November 8, 2026 – 9:00 a.m.

Meeting of the Northport Village Corporation Board of Overseers

This is a hybrid meeting – in person* in the Community Room of Community Hall, 813 Shore Road, Northport, ME and virtually.

If you would like to attend any Overseers meeting or NVC committee meeting virtually, please contact the NVC office (207-338-0751) to be added to a list of verified attendees. You will need to provide your name, Bayside address and email address. If your property is not in your name, please provide the property owner's name. Once the information is verified, you will receive Zoom links to NVC meetings. This is a temporary measure taken to address disturbing and disruptive interruptions to recent NVC meetings by unauthorized Zoom participants.

*This is a business meeting conducted in public; it is not a public meeting. An opportunity for comments from members of the public is provided before the business meeting begins and end of the meeting. Unless a question from the public can be answered definitively and very briefly, the Board usually does not engage in a dialog with a commenter. If the speaker addresses an item on the Board's agenda, the Board's consideration at that time may respond to the speaker's comments. When recognized, a commenter should state their name and Village address and make their point briefly. Depending on the number of public members who wish to address the Board and the length of the Board's agenda, the presiding officer may establish a time limit for speakers. Agenda items may be taken out of order to accommodate guests. **Remote participants will not be admitted to the meeting unless the participant's name is identifiable.**

Meeting Agenda

- Comments by members of the public.
- Call to order business meeting.
- Agenda review.

Action Items and Reports

- Boat Float Bid Opening and decision.
- Approval of October 11, 2026 meeting minutes*
- President's Report
    - For information only: correspondence from Yacht Club Commodore*
    - Calendar a 12/13/26 Board meeting.
    - Role of committee members
- Treasurer's Report*
    - Recommendation to schedule a Board workshop on multi-year projects.
- Village Agent Report*
- Office Manager's Report*
- Governance Committee Report
- Personnel Committee Report
    - Recommendation to provide the Office Manager with a $25/month cell phone allowance.
- Utilities Committee Report*
    - Recommendation to approve amendment to contract with Water Quality & Compliance Services, Inc.*
    - Recommendation to approve Interlocal Agreement with Belfast Water District*
- Town Liaison Report

Other Committee Reports *(as needed)*

Comments by members of the public

Executive Session for personnel matters pursuant to 1 M.R.S.A. § 405(6)(A)

Adjourn

Warrants and Journal Entries: reminder to Board members to review and approve warrants and journal entries that were sent electronically for your review.

*Written materials submitted.

- Draft October 11, 2026 Board meeting minutes
- Email correspondence from NYC Commodore
- November 2026 Treasurer's Report
- November 2026 Village Agent Report
- November 2026 Office Manager Report
- November 2026 Utilities Committee Report
- Interlocal Agreement between Belfast Water District and NVC
- Water Quality & Compliance Services, Inc. contract amendment
- Maine Coast Lab Price List

Northport Village Corporation
Draft Minutes of the Board of Overseers Meeting
Sunday, October 11, 2026

Overseers, Officer and Staff present: Diana Eastty (via Zoom); Fred Lincoln; Vicky Matthews; Sharon McCullough (via Zoom); Kris Mix (via Zoom); Elaine Moss (via Zoom); Michael Tirrell (via Zoom); Treasurer, Wendy Huntoon; President, Janae Novotny, Village Agent, Bill Paige; Office Manager, Alyssa Haywood; Clerk, Maureen "Beanie" Einstein (via Zoom).

Public Comments - None

The meeting was called to order at 9:00 a.m.

Approval of the Minutes of the Sunday, September 13, 2026 Board meeting.

Action: Fred L. made a motion, seconded by Elaine M., to approve the minutes of the Sunday, September 13, 2026 Board meeting, corrected to record that Sharon M. was present. Voted – Unanimous.

President's Report - Janae Novotny

Recommendation to approve the following organizational items for the 2026-2027 year: appointment of the Infrastructure and Safety Committees' membership, as outlined in an agenda attachment.

Action: Michael T. made a motion, seconded by Elaine M., to approve the above recommendation as written. Voted – Unanimous.

Recommendation to approve President's Certificate regarding 2027 taxes, as submitted in the agenda materials.

Action: Fred L. made a motion, seconded by Elaine M., to approve the recommendation as written above. Voted – Unanimous.

