,820	(14,369)	20,478	-230%	528,288	458,783	69,505	457,336	70,952	15%	10
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	56,223	(56,223)	56,223	(56,223)	-100%	
Net After Depreciation	6,110	(4,710)	10,820	(14,369)	20,478	-230%	528,288	402,560	125,728	401,112	127,176	31%	

Siasconset
 October, 2024
 Golf Shop

	Month To Date							Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Play Cards	0	0	0	0	0	#DIV/0!	1	43,200	44,750	(1,550)	42,380	820	-3%	
Annual Pass	0	0	0	0	0	#DIV/0!	2	157,115	140,500	16,615	132,040	25,076	12%	
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	29,635	20,000	9,635	20,394	9,241	48%	5	482,715	467,375	15,340	460,371	22,344	3%	
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	2,975	300	2,675	1,200	1,775	892%	9	63,665	41,250	22,415	35,425	28,240	54%	
Walking Trolley Rental	2,061	800	1,261	1,094	967	158%	10	32,271	23,825	8,446	22,341	9,930	35%	
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	850	(850)	870	(870)	-100%	
Golf Clinics	0	0	0	0	0	#DIV/0!	13	0	0	0	0	0	#DIV/0!	
Tournaments	0	0	0	0	0	#DIV/0!	14	0	0	0	0	0	#DIV/0!	
Merchandise	6,377	1,000	5,377	5,701	676	538%	15	164,035	124,750	39,285	122,571	41,464	31%	
Over/Under	39	0	39	(63)	102	#DIV/0!		49	0	49	(637)	686	#DIV/0!	
Total Revenue	41,086	22,100	18,986	28,326	12,760	86%		943,050	843,300	99,750	815,361	127,689	12%	
Cost of Goods Sold														
Golf Shop	5,784	600	5,184	3,434	2,350	864%	16	91,430	74,200	17,230	83,872	7,558	23%	
Member 10% Shop Discounts	(52)	0	(52)	0	(52)	#DIV/0!	17	(52)	0	(52)	(1)	(51)	#DIV/0!	
Total Cost of Sales	5,732	600	5,132	3,434	2,298	855%		91,379	74,200	17,179	83,871	7,508	23%	
Gross Profit	35,355	21,500	13,855	24,892	10,462	64%		851,671	769,100	82,571	731,490	120,181	11%	
Payroll Expense														
Golf Shop Manager	10,000	7,500	2,500	0	10,000	33%	18	60,000	45,000	15,000	18,370	41,630	33%	
Shop Clerks Gross	6,829	1,000	5,829	9,116	(2,287)	583%	19	55,612	32,750	22,862	52,544	3,068	70%	
Total Payroll	16,829	8,500	8,329	9,116	7,713	98%		115,612	77,750	37,862	70,914	44,698	49%	
Operating Expenses														
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	20	0	100	(100)	0	0	-100%	
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!	
Tees, Markers, Etc.	0	0	0	360	(360)	#DIV/0!	22	0	600	(600)	360	(360)	-100%	
Score Cards	0	0	0	0	0	#DIV/0!	23	2,688	2,000	688	0	2,688	34%	
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	24	0	300	(300)	0	0	-100%	
Shipping (ups/fedex)	0	0	0	0	0	#DIV/0!	25	0	0	0	33	(33)	#DIV/0!	
Office/Shop Supplies	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!	
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	27	0	0	0	0	0	#DIV/0!	
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	28	0	0	0	0	0	#DIV/0!	
Rental Clubs	0	0	0	0	0	#DIV/0!	29	0	0	0	0	0	#DIV/0!	
Supplies	0	0	0	0	0	#DIV/0!	30	0	0	0	0	0	#DIV/0!	
Total Operating Expenses	0	0	0	360	(360)	#DIV/0!		2,688	3,000	(312)	393	2,296	-10%	
Income/(Loss) from Operations	18,526	13,000	5,526	15,417	3,108	43%		733,371	688,350	45,021	660,184	73,187	7%	

Siasconset
October, 2024
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	526	200	326	331	195	163%	31	5,743	5,250	493	5,667	75	9%
Bar Sales	4,521	2,500	2,021	2,685	1,836	81%	32	81,307	78,000	3,307	73,169	8,139	4%
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!		160	0	160	(392)	552	#DIV/0!
Total Revenue	5,047	2,700	2,347	3,015	2,032	87%		87,210	83,250	3,960	78,445	8,766	5%
Cost of Goods Sold													
Food	0	80	(80)	0	0	-100%	34	2,532	2,110	422	563	1,970	20%
Beer	744	500	244	0	744	49%	35	11,900	12,880	(980)	14,517	(2,616)	-8%
Wine	0	75	(75)	0	0	-100%	36	3,271	850	2,421	666	2,605	285%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	37	0	0	0	0	0	#DIV/0!
Non- Alcoholic Beverage	0	75	(75)	0	0	-100%	38	5,769	1,600	4,169	2,828	2,942	261%
Bar Snacks	0	75	(75)	0	0	-100%	39	1,566	1,675	(109)	2,123	(557)	-6%
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	744	805	(61)	0	744	-8%		25,039	19,115	5,924	20,696	4,343	31%
Gross Profit	4,303	1,895	2,408	3,015	1,288	127%		62,172	64,135	(1,963)	57,749	4,423	-3%
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	279	500	-221	1183	-904	-44%	41	11,324	13,000	(1,676)	10,424	900	-13%
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	279	500	(221)	1,183	(904)	-44%		11,324	13,000	(1,676)	10,424	900	-13%
Operating Expenses													
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	42	76	0	76	120	(44)	#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	320	(320)	#DIV/0!	44	310	500	(190)	510	(200)	-38%
Clubhouse Cleaning & Supplies	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	0	0	320	(320)	#DIV/0!		386	500	(114)	630	(244)	-23%
Income/(Loss) from Operations	4,025	1,395	2,630	1,512	2,512	188%		50,461	50,635	(174)	46,695	3,767	0%

Siasconset
October, 2024
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	3,075	3,334	(259)	3,462	(387)	-8%	46	31,904	33,332	(1,428)	26,044	5,860	-4%	
Assistant Superintendent	1,538	1,668	(130)	1,846	(308)	-8%	47	15,923	16,664	(741)	13,890	2,033	-4%	
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!	
Mechanic Gross	0	833	(833)	0	0	-100%	49	0	8,333	(8,333)	4,980	(4,980)	-100%	
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!	
Seasonal Labor	1,707	4,800	(3,093)	12,632	(10,925)	-64%	51	49,777	56,440	(6,663)	63,703	(13,926)	-12%	
Total Payroll	6,320	10,635	(4,315)	17,940	(11,619)	-41%		97,604	114,769	(17,165)	108,617	(11,013)	-15%	
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	1,749	1,000	749	795	954	75%	
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	1,400	(1,400)	0	0	-100%	
Surfactants	0	0	0	0	0	#DIV/0!	56	20,426	21,000	(575)	982	19,443	-3%	
Tools	84	0	84	0	84	#DIV/0!	57	222	1,000	(778)	53	169	-78%	
Shop Supplies	0	0	0	0	0	#DIV/0!	58	298	750	(452)	288	10	-60%	
Electric - Pump House & Irrigation	0	0	0	0	0	#DIV/0!	59	0	0	0	0	0	#DIV/0!	
Electric - Maintenance Building	0	125	(125)	134	(134)	-100%	60	652	775	(123)	655	(3)	-16%	
Raw Materials & Topdressing	0	3,000	(3,000)	0	0	-100%	61	0	6,000	(6,000)	3,775	(3,775)	-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	0	1,000	(1,000)	0	0	-100%	
Equipment - Repairs & Main	0	0	0	0	0	#DIV/0!	66	689	2,000	(1,311)	628	61	-66%	
Irrigation - Repair & Main	0	0	0	2,577	(2,577)	#DIV/0!	67	9,976	1,000	8,976	2,577	7,400	898%	
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	68	0	3,000	(3,000)	0	0	-100%	
Contract Services	0	0	0	0	0	#DIV/0!	69	200	1,500	(1,300)	2,110	(1,910)	-87%	
Small Equipment Rental	0	0	0	0	0	#DIV/0!	70	0	500	(500)	0	0	-100%	
Consultants	0	0	0	0	0	#DIV/0!	71	0	3,000	(3,000)	3,408	(3,408)	-100%	
Uniforms	0	0	0	0	0	#DIV/0!	72	0	0	0	0	0	#DIV/0!	
Freight	0	0	0	1,290	(1,290)	#DIV/0!	73	1,245	1,000	245	1,290	(46)	24%	
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	74	2,709	2,000	709	1,744	965	35%	
Total Operating Expenses	84	3,125	(3,041)	4,001	(3,917)	-97%		38,166	47,925	(9,759)	18,304	19,862	-20%	
Income/(Loss) from Operations	(6,404)	(13,760)	7,356	(21,941)	15,537	-53%		(135,770)	(162,694)	26,924	(126,921)	(8,849)	-17%	

Siasconset
 October, 2024
 Maintenance

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	0	100	(100)	193	(193)	-100%	75	1,532	1,000	532	767	765	53%
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	250	(250)	1,460	(1,460)	-100%	79	0	1,500	(1,500)	1,460	(1,460)	-100%
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	80	0	0	0	0	0	#DIV/0!
Clubhouse Plumbing R&M	0	150	(150)	0	0	-100%	81	0	900	(900)	744	(744)	-100%
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	275	(275)	0	0	-100%	84	240	1,650	(1,410)	1,635	(1,395)	-85%
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	0	775	(775)	1,653	(1,653)	-100%		1,772	5,050	(3,278)	4,605	(2,834)	-65%
Income/(Loss) from Operations	0	(775)	775	(1,653)	1,653	-100%		(1,772)	(5,050)	0	(4,605)	2,834	-65%

Siasconset
 October, 2024
 General & Administrative

	Month To Date							Year To Date									
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %				
Revenue																	
Other Income	0	0	0	0	0	#DIV/0!	86	0	0	0	0	0	0	#DIV/0!			
Interest Income	0	30	(30)	0	0	-100%	87	2,045	300	1,745	366	1,679	582%				
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	30	0	0	0	-100%		2,045	300	0	366	1,679	582%				
Payroll Expense																	
Management Payment	2,308	2,500	(192)	2,840	(532)	-8%	90	24,754	25,000	(246)	21,366	3,388	-1%				
Total Payroll	2,308	2,500	(192)	2,840	(532)	-8%		24,754	25,000	(246)	21,366	3,388	-1%				
Operating Expenses																	
Office Supplies	0	0	0	0	0	#DIV/0!	91	816	2,400	(1,584)	2,188	(1,372)	-66%				
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	(3)	3	#DIV/0!				
Credit Card Merchant Services	2,061	500	1,561	1,242	819	312%	93	30,973	18,900	12,073	25,890	5,083	64%				
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	94	0	0	0	0	0	#DIV/0!				
Travel and Education	0	0	0	0	0	#DIV/0!	95	0	0	0	0	0	#DIV/0!				
POS Support/Computer Support	0	0	0	0	0	#DIV/0!	96	2,600	1,950	650	1,427	1,173	33%				
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	0	0	2,000	(2,000)	#DIV/0!				
Professional Accounting	2,500	0	2,500	0	2,500	#DIV/0!	98	4,500	11,500	(7,000)	11,100	(6,600)	-61%				
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	#DIV/0!				
Payroll Service	0	500	(500)	766	(766)	-100%	100	2,180	7,000	(4,820)	6,062	(3,883)	-69%				
Trash Removal	0	100	(100)	240	(240)	-100%	101	1,312	1,450	(138)	908	404	-10%				
License & Fees	0	500	(500)	0	0	-100%	102	3,173	8,500	(5,327)	2,675	498	-63%				
Electricity	0	500	(500)	383	(383)	-100%	103	2,088	8,500	(6,412)	8,781	(6,693)	-75%				
Telephone	0	0	0	0	0	#DIV/0!	104	177	0	177	0	177	#DIV/0!				
Water	80	100	(20)	80	0	-20%	105	620	600	20	642	(22)	3%				
Cable TV & Internet	207	233	(26)	199	8	-11%	106	2,008	1,400	608	1,593	415	43%				
Web Site	0	0	0	0	0	#DIV/0!	107	0	0	0	0	0	#DIV/0!				
EPLI Insurance	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	#DIV/0!				
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	109	27,173	13,138	14,035	12,633	14,540	107%				
Insurance - Workers Comp	0	0	0	0	0	#DIV/0!	110	0	0	0	0	0	#DIV/0!				
Retirement Plan	0	0	0	0	0	#DIV/0!	111	0	0	0	0	0	#DIV/0!				
Payroll Taxes - Mgmt. & Empl. Exp.	0	500	(500)	1,954	(1,954)	-100%	112	5,505	19,033	(13,528)	18,394	(12,889)	-71%				
Clubhouse cleaning labor	2,880	0	2,880	0	2,880	#DIV/0!	113	11,248	7,500	3,748	7,332	3,916	50%				
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	7,728	2,933	4,795	4,864	2,864	163%		94,373	101,871	(7,498)	101,622	(7,249)	-7%				
Income/(Loss) from Operations	(10,036)	(5,403)	(4,603)	(7,704)	(2,332)	86%		(117,082)	(126,571)	7,744	(122,622)	5,540	-7%				
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	56,223	(56,223)	56,223	(56,223)	-100%				
Income/(Loss) After Depreciation	(10,036)	(5,403)	(4,633)	(7,704)	(2,332)	86%		(117,082)	(182,794)	65,712	(178,845)	61,764	-36%				

**Miacomet
Balance Sheet
October 2024**

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
Due from Elavon ACH online	\$162,537.23	\$0.00
Due from Elavon Credit Card online	\$70,259.87	\$0.00
NGM - MIA Operating Account	\$303,584.97	\$481,516.47
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	\$567.03
Credit Cards Pro Shop	(\$64,666.88)	\$1,126.68
Credit Cards F&B	\$0.00	\$0.00
ACH Payment Admin	\$115,071.74	\$3,195.87
MGC Savings Account	\$1,001,760.49	\$201,463.00
Total Cash	<u>\$1,592,247.42</u>	<u>\$691,269.05</u>
Accounts Receivable	\$133,251.64	\$117,892.48
Accounts Receivable-Siasconset Golf	\$79,923.79	\$97,263.47
Total Accounts Receivable	<u>\$213,175.43</u>	<u>\$215,155.95</u>
Inventory Golf Shop	\$295,887.01	\$283,928.12
Rental Club Inventory	\$26,400.00	\$0.00
Inventory Food	\$19,877.00	\$22,319.00
Inventory Bar	\$18,397.94	\$21,281.28
Inventory Wine	\$6,648.60	\$6,036.07
Inventory Pesticides	\$133,278.77	\$128,166.94
Total Inventory	<u>\$500,489.32</u>	<u>\$461,731.41</u>
Prepaid Expenses- Administration	\$83,601.67	\$110,125.67
Total Prepaid Expenses	<u>\$83,601.67</u>	<u>\$110,125.67</u>
House Rental Security Deposit	\$21,100.00	\$17,600.00
Management Contract Escrow	\$47,052.16	\$42,233.79
Total Other Assets	<u>\$68,152.16</u>	<u>\$59,833.79</u>
CE Payments - Funds in Transit	\$43,514.27	\$35,062.06
Total CE Payments - Funds in Transit	<u>\$43,514.27</u>	<u>\$35,062.06</u>
Due from NGM	\$0.00	\$461,666.37
Total Due from NGM	<u>\$0.00</u>	<u>\$461,666.37</u>
Total Current Assets	<u>\$2,501,180.27</u>	<u>\$2,034,844.30</u>
Right of Use Asset - Operating Leases	\$283,461.02	\$390,678.56
Total Right of Use Asset - Operating Leases	<u>\$283,461.02</u>	<u>\$390,678.56</u>
Website	\$3,850.00	\$3,850.00
Total Website	<u>\$3,850.00</u>	<u>\$3,850.00</u>
Clubhouse	\$11,767,714.72	\$11,731,670.52
Clubhouse Grounds	\$41,080.22	\$39,899.96
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$599,698.31	\$534,948.35
Accum Depr/Amort	(\$12,436,555.18)	(\$11,551,835.18)
10 Year assets for expansion	\$0.00	\$0.00
20 Year assets for expansion	\$3,740.00	\$3,740.00

**Miacomet
Balance Sheet
October 2024**

7 Year assets for expansion	\$0.00	\$0.00
Club House Renovations	\$0.00	\$5,573.87
Clubhouse Furn & Fix	\$35,139.04	\$35,139.04
Computer System	\$126,075.77	\$116,159.89
Golf Course Expansion (GC Exp-3 Yr)	\$803,986.00	\$803,986.00
Furniture & Fixtures	\$1,173,013.14	\$1,167,838.76
Golf Cart Storage	\$27,677.56	\$27,677.56
Golf Course Renov 2	\$4,157,458.70	\$4,154,208.70
House Renovations	\$46,239.61	\$11,009.00
Land Improvements	\$2,973,747.71	\$2,924,115.00
Leasehold Improvements	\$4,272,668.76	\$4,629,264.76
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$95,443.74	\$21,008.74
Unspecified- (Equipment)	\$172,528.66	\$172,119.15
Kitchen Equipment	\$36,143.65	\$38,763.66
Phone System	\$4,803.36	\$4,803.36
Computer System	\$0.00	\$0.00
Dormitory / EE Housing	\$2,325,673.40	\$2,322,026.40
Logo	\$4,082.00	\$4,082.00
Right of Use Asset - Finance Leases	\$949,156.57	\$266,201.23
Total Fixed Assets	<u>\$17,198,864.33</u>	<u>\$17,481,749.36</u>
Accumulated Amortization	(\$1,322.39)	(\$793.59)
Total Accumulated Amortization	<u>(\$1,322.39)</u>	<u>(\$793.59)</u>
Total Fixed Assets	<u>\$17,484,852.96</u>	<u>\$17,875,484.33</u>
Total Assets	<u><u>\$19,986,033.23</u></u>	<u><u>\$19,910,328.63</u></u>

**Miacomet
Balance Sheet
October 2024**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$6,824.38	\$35,726.02
Total Accounts Payable	\$6,824.38	\$35,726.02
Total Accounts Payable	\$6,824.38	\$35,726.02
Lease Liability - GPS - 2023 Visage Displays (64)	\$117,025.47	\$154,494.71
Total Lease Liability - GPS - 2023 Visage Displays (64)	\$117,025.47	\$154,494.71
Lease Liability - Wells Fargo - New Golf Carts 202	\$540,963.82	\$0.00
Total Lease Liability - Wells Fargo - New Golf Carts 202	\$540,963.82	\$0.00
Lease Liability - DLL - 101-0601264-000	\$78,214.55	\$0.00
Total Lease Liability - DLL - 101-0601264-000	\$78,214.55	\$0.00
Lease Liability - Wells Fargo - 603-0141374-005	\$58,257.68	\$0.00
Total Lease Liability - Wells Fargo - 603-0141374-005	\$58,257.68	\$0.00
Lease Liability - DLL - Toro Proforce Blower	(\$425.90)	\$0.00
Total Lease Liability - DLL - Toro Proforce Blower	(\$425.90)	\$0.00
Golf Schools	\$2,325.00	\$2,325.00
MA Sales Tax Payables Golf	\$48,169.34	\$3,005.90
MA Meals Tax Payable	\$78,137.60	\$12,204.30
Lease payable TCF - 008-0717174-301	\$0.00	\$0.00
Total Accounts Payable	\$128,631.94	\$17,535.20
Accrued Payroll & Related Expenses	\$295.35	\$101,524.55
Employee Bonus Fund	\$219.12	\$1,250.00
Total Payroll	\$514.47	\$102,774.55
Chit CR Book (Tourn. Gift Cert.)	\$6,994.14	\$6,894.24
Gift Certificate Issued	\$132,060.57	\$121,043.04
Total Gift Certificate	\$139,054.71	\$127,937.28
Deferred Revenue	\$0.00	(\$11,564.13)
Total Deferred Revenue	\$0.00	(\$11,564.13)
Gratuity Liability Bar	(\$8,452.24)	\$288.50
Total Gratuity	(\$8,452.24)	\$288.50
Lease Payable- PNC #1188236-1	\$11,777.98	\$39,991.22
Lease Liability - 2019 Club Cars	\$0.00	\$0.00
Lease Liability - 2017 Cafe Express	\$0.00	\$0.00
Lease Liability - 2022 Cafe Express	\$10,660.21	\$14,359.44
Lease Liability - 2020 Visage Club	\$0.45	(\$3,135.55)
Total Lease Payable	\$22,438.64	\$51,215.11
Land Bank Advance on Operations	\$19,824,157.32	\$19,844,310.33
Total Other Funds	\$19,824,157.32	\$19,844,310.33
Note Payable- Nantucket Land Bank	\$4,329,733.00	\$4,329,733.00
Total Note Payable	\$4,329,733.00	\$4,329,733.00
Lease Liability - DLL - 101-0576193-000	\$62,630.02	\$82,791.19
Total Lease Liability - DLL - 101-0576193-000	\$62,630.02	\$82,791.19
Lease Liability - DLL - 101-0568608-000	\$64,935.28	\$81,178.22
Total Lease Liability - DLL - 101-0568608-000	\$64,935.28	\$81,178.22
Lease Liability - DLL - 101-0570758-000	\$23,384.73	\$28,471.53

**Miacomet
Balance Sheet
October 2024**

Total Lease Liability - DLL - 101-0570758-000	\$23,384.73	\$28,471.53
Lease Liability - Wells Fargo - 603-0273367-000	\$6,311.68	\$9,097.57
Total Lease Liability - Wells Fargo - 603-0273367-000	\$6,311.68	\$9,097.57
Lease Liability - Wells Fargo - 603-0141374-005	(\$16,796.73)	\$225,810.95
Total Lease Liability - Wells Fargo - 603-0141374-005	(\$16,796.73)	\$225,810.95
Lease Liability - Wells Fargo - 603-0141374-006	\$60,872.62	\$0.00
Total Lease Liability - Wells Fargo - 603-0141374-006	\$60,872.62	\$0.00
Total Current Liabilities	\$25,431,451.06	\$25,044,074.01
Total Liabilities	\$25,438,275.44	\$25,079,800.03
Retained Earnings	(\$5,734,059.17)	(\$6,288,616.93)
Total Retained Earnings	(\$5,734,059.17)	(\$6,288,616.93)
Prior Period Adjustment	\$12,666.76	(\$59,762.00)
Total Prior Period Adjustment	\$12,666.76	(\$59,762.00)
Total Current Year P&L	\$269,150.20	\$1,178,907.53
Total Equity	(\$5,452,242.21)	(\$5,169,471.40)
Total Liabilities and Equity	\$19,986,033.23	\$19,910,328.63

**Miacomet
October, 2024
Summary**

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	2,619	2,300	319	2,317	302	14%	27,730	31,100	(3,370)	28,756	(1,026)	-11%
Covers			0		0	#DIV/0!			0		0	#DIV/0!
Revenue												
Golf Shop Revenue	459,081	422,020	37,061	350,318	108,763	9%	4,404,222	4,531,816	(127,594)	4,219,278	184,944	-3%
Food & Beverage	147,269	158,000	(10,731)	145,077	2,193	-7%	1,687,102	1,806,180	(119,078)	1,703,529	(16,426)	-7%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership Dues	0	0	0	(2,175)	2,175	#DIV/0!	1,469,793	1,486,119	(16,326)	1,467,095	2,698	-1%
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	(47)	47	#DIV/0!
Miscellaneous	11,919	18,083	(6,164)	8,727	3,192	-34%	133,587	174,830	(41,243)	570,658	(437,071)	-24%
Total Revenue	618,269	598,103	20,166	501,947	116,322	3%	7,694,705	7,998,945	(304,240)	7,960,513	(265,808)	-4%
Cost of Goods Sold												
Golf Shop	47,750	45,900	1,850	45,399	2,351	4%	390,012	402,600	(12,588)	471,527	(81,515)	-3%
Food & Beverage	62,969	52,060	10,909	41,558	21,412	21%	580,390	583,101	(2,711)	540,452	39,938	0%
Total Cost of Goods Sold	110,719	97,960	12,759	86,956	23,763	13%	970,402	985,701	(15,299)	1,011,979	(41,577)	-2%
Gross Profit	507,550	500,143	7,407	414,990	92,559	1%	6,724,303	7,013,244	(288,941)	6,948,534	(224,231)	-4%
Payroll Expense												
Golf Shop	43,036	53,176	(10,140)	49,221	(6,184)	-19%	592,897	668,638	(75,741)	645,378	(52,480)	-11%
Food & Beverage	60,080	58,418	1,662	52,829	7,251	3%	659,612	694,520	(34,908)	628,557	31,055	-5%
General & Administrative	48,687	51,218	(2,531)	46,377	2,310	-5%	505,976	512,164	(6,188)	472,516	33,460	-1%
Grounds	102,329	98,910	3,419	72,833	29,495	3%	919,038	975,650	(56,612)	836,706	82,332	-6%
Total Payroll	254,132	261,722	(7,590)	221,261	32,871	-3%	2,677,523	2,850,972	(173,449)	2,583,157	94,367	-6%
Operating Expenses												
Golf Shop	29,028	12,779	16,249	28,615	413	127%	60,317	215,029	(154,712)	251,797	(191,480)	-72%
Food & Beverage	17,440	14,065	3,375	19,396	(1,956)	24%	141,048	154,810	(13,762)	177,244	(36,196)	-9%
Membership	200	0	200	0	200	#DIV/0!	2,600	6,000	(3,400)	150	2,450	-57%
Maintenance	14,883	8,390	6,493	1,623	13,260	77%	80,718	91,580	(10,862)	93,227	(12,509)	-12%
General & Administrative	231,594	154,460	77,134	222,723	8,871	50%	1,928,432	1,758,604	169,828	1,688,797	239,634	10%
Grounds	25,725	43,840	(18,115)	61,231	(35,505)	-41%	404,329	532,938	(128,609)	406,507	(2,177)	-24%
Total Operating Expenses	318,870	233,534	85,336	333,589	(14,718)	37%	2,617,445	2,758,961	(141,516)	2,617,723	(278)	-5%
Total Expense	573,002	495,256	77,746	554,849	18,153	16%	5,294,968	5,609,933	(314,965)	5,200,879	42,115	-6%
Income/(Loss) from Operations	(65,452)	4,887	(70,339)	(139,859)	74,406	-1439%	1,429,335	1,403,311	26,024	1,747,655	(318,320)	2%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	472,804	(472,804)	472,804	(472,804)	-100%
Net After Depreciation	(65,452)	4,887	(70,339)	(139,859)	74,406	-1439%	1,429,335	930,507	498,828	1,274,851	154,484	54%

**Miacomet
October, 2024
Departmental Summary**

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	2,619	2,300	319	2,317	302	14%	27,730	31,100	(3,370)	28,756	(1,026)	-11%
Covers			0		0	#DIV/0!			0		0	#DIV/0!
Golf Shop												
Revenue	459,081	422,020	37,061	350,318	108,763	9%	4,404,222	4,531,816	(127,594)	4,219,278	184,944	-3%
Cost of Goods Sold	47,750	45,900	1,850	45,399	2,351	4%	390,012	402,600	(12,588)	471,527	(81,515)	-3%
Payroll Expense	43,036	53,176	(10,140)	49,221	(6,184)	-19%	592,897	668,638	(75,741)	645,378	(52,480)	-11%
Operating Expense	29,028	12,779	16,249	28,615	413	127%	60,317	215,029	(154,712)	251,797	(191,480)	-72%
Net Profit / (Loss)	339,267	310,165	29,102	227,083	112,184	9%	3,360,996	3,245,549	115,447	2,850,576	510,419	4%
Food & Beverage												
Revenue	147,269	158,000	(10,731)	145,077	2,193	-7%	1,687,102	1,806,180	(119,078)	1,703,529	(16,426)	-7%
Cost of Goods Sold	62,969	52,060	10,909	41,558	21,412	21%	580,390	583,101	(2,711)	540,452	39,938	0%
Payroll Expense	60,080	58,418	1,662	52,829	7,251	3%	659,612	694,520	(34,908)	628,557	31,055	-5%
Operating Expense	17,440	14,065	3,375	19,396	(1,956)	24%	141,048	154,810	(13,762)	177,244	(36,196)	-9%
Net Profit / (Loss)	6,780	33,457	(26,677)	31,294	(24,514)	-80%	306,052	373,749	(67,697)	357,275	(51,223)	-18%
Membership												
Dues	0	0	0	(2,175)	2,175	#DIV/0!	1,469,793	1,486,119	(16,326)	1,467,095	2,698	-1%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	(47)	47	#DIV/0!
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense	200	0	200	0	200	#DIV/0!	2,600	6,000	(3,400)	150	2,450	-57%
Net Profit / (Loss)	(200)	0	(200)	(2,175)	1,975	#DIV/0!	1,467,193	1,480,119	(12,926)	1,466,898	295	-1%
Grounds												
Payroll Expense	102,329	98,910	3,419	72,833	29,495	3%	919,038	975,650	(56,612)	836,706	82,332	-6%
Operating Expense	25,725	43,840	(18,115)	61,231	(35,505)	-41%	404,329	532,938	(128,609)	406,507	(2,177)	-24%
Net Profit / (Loss)	(128,054)	(142,750)	14,696	(134,064)	6,010	-10%	(1,323,368)	(1,508,588)	185,220	(1,243,213)	(80,155)	-12%
General & Administrative												
Revenue	11,919	18,083	(6,164)	8,727	3,192	-34%	133,587	174,830	(41,243)	145,761	(12,174)	-24%
Payroll Expense	48,687	51,218	(2,531)	46,377	2,310	-5%	505,976	512,164	(6,188)	472,516	33,460	-1%
Operating Expense	231,594	154,460	77,134	222,723	8,871	50%	1,928,432	1,758,604	169,828	1,688,797	239,634	10%
Net Profit / (Loss)	(268,362)	(187,595)	(80,767)	(260,373)	(7,989)	43%	(2,300,820)	(2,095,938)	(204,882)	(2,015,552)	(285,269)	10%
Maintenance												
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense	14,883	8,390	6,493	1,623	13,260	77%	80,718	91,580	(10,862)	93,227	(12,509)	-12%
Net Profit / (Loss)	(14,883)	(8,390)	(6,493)	(1,623)	(13,260)	77%	(80,718)	(91,580)	10,862	(93,227)	12,509	-12%
Income/(Loss) from Operations	(65,452)	4,887	(70,339)	(139,859)	74,406	-1439%	1,429,335	1,403,311	26,024	1,322,758	106,577	2%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	472,804	(472,804)	472,804	(472,804)	-100%
Net After Depreciation	(65,452)	4,887	(70,339)	(139,859)	74,406	-1439%	1,429,335	930,507	498,828	849,954	579,381	54%