Recommendation to approve invoice from Gartley & Dorsky for $3981.35 for the Auditorium Park shoreline stabilization project.

Action: Elaine M. made a motion, seconded by Vicky M., to approve the invoice for Gartley & Dorsky as written above. Voted – Unanimous.

Consideration of Gartley & Dorsky written proposal for structural assessment of Community Hall.

Action: Vicky M. made a motion, seconded by Kris M., to approve the Gartley & Dorsky proposal for a structural assessment of Community Hall. Voted – Unanimous.

Draft

Elaine M. suggested that when the scaffolding is up, the lighting should be examined with the goal of making the space more usable.

Update on curbside trash - Janae N. sent Pinkerton & Sons a notice of breach of contract that directed them to correct the breach. We are down to trash pick-up one day a week, which is now Tuesday. After further research, a future Board agenda will include discussion of seeking bids on a new contract and roadside pick-up versus curbside pick-up.

Update on Bayview Park Proposal - The contractor doing the work is Dan Ford, and at the last Select Board meeting Mr. Ford suggested changing the approved plan's stone steps to veneered concrete. Janae N. told the Select Board that the NVC would oppose any changes to the Gartley & Dorsky plan that Mr. Ford bid on. Janae N. requested Board ratification of the position she voiced to the Select Board.

Action: Elaine M. made a motion, seconded by Fred L., to send a letter to the Select Board stating Board of Overseers "no deviation" from the approved contract. Voted – Unanimous.

Proposed storage agreement with Bayside Marine/Scott Munroe.

Elaine M. modified the written proposal regarding location to clarify that his equipment may be stored in Ruggles Park at the direction of the Village Agent, for a fee of $25.00 per year.

Action: Elaine M. made a motion, seconded by Vicky M., to approve the proposed agreement with Bayside Marine/Scott Munroe to store his equipment in Ruggles Park, under the direction of the Village Agent, with a fee of $25.00 per year. Voted – Unanimous.

Treasurer's Report - Wendy Huntoon

Wendy H. referred the Overseers to her report, with attachments distributed prior to the meeting, and she reiterated the key points We have reviewed Purdy Powers draft audit report and identified errors that were corrected. The final report should be ready in late October; we will post it on the NVC website where it will be available to villagers. We received a "clean" audit. One issue of note in the 2025 audit is that Wastewater's accounting of the USDA Bond reserve did not comply with USDA requirements, although Wastewater did have the appropriate reserve amount. She referred the Board to the reserve information for all departments in her written report.

Elaine M. thanked Wendy H., Fred L., and Alyssa H. for their input and hard work.

Village Agent Report - Bill Paige

Consideration of a proposal by Critter Control of Southern Maine to address the pigeon problem. Their device would be permanently mounted to dissuade birds from the building on the dock for $2600.00. Bill P. recommended that we not approve their proposal because it would only move pigeons to other areas in the village and would not address the problems under the dock. Bill P.

Draft

will talk with the Department of Fish & Wildlife for a recommendation. Critter Control also mentioned trapping the birds, and Bill P. will ask for a cost estimate for trapping.

Office Manager's Report - Alyssa Haywood

Alyssa H. referred the Overseers to the report she circulated before the meeting.

Tree Warden - Vicky Matthew

Consideration of the 9 Clinton Avenue property owner's request to share the cost of pruning one tree on a neighbor's property and one tree half on NVC property. Referring to the proposal from Zuhlke Tree Service for Pam Reeves, 9 Clinton Avenue, Vicky M. noted that Item #1 on the proposal is a sugar maple is half on NVC property and half on Ms. Reeves property. The NVC has shared the cost of pruning this tree with a previous owner, although our arborist recommends against cabling this tree.

Action: Vicki M. moved, seconded by Elaine M., that the Overseers permit Pam Reeves to prune the tree listed as Item 1 on the Zuhlke proposal the property owner's expense. and to inform them that they can not cable or brace the tree on public property. Voted – Unanimous.

Action: Elaine M. made a motion, seconded by Fred L., to permit Pam Reeves to prune the tree listed as Item 2 on the Zuhlke proposal at their expense in consultation with the Tree Warden. Voted – Unanimous.