Miacomet
October, 2024
Golf Shop

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	#DIV/0!
Winter Membership	105,350	102,500	2,850	105,400	(50)	3%	2	112,150	106,750	5,400	112,600	(450)	5%
Resident Discount Cards	400	0	400	0	400	#DIV/0!	3	95,200	110,000	(14,800)	88,300	6,900	-13%
Handicap (Non-Members)	0	0	0	0	0	#DIV/0!	4	0	0	0	0	0	#DIV/0!
Greens Fees	211,100	198,000	13,100	151,643	59,457	7%	5	2,470,016	2,608,450	(138,434)	2,442,446	27,570	-5%
Tee Time No Show Charge	0	0	0	0	0	#DIV/0!	6	1,050	400	650	900	150	163%
Cart Fees	45,802	33,500	12,302	31,789	14,012	37%	7	387,829	381,910	5,919	306,267	81,562	2%
Golf Club Repair	25	100	(75)	186	(161)	-75%	8	1,200	1,350	(150)	1,197	3	-11%
Range Ball Sales	9,659	10,000	(341)	6,918	2,741	-3%	9	177,750	172,500	5,250	175,507	2,243	3%
Club Rental Sets	5,101	5,800	(699)	3,581	1,520	-12%	10	82,964	87,800	(4,836)	83,544	(580)	-6%
Walking Trolley Rental	1,374	1,020	354	932	442	35%	11	19,324	16,456	2,868	16,591	2,733	17%
Club/Cart Storage	0	0	0	0	0	#DIV/0!	12	36,517	30,000	6,517	18,259	18,258	22%
Lessons	600	2,800	(2,200)	1,400	(800)	-79%	13	162,985	170,800	(7,815)	156,106	6,880	-5%
Golf Clinics	0	4,300	(4,300)	(500)	500	-100%	14	1,560	10,400	(8,840)	10,070	(8,510)	-85%
Tournaments	2,973	6,000	(3,028)	(282)	3,254	-50%	15	84,765	69,500	15,265	62,878	21,887	22%
League Income	585	0	585	0	585	#DIV/0!	16	18,832	18,000	832	17,774	1,058	5%
Merchandise	75,982	58,000	17,982	47,934	28,048	31%	17	691,369	715,000	(23,631)	709,152	(17,783)	-3%
Over/Under	0	0	0	0	0	#DIV/0!		151	0	151	(292)	444	#DIV/0!
Total Revenue	458,951	422,020	36,931	349,003	109,948	9%		4,343,663	4,499,316	(155,653)	4,201,298	142,365	-3%
Cost of Goods Sold													
Golf Shop	46,505	45,000	1,505	44,082	2,423	3%	18	381,003	395,400	(14,397)	463,826	(82,823)	-4%
Member 10% Shop Discounts	1,245	900	345	1,317	(72)	38%		9,009	7,200	1,809	7,701	1,308	25%
Total Cost of Goods Sold	47,750	45,900	1,850	45,399	2,351	4%		390,012	402,600	(12,588)	471,527	(81,515)	-3%
Gross Profit	411,201	376,120	35,081	303,604	107,597	9%		3,953,651	4,096,716	(143,065)	3,729,771	223,879	-3%
Payroll Expense													
Golf Lessons	750	1,960	(1,210)	1,349	(599)	-62%	19	120,278	120,840	(562)	121,656	(1,378)	0%
Gripping	27	100	(73)	106	(79)	-73%	20	1,212	1,700	(488)	1,629	(417)	-29%
Golf Clinic	0	0	0	0	0	#DIV/0!	21	2,331	10,900	(8,569)	12,570	(10,239)	-79%
Director of Golf Gross	10,769	11,666	(897)	10,357	412	-8%	22	114,618	116,666	(2,048)	108,242	6,377	-2%
Head Golf Pro	8,010	10,950	(2,940)	6,041	1,969	-27%	23	75,937	86,112	(10,175)	75,782	155	-12%
Golf Professional Subs	0	0	0	43	(43)	#DIV/0!	24	17,400	25,920	(8,520)	16,200	1,200	-33%
Golf Shop Manager	0	0	0	0	0	#DIV/0!	25	0	0	0	0	0	#DIV/0!
Outside Service Mgr	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!
Shop Clerks Gross	9,946	8,500	1,446	10,958	(1,012)	17%	27	122,535	134,500	(11,965)	134,395	(11,861)	-9%
Outside Services Payroll	13,533	20,000	(6,467)	20,367	(6,833)	-32%	28	138,586	172,000	(33,414)	174,903	(36,317)	-19%
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	43,036	53,176	(10,140)	49,221	(6,184)	-19%		592,897	668,638	(75,741)	645,378	(52,480)	-11%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	29	1,500	1,250	250	0	1,500	20%
Dues and Subscriptions	983	500	483	956	27	97%	30	9,124	7,650	1,474	7,548	1,576	19%

Travel and Education	0	500	(500)	225	(225)	-100%	31	1,226	6,000	(4,774)	3,130	(1,904)	-80%
Electricity - Cart Barn	1,807	1,250	557	0	1,807	45%		11,897	10,500	1,397	9,644	2,253	13%
Club Car/Golf Car Lease	7,220	0	7,220	13,323	(6,103)	#DIV/0!	32	(33,576)	0	(33,576)	40,671	(74,246)	#DIV/0!
Visage GPS	6,272	3,136	3,136	3,136	3,136	100%	33	3,136	31,360	(28,224)	29,450	(26,314)	-90%
Range Supplies	8,246	0	8,246	0	8,246	#DIV/0!	34	12,078	18,000	(5,922)	21,901	(9,823)	-33%
Golf Cart Repairs & Maintenance	0	0	0	561	(561)	#DIV/0!	35	13,272	11,890	1,382	14,264	(992)	12%
Range Picker Repair & Maintenance	0	0	0	0	0	#DIV/0!	36	491	1,000	(509)	0	491	-51%
Range Balls	0	0	0	3,750	(3,750)	#DIV/0!	37	13,088	6,600	6,488	11,250	1,838	98%
Tees, Markers, Etc.	0	0	0	1,433	(1,433)	#DIV/0!	38	6,482	14,000	(7,518)	16,375	(9,893)	-54%
Score Cards	0	0	0	0	0	#DIV/0!	39	0	2,900	(2,900)	0	0	-100%
Uniforms / Clothing Allowance	273	0	273	477	(204)	#DIV/0!	40	3,769	8,000	(4,231)	1,720	2,049	-53%
Bag Tags	0	0	0	0	0	#DIV/0!	41	0	1,750	(1,750)	0	0	-100%
Shipping (ups/fedex)	(1,222)	185	(1,407)	(967)	(255)	-761%	42	(504)	2,865	(3,369)	1,746	(2,250)	-118%
Office/Shop Supplies	0	208	(208)	269	(269)	-100%	43	754	2,164	(1,410)	1,210	(456)	-65%
Cell Phones	0	0	0	0	0	#DIV/0!	44	0	0	0	0	0	#DIV/0!
Handicaps	20	500	(480)	140	(120)	-96%	45	(760)	1,500	(2,260)	2,350	(3,110)	-151%
Golf Course Water Supplies	60	0	60	0	60	#DIV/0!	46	2,907	2,250	657	36	2,871	29%
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	47	0	0	0	122	(122)	#DIV/0!
Rental Clubs	0	1,000	(1,000)	3,777	(3,777)	-100%	48	(8,761)	1,500	(10,261)	11,622	(20,382)	-684%
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	49	192	500	(308)	508	(316)	-62%
Golf Shop Small Equipment	0	500	(500)	0	0	-100%	50	117	2,000	(1,883)	98	19	-94%
League Expense	0	0	0	0	0	#DIV/0!	51	(724)	1,600	(2,324)	2,152	(2,877)	-145%
Tournament Expenses	4,599	5,000	(401)	606	3,993	-8%	52	13,500	66,250	(52,750)	65,530	(52,030)	-80%
Tournament Supplies	0	0	0	0	0	#DIV/0!	53	2,668	2,000	668	1,803	865	33%
Simulator Expense	0	0	0	0	0	#DIV/0!		5,226	4,500	726	2,088	3,138	
Supplies	772	0	772	929	(157)	#DIV/0!	54	3,215	7,000	(3,785)	6,581	(3,365)	-54%
Total Operating Expenses	29,028	12,779	16,249	28,615	413	127%		60,317	215,029	(154,712)	251,797	(191,480)	-72%
Income/(Loss) from Operations	339,137	310,165	28,972	225,768	113,369	9%		3,300,436	3,213,049	87,387	2,832,596	467,840	3%

Miacomet
October, 2024

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	75,519	98,000	(22,481)	78,280	(2,760)	-23%	55	949,766	1,060,590	(110,824)	970,650	(20,884)	-10%
Bar Sales	71,681	60,000	11,681	66,847	4,834	19%	56	736,299	745,590	(9,291)	732,881	3,418	-1%
Clubhouse Usage Fees (Rental)	69	0	69	0	69	#DIV/0!	57	1,002	0	1,002	0	1,002	#DIV/0!
Over/Under	0	0	0	(50)	50	#DIV/0!		35	0	35	(2)	38	#DIV/0!
Total Revenue	147,269	158,000	(10,731)	145,077	2,193	-7%		1,687,102	1,806,180	(119,078)	1,703,529	(16,426)	-7%
Cost of Goods Sold													
Food	45,785	39,200	6,585	29,161	16,624	17%	58	400,182	416,881	(16,699)	353,379	46,803	-4%
Beer	5,480	12,760	(7,280)	3,915	1,565	-57%	59	63,758	162,370	(98,612)	61,397	2,361	-61%
Wine	5,343	0	5,343	3,025	2,318	#DIV/0!	60	41,105	0	41,105	40,767	338	#DIV/0!
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	61	1,715	0	1,715	702	1,013	#DIV/0!
Non- Alcoholic Beverage	525	0	525	1,528	(1,004)	#DIV/0!	62	19,391	0	19,391	29,124	(9,733)	#DIV/0!
Bar Snacks	0	0	0	188	(188)	#DIV/0!	63	812	0	812	3,886	(3,074)	#DIV/0!
Liquor	5,836	0	5,836	3,740	2,096	#DIV/0!	64	53,427	0	53,427	51,197	2,230	#DIV/0!
Member Food 10% Discount	0	100	(100)	0	0	-100%		0	3,850	(3,850)	0	0	-100%
Total Cost of Goods Sold	62,969	52,060	10,909	41,558	21,412	21%		580,390	583,101	(2,711)	540,452	39,938	0%
Gross Profit	84,300	105,940	(21,640)	103,519	(19,219)	-20%		1,106,712	1,223,079	(116,367)	1,163,076	(56,364)	-10%
Payroll Expense													
Food & Beverage Manager	6384.61	6918	(533)	5975.28	409	-8%	65	68,635	69,164	(529)	63,058	5,577	-1%
Restaurant Manager	4355	3500	855	0	4,355	24%	66	46,979	38,500	8,479	10,000	36,979	22%
Chef Gross	9692	10500	(808)	9560.43	132	-8%	67	104,192	105,000	(808)	99,560	4,632	-1%
Payroll Bar/Wait Staff	16722	18000	(1,278)	18233.32	(1,512)	-7%	68	190,295	237,500	(47,205)	250,620	(60,325)	-20%
Cook Gross	6000	6500	(500)	5576.93	423	-8%	69	64,500	65,000	(500)	57,775	6,725	-1%
Kitchen Staff/Dishwashers Gross	16,927	13,000	3,927	13,483	3,443	30%	70	185,010	179,356	5,654	147,544	37,466	3%
Total Payroll	60,080	58,418	1,662	52,829	7,251	3%		659,612	694,520	(34,908)	628,557	31,055	-5%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	279.56	265	15	381	(101)	5%	72	8,181	7,690	491	8,335	(155)	6%
Travel and Education	0	0	0	3,450	(3,450)	#DIV/0!	73	2,400	7,000	(4,600)	6,832	(4,432)	-66%
Uniforms / Clothing Allowance	0	0	0	1,627	(1,627)	#DIV/0!	74	8,058	10,000	(1,942)	3,972	4,086	-19%
Clubhouse Cleaning Labor	15,736	10,000	5,736	9,920	5,816	57%	75	80,245	85,000	(4,756)	108,412	(28,168)	-6%
Clubhouse Floor Supplies	646	1500	(854)	940	(294)	-57%	76	21,784	14,250	7,534	20,176	1,608	53%
China, Glass & Silver	0	0	0	1,615	(1,615)	#DIV/0!	77	399	2,500	(2,101)	6,502	(6,102)	-84%
Kitchen Cleaning & Dishwasher Supplies	0	150	(150)	56	(56)	-100%	78	1,464	3,600	(2,136)	2,175	(711)	-59%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	0	0	0	0	0	#DIV/0!	80	1,076	2,000	(924)	876	200	-46%
Bar Repair & Maintenance	0	0	0	0	0	#DIV/0!	81	203	600	(397)	15	188	-66%
Bar Small Equipment	0	0	0	0	0	#DIV/0!	82	495	500	(5)	1,296	(802)	-1%
Kitchen Small Equipment	0	1,000	(1,000)	160	(160)	-100%	83	2,587	4,000	(1,413)	2,697	(110)	-35%
Clubhouse Small Equipment	0	0	0	0	0	#DIV/0!	84	802	2,500	(1,698)	1,167	(365)	-68%
Kitchen Laundry	0	100	(100)	80	(80)	-100%	85	1,176	1,050	126	798	378	12%
Kitchen Paper & Supplies	628	1,000	(372)	0	628	-37%	86	10,775	10,500	275	10,732	44	3%
Clubhouse Cleaning & Supplies	0	50	(50)	1,167	(1,167)	-100%	87	1,084	2,900	(1,816)	3,074	(1,989)	-63%
Flowers/Decorations	151	0	151	0	151	#DIV/0!	88	321	720	(399)	184	136	-55%
Total Operating Expenses	17,440	14,065	3,375	19,396	(1,956)	24%		141,048	154,810	(13,762)	177,244	(36,196)	-9%
Income/(Loss) from Operations	6,780	33,457	(26,677)	31,294	(24,514)	-80%		306,052	373,749	(67,697)	357,275	(51,223)	-18%

Miacomet
 October, 2024
 Membership

Revenue	
Initiation Fees	
Member Dues	
Member Finance Charges	
Total Revenue	
Operating Expenses	
Capital Fund from Init. Fees	
Member Relations	
Total Operating Expenses	
Income/(Loss) from Operations	

Month To Date							Variance Code	YearTo Date					
Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual		Budget	Variance	Prior Year	Variance	Variance %	
0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!	
0	0	0	(2,175)	2,175	#DIV/0!	90	1,469,793	1,486,119	(16,326)	1,467,095	2,698	-1%	
0	0	0	0	0	#DIV/0!	91	0	0	0	(47)	47	#DIV/0!	
0	0	0	(2,175)	2,175	#DIV/0!		1,469,793	1,486,119	(16,326)	1,467,048	2,745	-1%	
0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!	
200	0	200	0	200	#DIV/0!	93	2,600	6,000	(3,400)	150	2,450	-57%	
200	0	200	0	200	#DIV/0!		2,600	6,000	(3,400)	150	2,450	-57%	
(200)	0	(200)	(2,175)	1,975	#DIV/0!		1,467,193	1,480,119	(12,926)	1,466,898	295	-1%	