Utilities - Fred Lincoln

Fred L. encouraged the Board to read his written report circulated with the agenda prior to the meeting. As a reminder, detailed Utility meeting minutes, once approved by the trustees, are posted monthly to the NVC website.

They are very busy working on the 2027 Water & Sewer Budgets. A water rate increase request of 1.5% (base charge & usage charge) has been submitted to the PUC. The new rate (if approved) will be effective beginning with the December 2026 billing period. The final PUC waiver of its full fire remediation contribution requirements requires the General Government to contribute to the Water Department $25,000 annually for fire remediation. General paid $25,000 to Water in 2026 and the 2027 budget allocates $20,000 for fire remediation. Discussion ensued among Wendy H., Fred L. and Bill P. regarding the allocation of expenses among the three departments. The impact of the required fire remediation contribution from General provides an opportunity going forward to clarify and document the underlying assumptions reflecting the relationship among General, Water and Sewer operations and budgets.

Town Liaison - Janae Novotny

Plans are proceeding with the move to an interim office at the house next to the town office. The Town continues to work with CMP on the Solar Array project. The Town is still working on the traffic calming letter to the DEP.

Draft

Public Comment

Rachel Rosa (Auditorium Park) - Questioned why the Town transfer station is not open on Mondays.

Adjournment

The meeting was adjourned at 11:02 on October 11, 2026.

Respectfully submitted,

Maureen (Beanie) Einstein, Clerk

Janae Novotny, President

Draft

From: **Lisa Berry** lisaberrymsw@gmail.com
Subject: Updates from the NYC
Date: October 29, 2026 at 12:57 AM
To: Janae Novotny president@nvcmaine.gov, Gordon Fuller patriot@myfairpoint.net



Hi Janae (and Gordon),
I hope this finds you well.

Janae, the NYC met last night and discussed a couple items that are relevant to the NVC.

As you are aware, the Clubhouse roof is in need of repair. It needs to be reshingled, is sagging, and the pitch isn't to code. The NYC would like to explore costs and feasibility of bringing it up to code, with proper support. According to Carlos' and Robert's presentation, this would require not more than a 20" estimated increase, subject to zoning and NVC approval. It is my understanding that Craig will be in touch with the NVC and Zoning to present more about this, but I hope this sounds reasonable to you. We would like to avoid having to redo this in the near future, and to do so safely, therefore doing it to code is important. We had discussed something much bigger to accommodate the boat equipment storage needs, but no one wants dramatic height changes made to this treasured spot.

However, storage of miscellaneous clubhouse use items (tables/cushions etc) and especially boat equipment storage, remains an issue for the NYC. I'm not sure if you are aware, but much of this is currently housed at Gordon's and other random places in the village over the winter. This isn't sustainable or practical long term. Keeping track of this equipment can also be challenging when it is stored this way.

We would like to discuss/ explore the idea of use of our current offsite boat/trailer storage area (village owned) behind the reservoir with you and the Overseers-possibly involving a storage shed/building and/or mobile storage trailer which could accommodate all boat sails, rudders, motors, floorboards, and perhaps clubhouse use items as well.

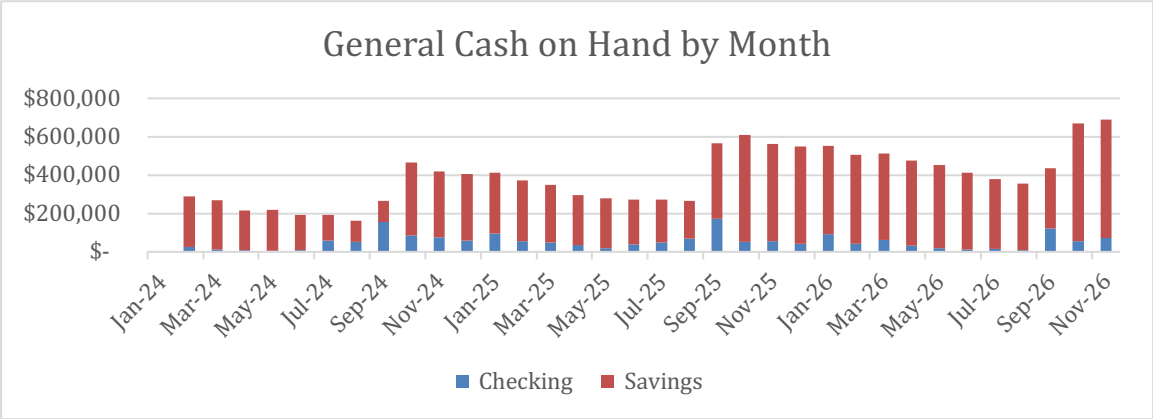
Gordon will be in touch with a couple ideas/options for the Overseers to consider, which we hope will seem reasonable.

Thanks so much for working with us on these issues, we realize they affect the entire Village and look forward to collaborating.
Sincerely,
Lisa

Treasurer's Report
11/08/2026

- Warrants, Financial Reports, Bank Statements
    - October Warrants are provided as part of the Board packet.
    - Bank Statements are available in the office.
    - New Actuals vs Budget report is included in the Office Manager's Report. See description below.
- FY2025 Audit
    - FY2025 audit has been completed and distributed to the Overseers, Utility Trustees and posted publicly.
    - Accountant is working on entering the JE from the audit. Final 2025 Budget vs Actuals and Statement of Financial Position reports will be provided once that is completed.
- Internal Budget vs Actuals
    - Finance manager has taken the budget and information from each monthly warrant to generate and internal budget vs actuals document. This report is timelier than the QBO report, since the monthly warrants are not entered into the GL until a month or so after they have been approved.
    - No QBO Budget vs Actual this month. I am still working on resolving the connection between the bank accounts and QBO.
- Multi-year Project Budgeting and Planning
    - Finance Manager and Office Manager are working on a document, expected to be in spreadsheet form, that will provide information on projects that span multiple fiscal years.
    - The document will start by capturing projects budgeted for in FY2026 but not expected to be completed, and paid for, until 2027 or later. For example, MMA recommended maintenance costs were included in the FY2026 budget but the expenses for the maintenance are not expected to be incurred until 2027 or later.
    - The document will be expanded to include longer term projects, for example road work, embankment stabilization, etc.
    - Once a format has been finalized, Sewar and Water multi-year projects will be documented as well.
- Wastewater (Sewer) Climate Adaptation and Fiscal Sustainability Plans
    - Draft versions of the plans are available for review.
    - Both plans outline recommended actions for improving wastewater operations and infrastructure, with significant costs associated with many of the recommendations. The Overseers should be aware of recommendations since as a single entity, any borrowing associated with implementation of the plans impacts NVC's overall ability to borrow funds.
- Cash on Hand

- The graph below shows the historical trend of cash on hand for General. The significant increase in cash on hand reflects the collection of 2026 taxes.



Northport Village Corporation
Village Agent Report to the Board of Overseers
October 2026

Recent activities

- Receiving inquiries from potential bidders on the boat float and referring them to our marine engineer.
- Busy closing the village for the winter. Scheduled floats pull out with Scott Munroe and Brown's Excavation. All floats are out of the water, and Scott removed the chains from the dock and into storage for the winter. Seven personal watercraft are still at the bottom of Ruggles Park.
- The mowing contract ended 10/31, and we are moving on to the fall cleanup of leaves from parks and ditches.
- Directing our contractors in the process of cutting back limbs, branches and brush along the roads. Preparing the roads for winter and plowing is done for safety. We cut back branches that hang over the road and will break and fall into the road under snow and ice. Our contractors were challenged by a Shore Road resident who questioned why the work was happening on his property. I was called and met with him to explain road width (60 feet at his property) and road right of way. This work continues.
- Worked with Alyssa H. to prepare the annual winter parking ban notice for posting and publication.
- Pigeons: Called Maine Department of Fish & Wildlife three times and was directed to different wardens and phone numbers. One number turned out to be the personal number of a warden who retired months ago. One number was never answered and did not have and did not have a message service. Any message I did leave was never returned. I asked Elaine M. for assistance, and she learned that pigeons are considered a nuisance and F&W don't handle them. So, I am asking the "Critters" folks for an estimate on trapping them.
- Attended the pre-construction meeting on the Bayview Park shoreline stabilization project with James Kossouth, Will Gartley and Dan Ford, the successful bidder.
- Attended a couple of meetings with various people regarding the wastewater treatment plant building. (There was some confusion about who was in charge and who was doing what that has been resolved.)