**Miacomet
October, 2024
Grounds**

	Month To Date						Variance Code	Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Payroll Expense														
Golf Course Superintendent Gross	11,538	12,500	(962)	10,357	1,181	-8%	94	124,038	125,000	(962)	107,473	16,566	-1%	
Assistant Superintendent	7,348	7,960	(612)	7,111	237	-8%	95	78,985	79,600	(615)	74,053	4,932	-1%	
Asst. Superintendent #2	6,154	7,200	(1,046)	6,773	(619)	-15%	96	57,592	64,800	(7,208)	54,023	3,569	-11%	
Mechanic Gross	6,923	6,250	673	4,270	2,653	11%	97	63,903	61,250	2,653	55,744	8,159	4%	
Hourly Labor Gross	5,365	10,000	(4,635)	1,541	3,824	-46%	98	60,138	92,500	(32,362)	16,092	44,045	-35%	
Seasonal Labor	65,001	55,000	10,001	42,781	22,219	18%	99	534,382	552,500	(18,118)	529,321	5,061	-3%	
Total Payroll	102,329	98,910	3,419	72,833	29,495	3%		919,038	975,650	(56,612)	836,706	82,332	-6%	
Operating Expenses														
Water	67	170	(103)	222	(155)	-61%	100	1,575	2,490	(915)	2,085	(510)	-37%	
Golf Course Supplies	0	1,000	(1,000)	535	(535)	-100%	101	10,578	12,000	(1,422)	11,786	(1,207)	-12%	
Fertilizer	0	0	0	0	0	#DIV/0!	102	16,717	20,000	(3,283)	13,733	2,985	-16%	
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	103	87,324	81,000	6,324	35,776	51,548	8%	
Surfactants	0	0	0	0	0	#DIV/0!	104	20,131	20,000	131	7,997	12,134	1%	
Tools	0	2,000	(2,000)	318	(318)	-100%	105	7,701	12,000	(4,299)	14,120	(6,419)	-36%	
Shop Supplies	936	0	936	1,746	(810)	#DIV/0!	106	11,104	10,000	1,104	10,902	203	11%	
Electric - Pump House & Irrigation	4,842	900	3,942	4,052	790	438%	107	13,606	14,750	(1,144)	15,324	(1,718)	-8%	
Electric - Maintenance Building	853	900	(47)	298	555	-5%	108	5,628	9,100	(3,472)	8,905	(3,277)	-38%	
Electric - Dorm	1,729	500	1,229	2,439	(710)	246%	109	12,129	7,500	4,629	7,467	4,662	62%	
Liquid Propane	0	350	(350)	1,464	(1,464)	-100%	110	11,115	10,650	465	7,497	3,618	4%	
Cell Phones	350	220	130	323	27	59%	111	2,517	2,200	317	2,958	(442)	14%	
Raw Materials & Topdressing	3,949	18,000	(14,051)	15,425	(11,476)	-78%	112	42,137	66,000	(23,863)	44,787	(2,649)	-36%	
Seed	551	0	551	0	551	#DIV/0!	113	1,938	2,500	(562)	1,514	424	-22%	
Gas, Oil & Diesel	8,550	4,000	4,550	5,469	3,080	114%	114	30,722	32,000	(1,278)	35,574	(4,852)	-4%	
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	115	1,377	1,500	(123)	779	598	-8%	
Golf Course Repairs & Main	222	2,500	(2,278)	0	222	-91%	116	222	8,750	(8,528)	1,122	(900)	-97%	
Equipment - Repairs & Main	822	4,000	(3,178)	3,179	(2,357)	-79%	117	33,586	36,000	(2,414)	33,037	549	-7%	
Irrigation - Repair & Main	210	0	210	4,776	(4,566)	#DIV/0!	118	9,809	20,000	(10,191)	21,234	(11,425)	-51%	
Roads / Fences - Repair & Main	105	3,000	(2,895)	0	105	-97%	119	5,404	6,000	(596)	1,046	4,358	-10%	
Contract Services	0	1,000	(1,000)	1,695	(1,695)	-100%	120	9,623	12,000	(2,377)	9,424	199	-20%	
Cleaning Dorm	0	1,250	(1,250)	0	0	-100%	121	13,920	12,500	1,420	8,860	5,060	11%	
Small Equipment Rental	0	0	0	0	0	#DIV/0!	122	0	1,500	(1,500)	300	(300)	-100%	
Leases (Utility Vehicles)	0	0	0	6,233	(6,233)	#DIV/0!	123	(6,629)	62,598	(69,227)	15,097	(21,726)	-111%	
Consultants	1,563	0	1,563	2,251	(688)	#DIV/0!	124	5,213	7,500	(2,287)	33,474	(28,262)	-30%	
Office Supplies	0	250	(250)	193	(193)	-100%	125	1,177	2,000	(823)	648	530	-41%	
Cable TV & Internet	536	800	(264)	479	56	-33%	126	5,156	8,000	(2,844)	9,362	(4,206)	-36%	
Telephone	0	0	0	0	0	#DIV/0!	127	0	0	0	0	0	#DIV/0!	
Travel and Education	0	0	0	0	0	#DIV/0!	128	4,693	9,000	(4,307)	11,061	(6,367)	-48%	
Dues & Subscriptions	0	1,000	(1,000)	595	(595)	-100%	129	4,719	3,500	1,219	2,585	2,134	35%	
Uniforms	299	0	299	531	(233)	#DIV/0!	130	6,583	10,000	(3,417)	8,931	(2,348)	-34%	
Storage Container Rental	0	0	0	0	0	#DIV/0!	131	0	0	0	0	0	#DIV/0!	
Employee Relations	0	0	0	597	(597)	#DIV/0!	132	0	900	(900)	1,157	(1,157)	-100%	
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	133	0	0	0	0	0	#DIV/0!	
Freight	0	2,000	(2,000)	8,411	(8,411)	-100%	134	30,670	19,000	11,670	20,517	10,153	61%	
Clubhouse Grounds	145	0	145	0	145	#DIV/0!	135	3,833	10,000	(6,167)	7,448	(3,615)	-62%	
Total Operating Expenses	25,725	43,840	(18,115)	61,231	(35,505)	-41%		404,279	532,938	(128,659)	406,507	(2,227)	-24%	
Income/(Loss) from Operations	(128,054)	(142,750)	14,696	(134,064)	6,010	-10%		(1,323,318)	(1,508,588)	185,270	(1,243,213)	(80,105)	-12%	

Miacomet
 October, 2024
 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	11,575	4,166	7,409	650	10,925	178%	136	33,654	41,660	(8,006)	48,484	(14,829)	-19%	
Dorm Repair & Maint	0	0	0	0	0	#DIV/0!	137	4,355	4,000	355	2,405	1,950	9%	
Golf Course Building Repair & Maint	0	1,250	(1,250)	0	0	-100%	138	10,843	9,250	1,593	12,984	(2,141)	17%	
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	139	0	1,250	(1,250)	415	(415)	-100%	
Clubhouse HVAC R&M	738	0	738	0	738	#DIV/0!	140	738	5,000	(4,262)	3,912	(3,174)	-85%	
Clubhouse Electrical R&M	0	500	(500)	0	0	-100%	141	292	5,000	(4,708)	4,809	(4,517)	-94%	
Golf Course Building Electrical R&M	1,840	250	1,590	0	1,840	636%	142	6,518	2,180	4,338	2,026	4,492	199%	
Clubhouse Plumbing R&M	100	416	(316)	0	100	-76%	143	7,857	4,160	3,697	2,449	5,408	89%	
Oakson Septic System	0	0	0	0	0	#DIV/0!	144	0	1,000	(1,000)	0	0	-100%	
Golf Course Building Plumbing R&M	0	333	(333)	0	0	-100%	145	979	3,330	(2,351)	3,018	(2,040)	-71%	
Alarm System/Activity	0	875	(875)	0	0	-100%	146	5,528	8,750	(3,222)	6,901	(1,373)	-37%	
Refrigeration	630	600	30	973	(343)	5%	147	8,810	6,000	2,810	5,823	2,987	47%	
Miscellaneous	0	0	0	0	0	#DIV/0!		1,146	0	1,146	0	1,146	#DIV/0!	
Total Operating Expenses	14,883	8,390	6,493	1,623	13,260	77%		80,718	91,580	(10,862)	93,227	(12,509)	-12%	
Income/(Loss) from Operations	(14,883)	(8,390)	(6,493)	(1,623)	(13,260)	77%		(80,718)	(91,580)	0	(93,227)	12,509	-12%	

Miacomet
 October, 2024
 General & Administrative

	Month To Date						Variance Code	Year To Date										
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %					
Revenue																		
Other Income	0	0	0	0	0	#DIV/0!	148	0	0	0	0	0	0	#DIV/0!				
Interest Income	0	2,083	(2,083)	0	0	-100%	149	12,616	20,830	(8,214)	23,432	(10,816)	-39%					
Winter Memberships	0	0	0	0	0	#DIV/0!	150	0	0	0	0	0	#DIV/0!					
House Rental Income	11,919	16,000	(4,081)	8,727	3,192	-26%	151	120,971	154,000	(33,029)	122,329	(1,358)	-21%					
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!					
Total Revenue	11,919	18,083	(4,081)	8,727	3,192	-34%		133,587	174,830	(33,029)	145,761	(12,174)	-24%					
Payroll Expense																		
Controller	8,615	9,334	(719)	8,047	569	-8%	152	92,615	93,331	(716)	83,797	8,818	-1%					
Administrative Services Manager	4,431	4,800	(369)	4,350	81	-8%	153	43,970	48,000	(4,030)	59,238	(15,268)	-8%					
General Manager	17,308	18,750	(1,442)	16,731	577	-8%	154	186,058	187,500	(1,442)	174,231	11,827	-1%					
Management Payment	18,333	18,334	(1)	17,250	1,083	0%	155	183,333	183,333	(0)	155,250	28,083	0%					
Total Payroll	48,687	51,218	(2,531)	46,377	2,310	-5%		505,976	512,164	(6,188)	472,516	33,460	-1%					
Operating Expenses																		
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	156	0	0	0	0	0	#DIV/0!					
Employee Shift Meals 100%	1,426	2,400	(974)	3,389	(1,962)	-41%	157	15,008	18,950	(3,942)	26,790	(11,782)	-21%					
Office Supplies	175	500	(325)	576	(401)	-65%	158	7,188	9,200	(2,012)	7,386	(198)	-22%					
Bank & Finance Charges	251	42	209	44	207	498%	159	2,069	420	1,649	174	1,895	393%					
Credit Card Merchant Services	17,603	13,500	4,103	13,351	4,251	30%	160	165,023	136,000	29,023	193,896	(28,873)	21%					
Nant Land Bank Debt - Interest	0	0	0	0	0			0	0	0	0	0						
Office Equipment Leases	0	200	(200)	0	0	-100%	161	(631)	2,000	(2,631)	339	(970)	-132%					
Office Furniture	0	0	0	0	0	#DIV/0!	162	0	0	0	0	0	#DIV/0!					
Advertising	0	0	0	0	0	#DIV/0!	163	550	0	550	0	550	#DIV/0!					
Postage & Shipping	284	100	184	0	284	184%	164	1,613	1,300	313	1,811	(198)	24%					
Dues and Subscriptions	64	100	(36)	10	54	-36%	165	4,717	4,200	517	5,325	(609)	12%					
Travel and Education	13,550	2,666	10,884	1,547	12,004	408%	166	33,278	25,660	7,618	16,568	16,710	30%					
POS Support/Computer Support	4,818	4,788	30	37	4,781	1%	167	88,656	80,880	7,776	70,220	18,436	10%					
Legal Fees	0	0	0	0	0	#DIV/0!	168	0	4,500	(4,500)	6,698	(6,698)	-100%					
Professional Accounting	7,500	0	7,500	0	7,500	#DIV/0!	169	16,100	41,230	(25,130)	38,050	(21,950)	-61%					
Cell Phones	352	350	2	391	(40)	0%	170	3,435	3,500	(65)	2,521	914	-2%					
Payroll Service	2,951	5,500	(2,549)	6,197	(3,246)	-46%	171	50,560	66,700	(16,140)	66,457	(15,897)	-24%					
Trash Removal	396	3,500	(3,104)	3,003	(2,607)	-89%	172	29,955	30,600	(645)	28,517	1,438	-2%					
Employee Relations	0	500	(500)	0	0	-100%	173	748	1,000	(252)	229	519	-25%					
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	174	0	12,000	(12,000)	0	0	-100%					
License & Fees	250	1,000	(750)	250	0	-75%	175	804	3,600	(2,796)	2,729	(1,925)	-78%					
Miscellaneous	0	0	0	0	0			23,072	0	23,072	(815)	23,887	#DIV/0!					
Electricity	9,329	8,500	829	5,372	3,958	10%	176	42,691	44,500	(1,809)	46,739	(4,048)	-4%					
Liquid Propane	2,407	3,250	(843)	1,982	424	-26%	177	27,067	40,050	(12,983)	35,573	(8,506)	-32%					
Telephone	131	60	71	62	69	118%	178	718	600	118	554	164	20%					
Heating Fuel	0	0	0	0	0	#DIV/0!	179	0	0	0	0	0	#DIV/0!					
Water	507	300	207	1,032	(526)	69%	180	5,038	4,400	638	5,211	(173)	15%					
Cable TV & Internet	2,229	1,750	479	1,742	487	27%	181	19,790	17,500	2,290	18,347	1,443	13%					
Web Site	0	0	0	0	0	#DIV/0!	182	0	0	0	0	0	#DIV/0!					
EPLI Insurance	0	0	0	0	0	#DIV/0!	183	27	5,500	(5,473)	2,355	(2,328)	-100%					
Insurance - Property/Liability	92,150	2,584	89,566	90,499	1,651	3466%	184	133,217	163,862	(30,645)	169,054	(35,837)	-19%					
Professional Liability	0	0	0	0	0	#DIV/0!	185	7,604	2,300	5,304	1,219	6,385	231%					

Insurance - Workers Comp	2,781	2,300	481	1,658	1,123	21%	186	15,919	21,800	(5,881)	19,111	(3,193)	-27%
Excise Tax/Truck Registration	0	120	(120)	180	(180)	-100%	187	407	1,520	(1,113)	289	118	-73%
Insurance - Vehicles	0	0	0	0	0	#DIV/0!	188	1,928	4,500	(2,572)	684	1,244	-57%
Land Management Payment (\$1/Round)	0	0	0	0	0	#DIV/0!	189	27,059	31,500	(4,442)	29,382	(2,323)	-14%
Bad Debt	0	0	0	0	0	#DIV/0!	190	0	0	0	0	0	#DIV/0!
Retirement Plan	2,177	3,100	(923)	1,631	546	-30%	191	21,100	26,800	(5,700)	22,834	(1,733)	-21%
Payroll Taxes - Mgmt. & Empl. Exp.	27,024	22,000	5,024	19,982	7,042	23%	192	399,133	281,500	117,633	288,975	110,158	42%
Employee Housing Rent	28,300	33,500	(5,200)	32,000	(3,700)	-16%	193	303,765	255,000	48,765	211,500	92,265	19%
Employee Housing - Utilities	(10,352)	3,000	(13,352)	5,135	(15,487)	-445%	194	59,548	38,000	21,548	43,914	15,633	57%
Employee Housing R&M	100	200	(100)	4,795	(4,695)	-50%	195	29,990	19,800	10,190	10,877	19,113	51%
Dorm Rent	5,000	10,000	(5,000)	2,400	2,600	-50%	196	97,400	100,000	(2,600)	21,600	75,800	-3%
Health Insurance	19,582	28,000	(8,418)	24,711	(5,129)	-30%	197	268,387	244,672	23,715	270,429	(2,041)	10%
Manager Clothing Allowance	0	0	0	497	(497)	#DIV/0!	198	258	1,300	(1,042)	1,142	(884)	-80%
Employee Severence Expense	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	118	100	18	0	118	18%	200	271	860	(589)	786	(516)	-69%
Food & Bev Manager Comp Charges	490	450	40	250	240	9%	201	3,410	4,700	(1,290)	6,134	(2,724)	-27%
Golf Course Manager Comp Charges	0	0	0	0	0	#DIV/0!	202	44	500	(456)	32	12	-91%
Director of Golf Comp Charges	0	100	(100)	0	0	-100%	203	274	700	(426)	269	5	-61%
Interest Expense	0	0	0	0	0	#DIV/0!	204	39,428	0	39,428	9,182	30,246	#DIV/0!
Penalties	0	0	0	0	0	#DIV/0!	205	185	0	185	0	185	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	206	(18,905)	0	(18,905)	0	(18,905)	#DIV/0!
Total Operating Expenses	231,594	154,460	77,134	222,723	8,871	50%		1,927,897	1,753,604	174,293	1,683,089	244,809	10%
Income/(Loss) from Operations	(268,362)	(187,595)	(78,684)	(260,373)	(7,989)	43%		(2,300,286)	(2,090,938)	(201,134)	(2,009,843)	(290,443)	10%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	472,804	(472,804)	472,804	(472,804)	-100%
Income/(Loss) After Depreciation	(268,362)	(187,595)	(80,767)	(260,373)	(7,989)	43%		(2,300,286)	(2,563,742)	263,456	(2,482,647)	182,361	-10%

MGC October Variance Report

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification	
GOLF SHOP						
Revenue						
1	Play Cards	0	0	0%		
2	Winter Membership	112,150	106,750	5400	5%	
3	Resident Discount Cards	95,200	90,000	5200	6%	
4	Handicap (Non-Members)	0	0	0	0%	
5	Greens Fees	2,470,016	2,608,450	(138434)	-5%	
6	Tee Time No Show Charge	1,050	400	650	163%	
7	Cart Fees	387,829	381,910	5919	2%	
8	Golf Club Repair	1,200	1,350	(150)	-11%	
9	Range Ball Sales	177,750	172,500	5250	3%	
10	Club Rental Sets	82,964	87,800	(4836)	-6%	
11	Walking Trolley Rental	19,324	16,456	2868	17%	
12	Club/Cart Storage	36,517	30,000	6517	22%	
13	Lessons	162,985	170,800	(7815)	-5%	
14	Golf Clinics	1,560	10,400	(8840)	-85%	
15	Tournaments	84,765	69,500	15265	22%	
16	League Income	18,832	18,000	832	5%	
17	Merchandise	691,369	715,000	(23631)	-3%	
Cost of Goods Sold						
18	Golf Shop	381,003	395,400	(14397)	-4%	
Payroll Expense						
19	Golf Lessons	120,278	120,840	(562)	0%	
20	Gripping	1,212	1,700	(488)	-29%	
21	Golf Clinic	2,331	10,900	(8569)	-79%	
22	Director of Golf Gross	114,618	116,666	(2048)	-2%	
23	Head Golf Pro	75,937	86,112	(10175)	-12%	
24	Golf Professional Subs	17,400	25,920	(8520)	-33%	
25	Golf Shop Manager	0	0	0	0%	
26	Outside Service Mgr	0	0	0	0%	
27	Shop Clerks Gross	122,535	134,500	(11965)	-9%	
28	Outside Services Payroll	138,586	172,000	(33414)	-19%	
Operating Expenses						
29	Advertising	1,500	1,250	250	20%	
30	Dues and Subscriptions	9,124	7,650	1474	19%	Timing
31	Travel and Education	1,226	6,000	(4774)	-80%	
32	Club Car/Golf Car Lease	(33,576)	0	(33576)	#DIV/0!	
33	Visage GPS	31,360	31,360	0	0%	
34	Range Supplies	12,078	18,000	(5922)	-33%	
35	Golf Cart Repairs & Maintenance	13,272	11,890	1382	12%	
36	Range Picker Repair & Maintenance	491	1,000	(509)	-51%	
37	Range Balls	13,088	6,600	6488	98%	New order of balls in the summer. Timing as I budgeted for this.
38	Tees, Markers, Etc.	6,482	14,000	(7518)	-54%	
39	Score Cards	0	2,900	(2900)	-100%	
40	Uniforms / Clothing Allowance	3,769	8,000	(4231)	-53%	
41	Bag Tags	0	1,750	(1750)	-100%	
42	Shipping (ups/fedex)	(504)	2,865	(3369)	-118%	
43	Office/Shop Supplies	754	2,164	(1410)	-65%	
44	Cell Phones	0	0	0	0%	
45	Handicaps	(760)	1,500	(2260)	-151%	
46	Golf Course Water Supplies	2,907	2,250	657	29%	Cups and lids are eco friendly and costly
47	Damaged Goods/Outdated Merchandise	0	0	0	0%	
48	Rental Clubs	(8,761)	1,500	(10261)	-684%	
49	Golf Clinic Equipment	192	500	(308)	-62%	
50	Golf Shop Small Equipment	117	2,000	(1883)	-94%	
51	League Expense	(724)	1,600	(2324)	-145%	
52	Tournament Expenses	13,500	66,250	(52750)	-80%	
53	Tournament Supplies	2,668	2,000	668	33%	We hosted one extra tournament open to everyone in October
54	Supplies	3,215	7,000	(3785)	-54%	
FOOD & BEVERAGE						
Revenue						
55	Food Sales	949,766	1,060,590	(110824)	-10%	COGS on Food is 42%
56	Bar Sales	736,299	745,590	(9291)	-1%	COGS on Bar is 24%
57	Clubhouse Usage Fees (Rental)	1,002	0	1002	#DIV/0!	
Cost of Goods Sold						
58	Food	400,182	416,881	(16699)	-4%	
59	Beer	63,758	162,370	(98612)	-61%	
60	Wine	41,105	0	41105	#DIV/0!	
61	Bar Paper/Supply Cost	1,715	0	1715	#DIV/0!	
62	Non- Alcoholic Beverage	19,391	0	19391	#DIV/0!	
63	Bar Snacks	812	0	812	#DIV/0!	
64	Liquor	53,427	0	53427	#DIV/0!	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
	Payroll Expense					
65	Food & Beverage Manager	68,635	69,164	(529)	-1%	
66	Restaurant Manager	46,979	38,500	8479	22%	
67	Chef Gross	104,192	105,000	(808)	-1%	
68	Payroll Bar/Wait Staff	190,295	237,500	(47205)	-20%	
69	Cook Gross	64,500	65,000	(500)	-1%	
70	Kitchen Staff/Dishwashers Gross	185,010	179,356	5654	3%	
	Operating Expenses					
71	Advertising	0	0	0	0%	
72	Dues and Subscriptions	8,181	7,690	491	6%	
73	Travel and Education	2,400	7,000	(4600)	-66%	
74	Uniforms / Clothing Allowance	8,058	10,000	(1942)	-19%	
75	Clubhouse Cleaning Labor	80,245	85,000	(4756)	-6%	
76	Clubhouse Floor Supplies	21,784	14,250	7534	53%	Cost of some products increased more than anticipated. Changing companies to find savings
77	China, Glass & Silver	399	2,500	(2101)	-84%	
78	Kitchen Cleaning & Dishwasher Supplies	1,464	3,600	(2136)	-59%	
79	Kitchen Equipment Lease	0	0	0	0%	
80	Kitchen Equipment Repair & Maint	1,076	2,000	(924)	-46%	
81	Bar Repair & Maintenance	203	600	(397)	-66%	
82	Bar Small Equipment	495	500	(5)	-1%	
83	Kitchen Small Equipment	2,587	4,000	(1413)	-35%	
84	Clubhouse Small Equipment	802	2,500	(1698)	-68%	
85	Kitchen Laundry	1,176	1,050	126	12%	
86	Kitchen Paper & Supplies	10,775	10,500	275	3%	
87	Clubhouse Cleaning & Supplies	1,084	2,900	(1816)	-63%	
88	Flowers/Decorations	321	720	(399)	-55%	
	MEMBERSHIP					
	Revenue					
89	Initiation Fees	0	0	0	0%	
90	Member Dues	1,469,793	1,486,119	(16326)	-1%	
91	Member Finance Charges	0	0	0	0%	
	Operating Expenses					
92	Capital Fund from Init. Fees	0	0	0	0%	
93	Member Relations	2,400	6,000	(3600)	-60%	
	GROUNDS					
	Payroll Expense					
94	Golf Course Superintendent Gross	124,038	125,000	(962)	-1%	
95	Assistant Superintendent	78,985	79,600	(615)	-1%	
96	Asst. Superintendent #2	57,592	64,800	(7208)	-11%	
97	Mechanic Gross	63,903	61,250	2653	4%	
98	Hourly Labor Gross	60,138	92,500	(32362)	-35%	
99	Seasonal Labor	534,382	552,500	(18118)	-3%	
	Operating Expenses					
100	Water	1,575	2,490	(915)	-37%	
101	Golf Course Supplies	10,578	12,000	(1422)	-12%	
102	Fertilizer	16,717	20,000	(3283)	-16%	
103	Chemicals/Weed Control	87,324	81,000	6324	8%	
104	Surfactants	20,131	20,000	131	1%	
105	Tools	7,701	12,000	(4299)	-36%	
106	Shop Supplies	11,104	10,000	1104	11%	
107	Electric - Pump House & Irrigation	13,606	14,750	(1144)	-8%	
108	Electric - Maintenance Building	5,628	9,100	(3472)	-38%	
109	Electric - Dorm	12,129	7,500	4629	62%	Electric heat and kitchen staff in the winter. Fell behind early in the year
110	Liquid Propane	11,115	10,650	465	4%	
111	Cell Phones	2,517	2,200	317	14%	
112	Raw Materials & Topdressing	42,137	66,000	(23863)	-36%	
113	Seed	1,938	2,500	(562)	-22%	
114	Gas, Oil & Diesel	30,722	32,000	(1278)	-4%	
115	Debris Disposal Removal	1,377	1,500	(123)	-8%	
116	Golf Course Repairs & Main	222	8,750	(8528)	-97%	
117	Equipment - Repairs & Main	33,586	36,000	(2414)	-7%	
118	Irrigation - Repair & Main	9,809	20,000	(10191)	-51%	
119	Roads / Fences - Repair & Main	5,404	6,000	(596)	-10%	
120	Contract Services	9,623	12,000	(2377)	-20%	
121	Cleaning Dorm	13,920	12,500	1420	11%	
122	Small Equipment Rental	0	1,500	(1500)	-100%	
123	Leases (Utility Vehicles)	(6,629)	62,598	(69227)	-111%	
124	Consultants	5,213	7,500	(2287)	-30%	
125	Office Supplies	1,177	2,000	(823)	-41%	
126	Cable TV & Internet	5,156	8,000	(2844)	-36%	
127	Telephone	0	0	0	0%	
128	Travel and Education	4,693	9,000	(4307)	-48%	
129	Dues & Subscriptions	4,719	3,500	1219	35%	Timing
130	Uniforms	6,583	10,000	(3417)	-34%	
131	Storage Container Rental	0	0	0	0%	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
132	Employee Relations	0	900	(900)	-100%	
133	Groundwater Monitoring	0	0	0	0%	
134	Freight	30,670	19,000	11670	61%	Late loads of Sand. Budgeted for in 2025
135	Clubhouse Grounds	3,833	10,000	(6167)	-62%	
	MAINTENANCE					
	Operating Expenses					
136	Clubhouse Repair & Maintenance	33,654	41,660	(8006)	-19%	
137	Dorm Repair & Maintenance	4,355	4,000	355	9%	
138	Golf Course Building Repair & Maint	10,843	9,250	1593	17%	Timing. I amortized this through the year
139	Golf Course Building HVAC R&M	0	1,250	(1250)	-100%	
140	Clubhouse HVAC R&M	738	5,000	(4262)	-85%	
141	Clubhouse Electrical R&M	292	5,000	(4708)	-94%	
142	Golf Course Building Electrical R&M	6,518	2,180	4338	199%	Changed out lights in the bag room. Broken light in maintenance
143	Clubhouse Plumbing R&M	7,857	4,160	3697	89%	Replace toilets in the clubhouse; small plumbing issues. Replacing faucets
144	Oakson Septic System	0	1,000	(1000)	-100%	
145	Golf Course Building Plumbing R&M	979	3,330	(2351)	-71%	
146	Alarm System/Activity	5,528	8,750	(3222)	-37%	
147	Refrigeration	8,810	6,000	2810	47%	Replaced the compressor in the walk-in. Not expected
	GENERAL & ADMINISTRATIVE					
	Revenue					
148	Other Income	0	0	0	0%	
149	Interest Income	12,616	20,830	(8214)	-39%	
150	Winter Memberships	0	0	0	0%	
151	House Rental Income	120,971	154,000	(33029)	-21%	
	Payroll Expense					
152	Controller	92,615	93,331	(716)	-1%	
153	Administrative Services Manager	43,970	48,000	(4030)	-8%	
154	General Manager	186,058	187,500	(1442)	-1%	
155	Management Payment	183,333	183,333	(0)	0%	
	Operating Expenses					
156	Cleaning Admin. Office	0	0	0	0%	
157	Employee Shift Meals 100%	15,008	18,950	(3942)	-21%	
158	Office Supplies	7,188	9,200	(2012)	-22%	
159	Bank & Finance Charges	2,069	420	1649	393%	
160	Credit Card Merchant Services	165,023	136,000	29023	21%	Usage is up from years past. Budgeted for this in 2025
	NLB Debt / Interest	0	0	0	#DIV/0!	
161	Office Equipment Leases	(631)	2,000	(2631)	-132%	
162	Office Furniture	0	0	0	#DIV/0!	
163	Advertising	550	0	550	#DIV/0!	
164	Postage & Shipping	1,613	1,300	313	24%	Some can move to Golf Shop shipping
165	Dues and Subscriptions	4,717	4,200	517	12%	
166	Travel and Education	33,278	25,660	7618	30%	Booking some travel for 2025.
167	POS Support/Computer Support	88,656	80,880	7776	10%	Moving some of this to Sconset at end of year
168	Legal Fees	0	4,500	(4500)	-100%	
169	Professional Accounting	16,100	41,230	(25130)	-61%	
170	Cell Phones	3,435	3,500	(65)	-2%	
171	Payroll Service	50,560	66,700	(16140)	-24%	
172	Trash Removal	29,955	30,600	(645)	-2%	
173	Employee Relations	748	1,000	(252)	-25%	
174	Incentive Bonuses'	0	12,000	(12000)	-100%	
175	License & Fees	804	3,600	(2796)	-78%	
176	Electricity	42,691	44,500	(1809)	-4%	
177	Liquid Propane	27,067	40,050	(12983)	-32%	
178	Telephone	718	600	118	20%	
179	Heating Fuel	0	0	0	0%	
180	Water	5,038	4,400	638	15%	
181	Cable TV & Internet	19,790	17,500	2290	13%	
182	Web Site	0	0	0	0%	
183	EPLI Insurance	27	5,500	(5473)	-100%	
184	Insurance - Property/Liability	133,217	163,862	(30645)	-19%	
185	Professional Liability	7,604	2,300	5304	231%	This went up and I budgeted too early to see the increase
186	Insurance - Workers Comp	15,919	21,800	(5881)	-27%	
187	Excise Tax/Truck Registration	407	1,520	(1113)	-73%	
188	Insurance - Vehicles	1,928	4,500	(2572)	-57%	
189	Land Management Payment (\$1/Round)	27,059	31,500	(4442)	-14%	
190	Bad Debt	0	0	0	0%	
191	Retirement Plan	21,100	26,800	(5700)	-21%	
192	Payroll Taxes - Mgmt. & Empl. Exp.	399,133	281,500	117633	42%	Paycom—Quarterly Mass SUTA tax.
193	Employee Housing Rent	303,765	255,000	48765	19%	Finished paying Catherine and moved employees to 69 Bartlett
194	Employee Housing - Utilities	59,548	38,000	21548	57%	First winter season with 69 Bartlett/Dorm. I am still learning how much utilities are being used.
195	Employee Housing R&M	29,990	19,800	10190	51%	Small fixes. Need to increase 2025
196	Dorm Rent	97,400	100,000	(2600)	-3%	
197	Health Insurance	268,387	244,672	23715	10%	
198	Manager Clothing Allowance	258	1,300	(1042)	-80%	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
199	Employee Severence Expense	0	0	0	0%	
200	General Manager Comp Charges	271	860	(589)	-69%	
201	Food & Bev Manager Comp Charges	3,410	4,700	(1290)	-27%	
202	Golf Course Manager Comp Charges	44	500	(456)	-91%	
203	Director of Golf Comp Charges	274	700	(426)	-61%	
204	Interest Expense	39,428	0	39428	#DIV/0!	
205	Penalties	185	0	185	#DIV/0!	
206	Suspense	(18,905)	0	(18905)	0%	