Utilities

- We have been taking out water meters continually since October 15. More and more seasonal residents are staying longer into the fall and wanting their water shut off later and later. For example, on Monday, November 2, I had 7 water services to take out and each one had to be coordinated with the homeowner's plumber or contractor. So, the process of final meter readings and checking and storing the meters for the winter is taking longer, so I am behind on other winter preparation activities. As part of the closing down process, dug up 6 cur stops to repair and replace parts. Where a homeowner is adding a porch, dug up the service that was close to the foundation and moved out from the house so that the service is not under the porch and unreachable.

- I need to pump water out of our hydrants and add antifreeze for the winter. I scheduled a training for the fire department so fire department members learn how to prepare the hydrants for the winter.
- Continue to review draft of new Utilities Terms & Conditions; the draft Climate Adaptation Plan prepared by Dirigo Engineering for the Wastewater Department and the draft Fiscal Sustainability Plan also prepared for Wastewater by Dirigo Engineering.
- Fixed the drainage issue behind the Shore Road pump station.
- Still actively looking for the water leak. An RCAP consultant from Houlton came down and worked with me. We have determined that some of the leak is in a section of pipe under the road next to the basketball court. The pipe is 8 feet underground and runs from the bottom of Maple across Broadway and down to the wastewater treatment plant. We are developing plans to address this problem.
- Getting ready to install new, underground water service for new house under construction at 640 Shore Road.
- Weekly trips to the wastewater lab in Wiscasset.
- Dig Safe requests are ongoing.
- Working on budgeting for future utilities projects in 2027.

Wharf and floats

- Scott Munroe says that he will finish piling repairs (a small, nuisance job for most contractors).

Roads

- Planning road preparation work needed for winter and plowing. Still cutting back tree limbs and brush along our roads and finishing the project started last fall.
- Also planning to clean out leaves in the culverts this fall.
- We haven't been billed yet by the Town for our share of storm drain clean-out. Last year it was about $6,000.

Miscellaneous

- I continue to talk with James Kossuth on a regular basis about items that impact the village.
- Fire pond: working with grounds crew on a plan to clear out the cat-o-nine tails. Probably will not happen until spring.
- I continue to field calls from private contractors working throughout the Village on current and planned projects in the Village, and deal with various villagers with issues they want addressed.
- My cell phone is also my personal phone. **If you have my number, do not give it out to anyone. The Village office phone is the right number to use for Village business.**

Village project/needs with future budget implications

- Need a new guardrail at the bottom of Clinton Street (Beale Park).
- Need to budget for increased tree removal costs as the beech trees on NVC property die and fall into Grove Street/Cradle Row.
- Expansion of Grove Street/Cradle Row area for parking.

- Potential need to plow more streets: 32 West Street is being winterized. If the owners use it year-round, we will need to plow West Street. Potential requests for road plowing in areas we have not plowed will present practical problems.
- Sander: We are planning to replace sander for winter 2028.
- Community Hall: We are missing several of our wood/metal tables and a few black folding chairs. A couple of plastic tables have been "donated." Our tables are really showing age and wear and need to be replaced.
- MMA Risk Management recommendations**:** I have finished getting estimates for this list and forwarded the estimates to the Budget Workshop; work on these items will begin in 2027.
- Roads/storm drainage: Area in front of mailboxes at Merithew Square to North Ave and down North Ave to the new hot top needs to be hot-topped, and another storm added. The project needs to be engineered to decide how to how to handle storm runoff. Lower Clinton Avenue from Merithew Square down needs curbing or storm drain to handle water that is currently washing out the embankment at the bottom of the street. This project is related to the potential Auditorium Park shoreline stabilization project. The Town applied for a grant to study storm water drainage issues throughout the Town, and this area is part of the proposed study.

Respectfully submitted,
William Paige, Village Agent

Northport Village Corporation
Established 1915
813 Shore Road, Northport, Maine 04849

Office Manager Report - November 2026

Submitted for: Overseers Meeting - Sunday, November 8, 2026

November 8, 2026

Thank you for your time and consideration in the review of my Office Manager's report as submitted for the NVC Overseer's meeting on Sunday, November 8, 2026.

OFFICE DAY TO DAY:

The phone was quite busy at the beginning of the month with residents calling us regarding water shut off, or rather keeping it on. I mostly fielded messages from residents and plumbers calling to coordinate with Bill for water services. The last week or so we had a marked decrease in calls from residents; in person traffic had dropped off as of mid-October.

I recorded fewer tax payments in October than in September, but still received a couple of large deposits. The total tax commitment billed in August was $512,028.48. To date we have received $479,729.38 in payments, leaving a remaining balance of $32,299.10. The next Utilities billing cycle is November; as of now the past due amounts remain the same as my last report, totaling $1,013.73.

I have worked closely with Bill on the Bayside Boat Float bid process. I sent out packets to several contractors, and have tracked communications accordingly. Bill has received one submission via email. The deadline is this Thursday, November 5th; I plan to be at the office in the event any contractors choose to drop off a bid in person.

The cleaning company sent us a new cleaner at the beginning of October, who has been doing a great job. Thanks to Bill for calling 5 Star and making that happen - she has been a breath of fresh air!

I worked closely with Shannon to troubleshoot issues with Google Groups and email routing. I also worked with her to troubleshoot issues with Zoom access, and have drafted new instructions stored in the Shared Drive. The instructions will be sent to the Committee Chairs directly, as well. Additionally, Shannon plans to send an agenda closer to the Overseers Google Drive training scheduled for December 5th, 2026 from 10am - 1pm; that document will be sent to all Overseers.

The 2025 Audit is officially complete! Hard copies of the 2025 Financial Statement are available in the office; an electronic copy has been posted to the NVC site. We are already starting to plan and prepare for the 2026 audit by proactively completing administrative tasks to aid in the audit process next year.

I deposited fewer tax payments in October than in September, but still received a couple of large deposits. The total tax commitment billed in August was $512,028.48. To date we have received $479,729.38 in payments, leaving a remaining balance of $32,299.10. The next Utilities billing cycle is November; as of now the past due amounts remain the same as my last report, totaling $1,013.73.

DEPOSITS: processed in October 2026

General Government Acct. 2618: $113,857.11

- Tax Revenue #4217 $113,807.11
- Donation #4333 $25.00
- Storage Fee # $25.00

Water Acct. 3143: $466.84

- Water Revenue #4210 $466.84

Wastewater Acct. 2620: $1,167.51

- Sewer Revenue #4410 $1,056.76
- Sewer RTS Fee #4640 $110.75

BANK BALANCES: as of November 3, 2026.

Please note: The Autopay balances for the ELAN Visa, Wex, CMP, and Payroll as listed on the October warrants are paid via ACH in October and reflected in the balances below. All checks mailed to vendors in October for the September warrant have been cashed. The interest listed is YTD rather than the month of October, as we are waiting on statements from Bangor Savings.

General Govt Checking *2618: $71,797.48

General Govt Money Market *4006: $12,182.13

General Govt Business Checking *9504: $2,000.00

General Gov t Savings ICS*9857: $616,261.19

- Interest Earned YTD: $9,875.99

Wastewater Checking *2620: $13,225.78

Wastewater Savings ICS*4739: $91,180.55

- Interest Earned YTD: $2,038.01

Water Checking *3143: $11,128.92

Water Savings ICS*4747: $169,215.54

- Interest Earned YTD: $3,548.35

WARRANTS AND JOURNAL ENTRIES SIGNATURES:

Accounts for General have been reconciled through September 30, 2026. Accounts for Sewer and Water have been reconciled through August 31, 2026. The Journal Entry Reports for each department are prepared for review and Overseer signature approval.

All checks from the September 2026 warrants have been cashed. All three departments' warrants for expenses accrued in October 2026 are ready for review and Overseer signature approval.

Please let me know if you require assistance with electronic signature.

QBO BUDGETS VS ACTUALS AND FINANCE RECONCILIATION REPORTS:

Lisa from Wilke and Associates confirmed that expenses reflected on warrants through September 2026 have been entered in QBO. The Budgets vs Actuals reports are attached to this report; per suggestion, I was able to edit the title of the report to include the months reflected in the Actuals data.

Additionally, Melissa completed the finance review for August and September 2026, and has provided reconciliation reports. The findings report for all accounts is ready for review and Overseer signature approval.

Please let me know if you require assistance with electronic signature.