Capital Expenditures November 2024

Sconset Golf

Golf Cart for Clubhouse Staff (transport people in case of emergency) **Yes**
\$7,795.00

Sconset Handicap Walkway and Stairs **Hold. Split rail fence along base of hill and improve existing walkway.**
\$53,000

Sconset Tees and Putting Green
\$500,000 (not to exceed)

Construction and Materials: \$200,000 **No to installing forward tees**
Irrigation and Install: \$300,000 **Yes to improving existing tee boxes**

Miacomet Golf

Range Ball Dispenser -Replace the old one that is currently in use **Yes**
\$13,699.99

Range Ball Picker- Replace the old one that is currently in use **Yes**
\$4,599.99

Overhead Garage Doors- Replace two at 6 W Miacomet and one at starter shed **Yes**
\$13,375.00

Bar Stools- Bar stools are starting to peel, and bolts are coming loose. Customers are having a hard time getting into the stools. With new stools, we can add two more seats to the bar. **Yes**
\$840

Tabletops- The current tabletops are not made of real wood, and the laminate is peeling off. The wear and tear cannot be repaired. The new tabletops would have drop-downs. These drop-downs will be more functional and create more seating options. **Yes**
\$15,000

Energy Efficiency System- Install energy-efficient technology in our current system.
(2) intellHVAC units (3) EnerG2 units for our walk-ins **Yes**
\$3,991

Miacomet Putting Green **Yes**
\$100,000

Miacomet Bunkers **Yes**
Not to exceed \$100,000 in any given year

Miacomet Driving Range Expansion Split Rail Fence 180 yds **Yes**
\$7000

Equipment

Loader Giant **Yes**
\$88,000

Power Rake (attachment) **Yes**
\$13,000

Tractor-JD 4044 **Yes**
\$34,533

Tractor-JD 4052
\$53,619 (\$44K w/o cab) **Yes**
Price includes the trade in of 2 tractors for \$7,100

Tire Machine **Yes**
\$4500

Steam Pressure Washer **Yes**
\$4000



Nantucket Land Bank Commission
Regular Meeting of November 26, 2024 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. PROPERTY MANAGEMENT

a. Hunting Policy / Signage Discussion

Staff continue to respond to calls regarding concerns about hunting on various properties. In response, the Environmental Department has established wording for signs to be posted on properties where there are surrounding homes within 500-feet of hunting areas, and is exploring draft guidelines for hunting on Land Bank properties. These documents were created using information from the Nantucket Conservation Foundation's website and Martha's Vineyard Land Bank's website, which are listed below.

<https://www.nantucketconservation.org/properties/hunting/>
<https://www.mvlandbank.com/>

Drafts are included in the meeting packet and staff is seeking Commission feedback, questions and concerns pertaining to these documents.

b. Request to Temporarily Install Holiday Lobster Pot Tree – 17 Commercial Wharf

Over the past 20 years, Lobster trap trees have been cropping up throughout coastal New England as a recognition of the fishing industry and our working waterfront. A collaborative group of Nantucket fisherman have requested to install a "trap tree" at Petrel Landing this Christmas season to honor the history of the property and provide the public with a fun holiday display. Please see the meeting packet for examples of "trap trees" from towns in New England such as Gloucester, MA, Rockport, ME and Salem, MA.

c. Washington Street / Francis Street Beach Improvement – Design Review

The Washington Street Workgroup met on Friday, 11/22 and discussed further revising the draft project designs. One major consideration for the Land Bank is the capacity for stormwater storage on the properties at Francis/Washington Street and Meader Street corners. Hazen and Sawyer, the engineering firm contracted for the project that also works with the TON Sewer Department, has proposed installing gray infrastructure underground storage tanks to assist with stormwater flooding in the area. Also discussed was the value of the Francis Street corner as a park space due to the truck traffic in the area and the beach across the road providing a similar function. The 3 topics listed above, preferred design aesthetics, stormwater infrastructure, and the function of the Francis Street corner as a park space, will be reviewed at the upcoming meeting so that the Commission's feedback can be appropriately incorporated into the design process. The meeting packet contains selected slides from today's Workgroup meeting.

2. REGULAR BUSINESS

a. Interim Executive Director's Update

I would like to officially welcome the Land Bank's new full-time, year-round staff that have started this fall, Michael Hurff, Structures and Facilities Assistant, Diana Silvestri, Assistant Property Steward, and Isaac Basibe, Agricultural Specialist. Each of these individuals brings a host of skills, energy, and commitment to the Land Bank and we are grateful to have them as employees. Finally, we have almost completed the interviews for a new Outreach and Communications Coordinator and have two extremely strong candidates. Hopefully, we will be able to update you after Thanksgiving with our new hire!

As we mentioned at our last meeting, staff are planning a holiday party in January that will include all employees and Commissioners. We hope everyone will be able to join in this celebration of the New Year!

b. Bench Policy Revision – Discussion (Commemorative Installation Policy)

After the last Land Bank meeting, staff revised and renamed the “Commemorative Installation Policy” to respond to concerns regarding recent requests. Please see the meeting packet for the draft revised version.

3. PERSONNEL BUSINESS

a. Revised Organizational Chart - Discussion

Susan Campese, Director of Finance and Administration, Jeff Pollock, Property Foreman, and Emily Goldstein Murphy, Director of Environmental and Agricultural Resources, and Rachael Freeman, Interim Executive Director, spent September and October working to develop and Organizational Chart for the Nantucket Land Bank that fit our existing needs and could easily be adapted or expanded in the future. The final product, which has been reviewed with all staff, is in the meeting packet. Staff are seeking the Commission's comments on the Organizational Chart and approval.

Hunting on Land Bank Property: **Draft** Guidelines

Conservation, recreation and agriculture for the benefit of the public in perpetuity

Land Bank properties are held and managed for the public to use in accordance with the mission and enabling legislation of the Land Bank.

Legal hunting falls under the conservation and recreation arms of the Land Bank mission.

To maximize all safe public uses of Land Bank Properties it is recognized that hunters, other property users, and the Land Bank have responsibilities before, during and after hunting season.

Hunters:

- Obtain all legally required hunting permits/licenses/stamps and comply with all laws and regulations governing hunting in the Commonwealth of Massachusetts and bylaws of Nantucket.
- Obtain written permission of dwelling owners within 500 feet of a stand or hunting area.
- Hunters shall confine themselves to Land Bank properties and shall not enter on abutting private property without the prior written permission of the abutting landowners.
- Collect spent shells and other litter. Innards may be buried on the property if they are buried no closer than 100 feet from any trail or trailhead, road, parking lot, bike path etc.
- Be respectful of all property users.
- Pack in/pack out all trash and belongings.

Other users:

- People and pets should wear blaze orange.
- Keep pets on leash.
- Report property misuse or maintenance concerns to the Land Bank Office: 508-228-7240.
- Report hunting related violations to Environmental Police: 1(800) 632-8075.
- Be respectful of all property users.
- Pack in/pack out all trash and belongings.

Land Bank:

- Provide updated maps of all Land Bank properties delineating clearly where hunting is and is not permitted.
- Consider operating a stand registration program.
- Promote hunter and recreational user safety before and during hunting season on website, newsletter, social media etc.
- The Land Bank's management staff shall erect signs each year at public accesses into those properties where hunting is allowed. The signs will alert property users to the dates of hunting season and encourage safe use.

- Respond promptly to maintenance or other concerns from the public and forward to Environmental Police as necessary.
- The Land Bank reserves the right to deny any hunter access to hunting on a property on grounds of previous misconduct. Hunters aggrieved by such denial may appeal to the Land Bank commission for redress. Any hunter who violates any provision of these regulations may *permanently* lose the privilege of hunting on Land Bank properties.

USE CAUTION HUNTING SEASON IN PROGRESS

HUNTING IS PROHIBITED WITHIN 500 FEET OF
A DWELLING WITHOUT PERMISSION OF THE
DWELLING OWNER

THERE IS NO LOCATION ON THIS PROPERTY
MORE THAN 500 FEET FROM A DWELLING

HUNTING IS PROHIBITED ON SUNDAYS

DEER

ARCHERY 10/7/24 - 11/30/24

SHOTGUN 12/2/24 - 12/14/24

PRIMITIVE ARMS 12/16/24 - 12/31/24

NANTUCKET LAND BANK
(508) 228-7240
MA ENVIRONMENTAL POLICE
(800) 632-8075



DCT



Francis Street Beach Improvement Project

WASHINGTON STREET COLLABORATIVE
WORKING GROUP MEETING

November 22, 2024



SCAPE



REMAIN

SITE VISIT | REFERENCE SITE - EASTON RAINGARDEN



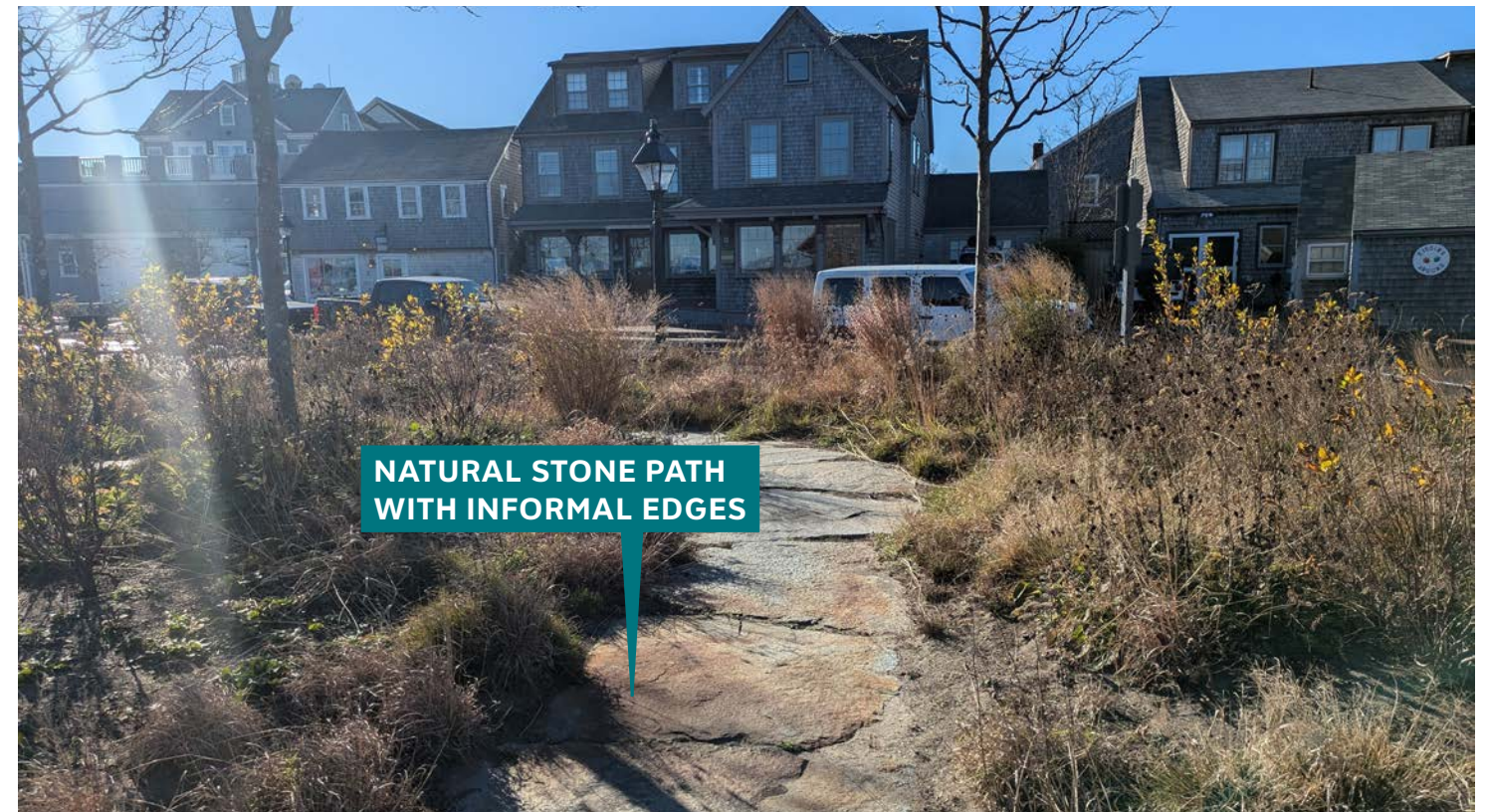
SITE VISIT | REFERENCE SITE - LILY POND



SITE VISIT | REFERENCE SITE - EASY STREET



SITE VISIT | NANTUCKET MATERIAL CONTEXT - GROUNDPLANE



SITE VISIT | NANTUCKET MATERIAL CONTEXT - SEATING



WOOD SLAT BENCH WITH METAL/IRON FRAME



WOOD SLAT BENCH WITH METAL/IRON FRAME



WOOD PLANK BENCH

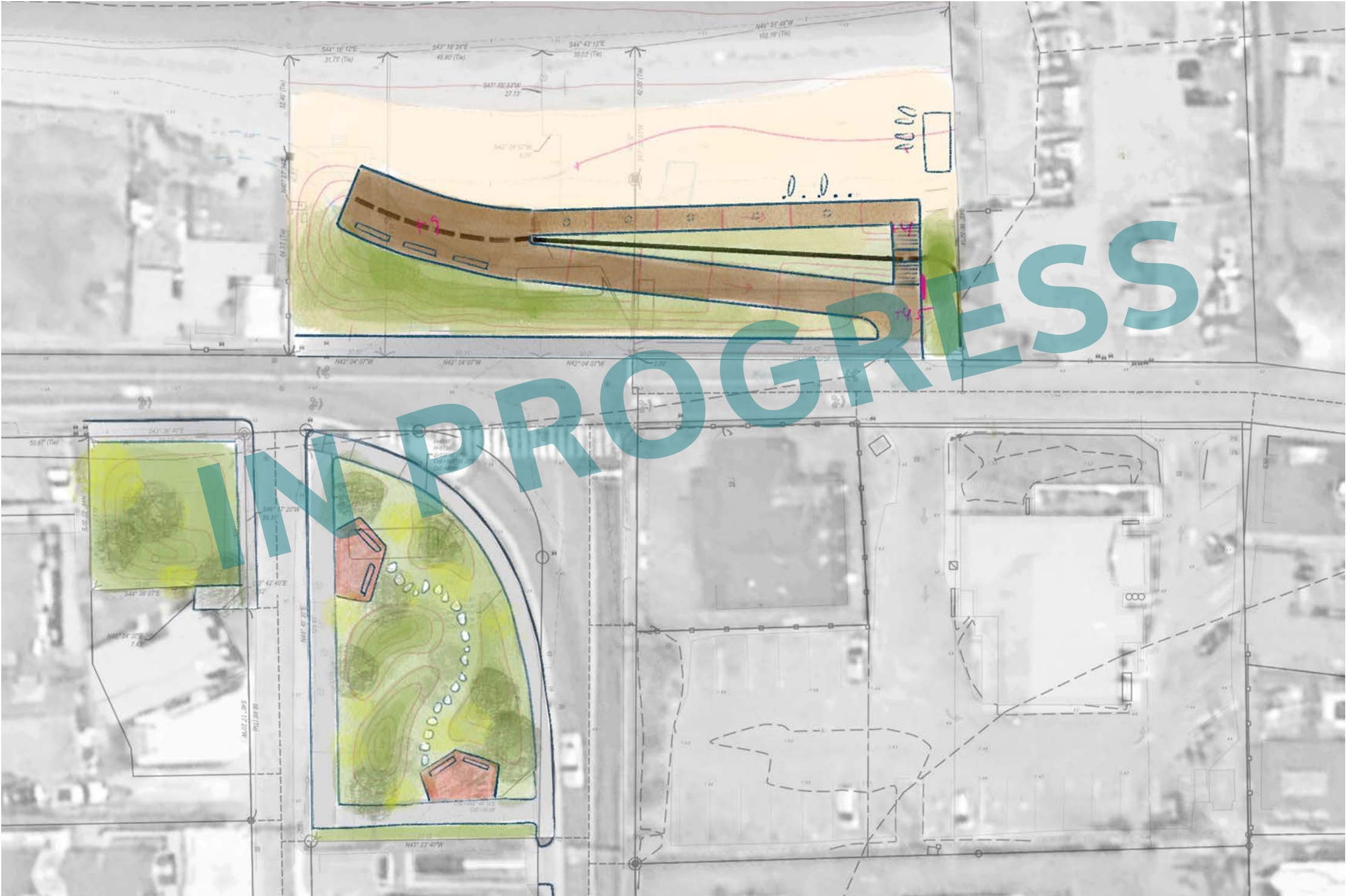


THICK TIMBER BENCH

PRELIMINARY CONCEPT ALTERNATIVES



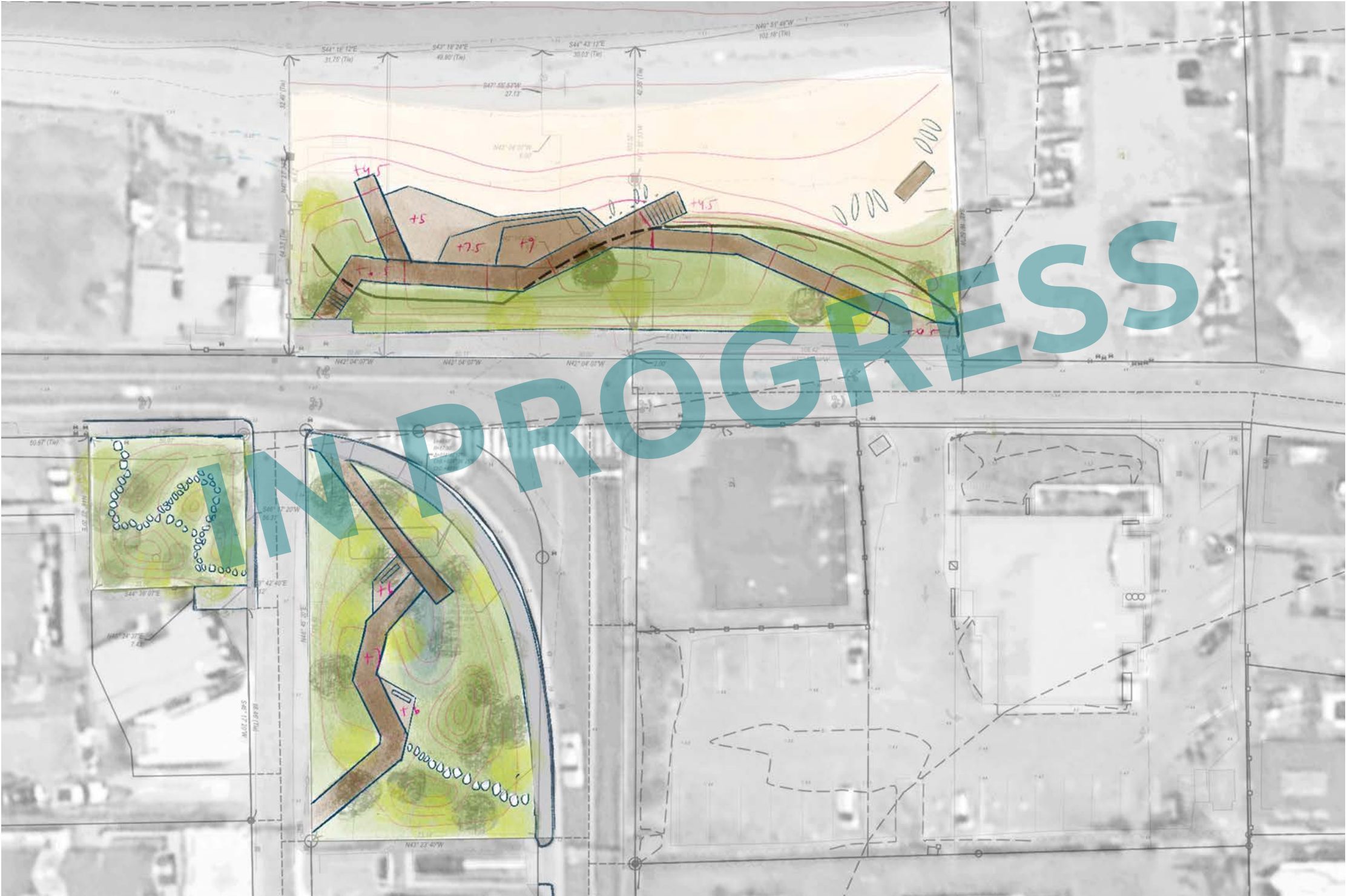
LIGHT IMPACT | UP & OVER



MEDIUM IMPACT | DUNE SWOOP

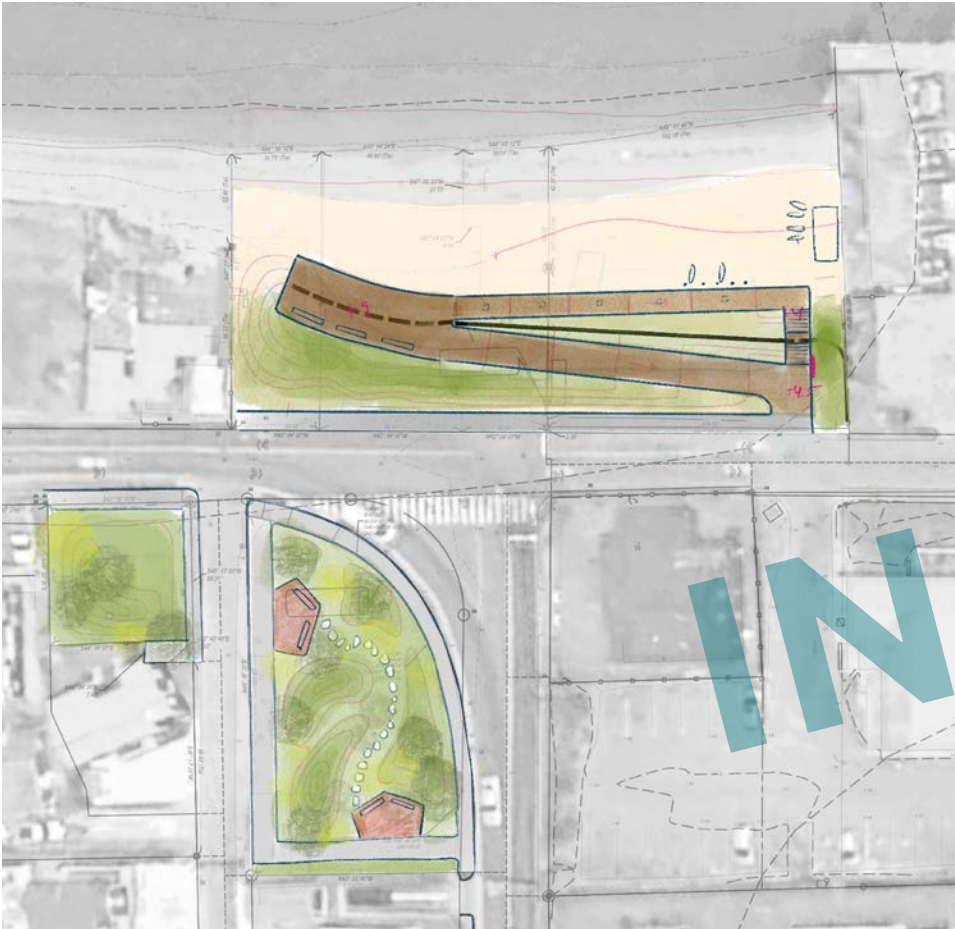


MOST IMPACT | BEACH OVERLOOK



PRELIMINARY CONCEPT ALTERNATIVES SUMMARY

LIGHT IMPACT | UP AND OVER



- Minimized footprint
- One access point along Washington St.

MEDIUM IMPACT | DUNE SWOOP



- Slightly more impact to the site
- Creates two access points along Washington St.
- Expansive native dune planting
- Carves out some spatial nooks
- Proposes immersive and contextualized material character

MOST IMPACT | BEACH OVERLOOK



- The most impact to the site with additional overlook step-down space
- More programmatic flexibility
- Geometry and character reflective of Easy Street design

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of November 26, 2024

1. “M” Exemption Update:

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

No. 41259 Eileen Mae Harkness

No. 41284 Kristene Mortensen

b. Two-Year Ownership Non-Compliance – Request for Waiver:

No. 44680 Andrew M. Dean and Anna Dean

c. Three-Year Domicile Non-Compliance – Additional Extension Request:

No. 43648 Muddy Mares Nominee Trust

2. “O” Exemption Update:

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

No. 41257 Lee-Jay Hurley



**POLICY FOR COMMEMORATIVE INSTALLATIONS
ON NANTUCKET LAND BANK PROPERTIES
UPDATED: August 20, 2024**

I. Purpose

This policy is implemented to ensure a thoughtful, consistent, and appropriate process for the consideration of requests for donated commemorative installations on Land Bank properties.

II. Policy

The design, language and location of the commemorative plaque must be reviewed by Land Bank staff for aesthetic and environmental consideration and approved by the Commission. Requests will be reviewed on a case-by-case basis according to one or more of the criteria below being met:

- Significant service and historical connection to Land Bank
- Demonstrable contribution to creating and preserving public open spaces on Nantucket

III. Process

Applications may be submitted to the Nantucket Land Bank office at 22 Broad Street or *via* email to assistant@nantucketlandbank.org. Anything outside of the parameters of this policy may be approved at the sole discretion of the Commission. If approved, the Land Bank Staff/Commission will work with the donor to determine the appropriate location for a commemorative plaque.

IV. Costs

The design, fabrication, and installation costs will be the responsibility of the applicant. Upon approval of the request, the Land Bank will place the order at the expense of the applicant.

V. Violations

Any commemorative plaque, bench, rock, or tree installed on Land Bank property without prior approval by the Land Bank will be removed at the expense of the party who made the installation.



**APPLICATION FOR COMMEMORATIVE INSTALLATIONS
ON NANTUCKET LAND BANK PROPERTIES**

APPLICANT NAME:

MAILING ADDRESS:

NANTUCKET ADDRESS:

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

E-MAIL:

Please provide clearly written documentation of your commitment to the Land Bank and creating and preserving public open spaces on Nantucket.

Application Approved/Denied:

Date:

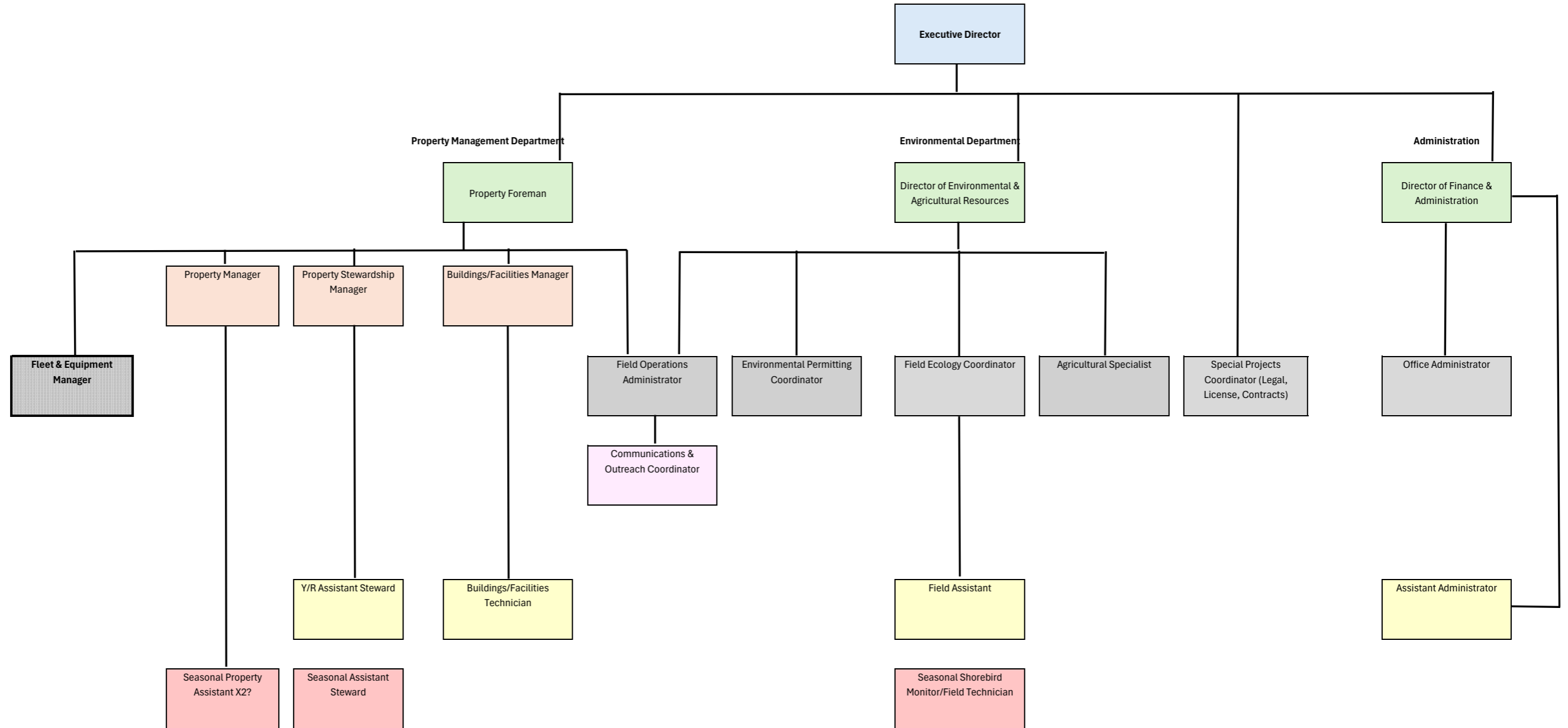
Comments:

Disclaimer

All memorial items approved under this policy are subject to ongoing review by the property management department of the Land Bank as they strive to keep properties in good condition. As a result, removal, relocation, and/or replacement may be necessary, and there is no guarantee that the memorial item will be maintained in perpetuity. Therefore, it is the responsibility of the applicant to monitor the condition of the donation and in the event, replacement is deemed necessary due to aesthetics, safety, and/or structural concerns, a subsequent application must be made for Commission approval.