Respectfully submitted,

Alyssa Haywood
November 3, 2026

Northport Village Corporation - General

Budget vs. Actuals: BUDGET FISCAL YEAR 2026 VS. ACTUALS THROUGH SEPTEMBER 2026

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Revenue						
4100 General Government Revenue						
4200 General Operating Revenue						
4215 Real Estate Tax Revenue	512,028.48	509,823.00	2,205.48	-2,205.48	100.43 %	-0.43 %
4220 Town of Northport Revenue	30,000.00	30,000.00	0.00	0.00	100.00 %	0.00 %
4230 Rent from Utilities		0.00	0.00	0.00		
4240 Watercraft Registration Revenue	5,035.00	5,760.00	-725.00	725.00	87.41 %	12.59 %
Total 4200 General Operating Revenue	**547,063.48**	**545,583.00**	**1,480.48**	**-1,480.48**	**100.27 %**	**-0.27 %**
4300 General Non-operating Revenue						
4310 Interest Income	10,099.83	6,000.00	4,099.83	-4,099.83	168.33 %	-68.33 %
4320 Community Hall Rentals	450.00	600.00	-150.00	150.00	75.00 %	25.00 %
4330 Donations	200.00	0.00	200.00	-200.00		
4340 Miscellaneous Revenue	120.67	0.00	120.67	-120.67		
Total 4300 General Non-operating Revenue	**10,870.50**	**6,600.00**	**4,270.50**	**-4,270.50**	**164.70 %**	**-64.70 %**
Total 4100 General Government Revenue	**557,933.98**	**552,183.00**	**5,750.98**	**-5,750.98**	**101.04 %**	**-1.04 %**
Billable Expenditure Revenue		0.00	0.00	0.00		
Services		0.00	0.00	0.00		
Unapplied Cash Payment Revenue		0.00	0.00	0.00		
Uncategorized Income		0.00	0.00	0.00		
Total Revenue	**$557,933.98**	**$552,183.00**	**$5,750.98**	**$ -5,750.98**	**101.04 %**	**-1.04 %**
Expenditures						
6000 1099 Contractors						
6010 Casual Labor		0.00	0.00	0.00		
6020 Contracted Services		0.00	0.00	0.00		
6021 Mowing and Trimming Service	12,500.00	15,000.00	-2,500.00	2,500.00	83.33 %	16.67 %
6022 Trash Collection	18,030.00	24,900.00	-6,870.00	6,870.00	72.41 %	27.59 %
Total 6020 Contracted Services	**30,530.00**	**39,900.00**	**-9,370.00**	**9,370.00**	**76.52 %**	**23.48 %**
6036 Bookkeeping	7,332.78	10,000.00	-2,667.22	2,667.22	73.33 %	26.67 %
Total 6000 1099 Contractors	**37,862.78**	**49,900.00**	**-12,037.22**	**12,037.22**	**75.88 %**	**24.12 %**
6050 Auto Expenses						
6051 Auto Fuel Expense		0.00	0.00	0.00		
6052 Cruiser Fuel		0.00	0.00	0.00		
6053 Truck Fuel	1,149.48	1,500.00	-350.52	350.52	76.63 %	23.37 %
Total 6051 Auto Fuel Expense	**1,149.48**	**1,500.00**	**-350.52**	**350.52**	**76.63 %**	**23.37 %**
6055 Auto Repairs & Maintenance						
6056 Cruiser Maintenance		0.00	0.00	0.00		
6057 Truck Maintenance	2,057.08	4,000.00	-1,942.92	1,942.92	51.43 %	48.57 %
Total 6055 Auto Repairs & Maintenance	**2,057.08**	**4,000.00**	**-1,942.92**	**1,942.92**	**51.43 %**	**48.57 %**
6059 Accrue for Truck Replacement		16,350.00	-16,350.00	16,350.00		100.00 %
Total 6050 Auto Expenses	**3,206.56**	**21,850.00**	**-18,643.44**	**18,643.44**	**14.68 %**	**85.32 %**
6065 Community Events	375.15	600.00	-224.85	224.85	62.53 %	37.48 %
6070 Employee Wages & Benefits						
6075 Employee Benefits						
6076 Company Paid Benefits	2,434.15	4,000.00	-1,565.85	1,565.85	60.85 %	39.15 %
6077 Income Protection Plan	453.48	700.00	-246.52	246.52	64.78 %	35.22 %
Total 6075 Employee Benefits	**2,887.63**	**4,700.00**	**-1,812.37**	**1,812.37**	**61.44 %**	**38.56 %**
6080 Employees Salaries & Wages						
6083 Lifeguard Wages	9,258.35	10,200.00	-941.65	941.65	90.77 %	9.23 %
6084 Office Personnel Wages	13,317.11	20,000.00	-6,682.89	6,682.89	66.59 %	33.41 %
6084.50 Finance Manager	782.36	4,000.00	-3,217.64	3,217.64	19.56 %	80.44 %