**NANTUCKET ISLANDS LAND BANK
ORGANIZATIONAL CHART
UPDATED: 11/18/24**

Hierarchical Roles/Titles
Executive Director
Departmental Director or Department Head
Manager (Supervisor)
Coordinator
Facilitator
Assistant
Seasonal



NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of October 31, 2024

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	SEP YIELD	OCT YIELD	9/30/2024	10/31/2024
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$64,446.02	\$63,922.81
Nantucket Bank / Collection Account x7653	4.07	4.07	\$38,017,352.24	\$42,423,739.16
Nantucket Bank / Special CD x1135 <i>matures 11/20/2024</i>	4.88	4.88	\$5,432,726.51	\$5,455,288.52
Nantucket Bank / Operations Reserve Fund CD <i>matures 12/18/2024</i>	4.93	4.93	\$3,680,692.25	\$3,695,635.87
TOTAL UNRESTRICTED FUNDS:			\$47,195,217.02	\$51,638,586.36


STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	SEP YIELD	OCT YIELD	9/30/2024	10/31/2024
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,548,914.54	\$1,550,836.81
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,916.06	\$20,916.15
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,001.92	\$20,006.17
Nantucket Bank / WTCA Escrow	0.25	0.25	\$16,033.36	\$16,036.76
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$20,751.06	\$20,755.45
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,006.29	\$10,008.41
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,017.60	\$28,023.53
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,670.13	\$1,670.48
Nantucket Bank / MGC Golf Capital Reserve	0.26	0.26	\$1,017.67	\$1,017.89
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$340,872.35	\$237,834.44
Nantucket Bank / NGM Management Reserve CD <i>matures 1/12/25</i>	4.40	4.40	\$51,621.54	\$51,808.56
Hingham Savings / Marble Reserve CD <i>matures 12/9/2024</i>	4.97	4.97	\$244,823.71	\$245,859.31
Citizens Bank / Verrill Dana Acquisition Escrow			\$1,350,000.00	\$1,350,000.00
TOTAL RESTRICTED FUNDS:			\$3,654,647.33	\$3,554,775.06
TOTAL FUNDS:			\$50,849,864.35	\$55,193,361.42

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$3,085,000	<i>Principal and Interest due 2/15/25, Interest due 8/15/25</i>	\$427,812.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$3,980,000	<i>Principal and Interest due 12/1/24, Interest due 6/1/25</i>	\$1,050,225.00
TOTAL BONDS:	\$7,065,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,478,037.50

NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	<i>Interest of \$25,768.60 due 12/9/4, 3/9/25, 6/9/25, 9/9/25</i>	\$103,074.40
TOTAL NOTES:	\$1,700,000	TOTAL ANNUAL NOTE PAYMENTS:	\$103,074.40
TOTAL DEBT:	\$8,765,000	TOTAL ANNUAL DEBT PAYMENTS:	\$1,581,111.90

**DISCLOSURE OF APPEARANCE OF CONFLICT OF INTEREST
AS REQUIRED BY G. L. c. 268A, § 23(b)(3)**

PUBLIC EMPLOYEE INFORMATION	
Name of public employee:	Eleanor Weller Antonietti
Title or Position:	Special Projects Coordinator for Nantucket Islands Land Bank Appointed to represent the NILB on the Community Preservation Committee
Agency/Department:	Nantucket Islands Land Bank employee Community Preservation Committee member
Agency address:	22 Broad Street, Nantucket, MA. 02554
Office Phone:	508-228-7240
Office E-mail:	eantonietti@nantucketlandbank.org
	<p>In my capacity as a state, county or municipal employee, I am expected to take certain actions in the performance of my official duties. Under the circumstances, a reasonable person could conclude that a person or organization could unduly enjoy my favor or improperly influence me when I perform my official duties, or that I am likely to act or fail to act as a result of kinship, rank, position or undue influence of a party or person.</p> <p>I am filing this disclosure to disclose the facts about this relationship or affiliation and to dispel the appearance of a conflict of interest.</p>
APPEARANCE OF FAVORITISM OR INFLUENCE	
Describe the issue that is coming before you for action or decision.	I am a member of the Community Preservation Committee ("CPC") on Nantucket, appointed by my employer, the Nantucket Islands Land Bank ("NILB"). I handle planning and procurement for projects on public lands owned by the NILB which includes the land licensed to the Nantucket Racquet Sports Assn. ("NRSA") to operate an outdoor recreational facility. The NRSA is requesting funds from the CPC to complete an expansion project.
What responsibility do you have for taking action or making a decision?	As the designated procurement officer for the NILB, I am involved in the design and planning for this project. No NILB funds are allocated for this project. As a member of the CPC, I will have a vote as to whether and/or how much to grant of the requested funding.
Explain your relationship or affiliation to the person or organization.	The NRSA is the Licensee of NILB property. I handled the procurement of design services which are paid for by the NRSA. No NILB funds are allocated in the design-bid-build of this project. I do however attend weekly planning meetings with the design team and the NRSA representatives as I represent the interests of the NILB as owner of and responsible stewards of the land.
How do your official actions or decision matter to the person or organization?	I assist in the planning process for the buildout of the proposed project by voicing and advocating for NILB concerns which are primarily of an environmental and habitat management nature.

<p>Optional: Additional facts – e.g., why there is a low risk of undue favoritism or improper influence.</p>	<p>The NILB is assisting the NRSA only in the planning of their expansion. I have no personal or professional interest, financial or otherwise, in whether or not any or all of the requested funds are granted by the CPC to the NRSA. The final design will have to obtain majority vote approval from the elected Land Bank Commission. If the Commission approves the project as proposed, I will handle general oversight to ensure that the construction does not violate any of our major environmental priorities.</p>
<p>If you cannot confirm this statement, you should recuse yourself.</p>	<p>WRITE AN X TO CONFIRM THE STATEMENT BELOW.</p> <p><input checked="" type="checkbox"/> Taking into account the facts that I have disclosed above, I feel that I can perform my official duties objectively and fairly.</p>
<p>Employee signature:</p>	
<p>Date:</p>	<p>11/14/24</p>

Attach additional pages if necessary.

Not elected to your public position – file with your appointing authority.

Elected state or county employees – file with the State Ethics Commission.

Members of the General Court – file with the House or Senate clerk or the State Ethics Commission.

Elected municipal employee – file with the City Clerk or Town Clerk.

Elected regional school committee member – file with the clerk or secretary of the committee.



NANTUCKET ISLANDS LAND BANK ("Awarding Authority")
DESIGNER SELECTION MODEL PROCEDURES

Adopted: November 26, 2024

1. These procedures govern the selection of designers for any municipality or local public agency building project subject to the state designer selection law, M.G.L. c. 7C, §§ 44-58. Any other local law governing the procurement of services will be inapplicable to these procurements.
2. The Nantucket Islands Land Bank Commission ("Approving Body") has the authority to conduct the designer selection process for the Awarding Authority. The Approving Body may delegate any duties described herein to the extent such delegation is permissible by law.
3. The Approving Body shall designate the individual or group of individuals (hereinafter referred to as "the Committee") who will conduct the designer selection process. No member of the Committee shall participate in the selection of a designer for any project if the member, or any of the member's immediate family:
 - a. has a direct or indirect financial interest in the award of the design contract to any applicant;
 - b. is currently employed by, or is a consultant to or under contract to, any applicant;
 - c. is negotiating or has an arrangement concerning future employment or contracting with any applicant; or
 - d. has an ownership interest in, or is an officer or director of, any applicant.
4. A Request for Qualifications (RFQ) for each contract subject to these procedures shall be advertised in a newspaper of general circulation in the locality of the building project, in the *Central Register* published by the Secretary of the Commonwealth, and in any other place required by the Approving Body, at least two weeks before the deadline for filing applications.
5. The advertisement shall contain the following information:
 - a. a description of the project, including the specific designer services sought, the time period within which the project is to be completed, and, if available, the estimated construction cost;

Designer Selection Procedures Adopted by the Nantucket Islands Land Bank Commission

- b. if there is a program for the building project, a statement of when and where the program will be available for inspection by applicants;
 - c. when and where a briefing session (if any) will be held;
 - d. the qualifications required of applicants;
 - e. the categories of designers' consultants, if any, for which applicants must list names of consultants they may use;
 - f. whether the fee has been set or will be negotiated; if the fee has been set, the amount of the fee must be listed in the advertisement;
 - g. when and where the RFQ can be obtained and the applications must be delivered.
6. The RFQ shall include the current "Standard Designer Application Form for Municipalities and Public Agencies not within DSB Jurisdiction," which is available for download from the Massachusetts Designer Selection Board website at **Procedures for Municipalities and Public Agencies not within DSB Jurisdiction**. The Application Form may be amended to include additional information on a project-specific basis.
7. The Committee shall evaluate applicants based on the following criteria:
 - a. prior similar experience;
 - b. past performance on public and private projects;
 - c. financial stability;
 - d. identity and qualifications of the consultants who will work with the applicants on the project; and
 - e. any other criteria that the Committee considers relevant to the project.
8. The Committee shall select at least three finalists. Finalists may be required to appear for an interview or provide additional information to the Committee, provided that all finalists are afforded an equal opportunity to do so.
9. The Committee shall rank the finalists in order of qualification and transmit the list of ranked finalists to the Approving Body.² No person or firm, including applicants' listed consultants, debarred pursuant to M.G.L. c. 149, § 44C, shall be included as a finalist on the list.

The list must be accompanied by a written explanation of the reasons for selection including the recorded vote, if any. The written explanation and recorded vote, if any, shall be public records and shall be maintained in the contract file.
10. If the fee was set prior to the selection process, the Approving Body shall select a designer from the list of finalists. If the Approving Body selects a designer other than the one ranked first by the Committee, the Approving Body shall file a written justification for the selection with the Committee and maintain a copy in the contract file.
11. If the fee is to be negotiated, the Approving Body shall review the list of finalists and may exclude any designer from the list if a written explanation of the exclusion

- is filed with the Committee and maintained in the contract file. The Approving Body shall request a fee proposal from the first ranked designer remaining on the list and begin contract negotiations. If the Approving Body is unable to negotiate a satisfactory fee with the first ranked designer, negotiations shall be terminated and undertaken with the remaining designers, one at a time, in the order in which they were ranked by the Committee until agreement is reached. In no event may a fee be negotiated which is higher than the maximum fee set by the Approving Body prior to selection of finalists.
12. If the Approving Body is unable to negotiate a satisfactory fee with any of the finalists, the Approving Body shall recommend that the Committee select additional finalists.
 13. The Approving Authority may allow a designer who conducted a feasibility study to continue with the design of a project. However, the Approving Authority may commission, at its discretion, an independent review, by a knowledgeable and competent individual or business doing such work, of the feasibility of the designer's work to insure its reasonableness and its adequacy before allowing the designer to continue on the project, *provided* the Approving Authority otherwise complies with the statutory requirements for selecting a designer under Chapter 7C of the General Laws, including those set forth in M.G.L. c. 7C, § 54(a)(i).
 14. Every contract for design services shall include the following:
 - a. certification that the designer or construction manager has not given, offered, or agreed to give any person, corporation, or other entity any gift, contribution, or offer of employment as an inducement for, or in connection with, the award of the contract for design services;
 - b. certification that no consultant to, or subcontractor for, the designer or construction manager has given, offered, or agreed to give any gift, contribution, or offer of employment to the designer or construction manager, or to any other person, corporation, or entity as an inducement for, or in connection with, the award to the consultant or subcontractor of a contract by the designer or construction manager;
 - c. certification that no person, corporation, or other entity, other than a bona-fide full-time employee of the designer or construction manager, has been retained or hired by the designer or construction manager to solicit for or in any way assist the designer or construction manager in obtaining the contract for design services upon an agreement or understanding that such person, corporation, or other entity be paid a fee or other consideration contingent upon the award of the contract to the designer; and
 - d. certification that the designer has internal accounting controls as required by M.G.L. c. 30, § 39R(c), and that the designer has filed and will continue to file an audited financial statement as required by M.G.L. c. 30, § 39R(d).

All fees shall be stated in design contracts, and in any subsequent amendments thereto, as a total dollar amount. Contracts may provide for equitable adjustments in the event of changes in scope or services.

15. The Awarding Authority shall not enter into a contract for design services unless the Awarding Authority or the designer has obtained professional liability insurance covering negligent errors, omissions, and acts of the designer or of any person or business entity for whose performance the designer is legally liable arising out of the performance of the contract. The total amount of such insurance shall at a minimum equal the lesser of one million dollars or ten percent of the project's estimated cost of construction, or such larger amounts as the Awarding Authority may require, for the applicable period of limitations. A designer required by the Awarding Authority to obtain all or a portion of such insurance coverage at its own expense shall furnish a certificate or certificates of insurance coverage to the Awarding Authority prior to the award of the contract.
16. Every contract for design services shall include a provision that the designer or its consultants shall not be compensated for any services involved in preparing changes that are required for additional work that should have been anticipated by the designer in the preparation of the bid documents, as reasonably determined by the individual responsible for administering the design contract.
17. In the event of an emergency that precludes the normal use of these designer selection procedures, the Approving Body may elect to authorize expedited procedures to address the emergency. The Approving Body shall document in writing the reasons for the emergency declaration, the proposed scope of work, the estimated cost of construction, the established fee for the needed design services, and any other relevant information.

The Approving Body may select three finalists from any standing list of designers who have applied for projects of a similar nature, or may otherwise select three designers to be considered as finalists for the project. The Approving Body shall rank the finalists in order of qualification and select the designer for the emergency work.

18. The Awarding Authority shall publish the name of any designer awarded a contract in the *Central Register*.
19. The following records shall be kept by the Awarding Authority:
 - a. all information supplied by or obtained about each applicant;
 - b. all actions taken relating to the project; and
 - c. any other records related to designer selection.

All records shall be available for inspection by the state Designer Selection Board and other authorized agencies.

20. The Awarding Authority shall evaluate designers' performance on contracts using the Designer Selection Board evaluation form(s) in accordance with M.G.L. c. 7C, § 48(h), and file completed evaluations with the Board and any other agency named in M.G.L. c. 7C, § 48(h).
21. Nothing in these Procedures shall be interpreted to require the establishment of a board or waive or reduce the requirements of any other applicable law or regulation.
22. For any municipal design or construction project *that includes funding provided by the Commonwealth, in whole or in part* (such as reimbursements, grants and the like), cities and towns must incorporate minority-owned business enterprise and women-owned business enterprise participation goals. If applicable, the Awarding Authority shall take steps to assure that it complies with all **Supplier Diversity Office** requirements.

ENDNOTES

1. *LeClair v. Norwell*, 430 Mass. 328 (1999); *Cape Ann Citizens Assn. v. Gloucester*, 47 Mass. App. Ct. 17 (1999).
2. Alternatively, local procedures could require that the Committee select the designer and negotiate the fee, if necessary, and transmit its recommendation to the Approving Body.