Northport Village Corporation - General

Budget vs. Actuals: BUDGET FISCAL YEAR 2026 VS. ACTUALS THROUGH SEPTEMBER 2026

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6085 Police Wages		0.00	0.00	0.00		
6086 Treatment Plant Operator Wages		0.00	0.00	0.00		
6088 Village Agent Wages	37,066.26	44,180.00	-7,113.74	7,113.74	83.90 %	16.10 %
6088.50 Village Agent Assistant		5,200.00	-5,200.00	5,200.00		100.00 %
6089 Village Official Wages	328.84	650.00	-321.16	321.16	50.59 %	49.41 %
6090 Winter Road Wages	7,361.11	8,000.00	-638.89	638.89	92.01 %	7.99 %
Total 6080 Employees Salaries & Wages	**68,114.03**	**92,230.00**	**-24,115.97**	**24,115.97**	**73.85 %**	**26.15 %**
6095 Payroll Processing Fees	1,061.00	2,200.00	-1,139.00	1,139.00	48.23 %	51.77 %
6096 Payroll Tax Expense	6,028.61	6,800.00	-771.39	771.39	88.66 %	11.34 %
Total 6070 Employee Wages & Benefits	**78,091.27**	**105,930.00**	**-27,838.73**	**27,838.73**	**73.72 %**	**26.28 %**
6150 Information & Notices	2,264.44	1,500.00	764.44	-764.44	150.96 %	-50.96 %
6160 Insurance	53.52		53.52	-53.52		
6161 Property & Casualty Insurance	2,921.24	7,700.00	-4,778.76	4,778.76	37.94 %	62.06 %
6162 Workers Comp insurance	-488.00	5,500.00	-5,988.00	5,988.00	-8.87 %	108.87 %
Total 6160 Insurance	**2,486.76**	**13,200.00**	**-10,713.24**	**10,713.24**	**18.84 %**	**81.16 %**
6170 Interest Paid		2,000.00	-2,000.00	2,000.00		100.00 %
6190 Legal & Professional Services						
6191 Auditing Services	6,020.16	7,500.00	-1,479.84	1,479.84	80.27 %	19.73 %
6192 Engineering Fees		10,000.00	-10,000.00	10,000.00		100.00 %
6193 Legal Fees		10,000.00	-10,000.00	10,000.00		100.00 %
Total 6190 Legal & Professional Services	**6,020.16**	**27,500.00**	**-21,479.84**	**21,479.84**	**21.89 %**	**78.11 %**
6240 Membership Dues	740.00	750.00	-10.00	10.00	98.67 %	1.33 %
6260 Office Supplies	1,410.21	1,500.00	-89.79	89.79	94.01 %	5.99 %
6285 Postage	99.17	500.00	-400.83	400.83	19.83 %	80.17 %
6330 Repairs & Maintenance						
6331 Building Repairs & Maintenance	1,815.08	33,000.00	-31,184.92	31,184.92	5.50 %	94.50 %
6332 Cleaning	688.50	2,000.00	-1,311.50	1,311.50	34.43 %	65.58 %
6333 Grounds General Maintenance	8,873.25	18,000.00	-9,126.75	9,126.75	49.30 %	50.70 %
6334 Road Maintenance	21,398.16	40,000.00	-18,601.84	18,601.84	53.50 %	46.50 %
6336 Tree Maintenance	12,437.76	10,800.00	1,637.76	-1,637.76	115.16 %	-15.16 %
6337 Wharf & Floats Maintenance	33,038.73	41,000.00	-7,961.27	7,961.27	80.58 %	19.42 %
6342 General Repairs & Maintenance		4,100.00	-4,100.00	4,100.00		100.00 %
6343 Library Operations & Maintenance	224.29	500.00	-275.71	275.71	44.86 %	55.14 %
Total 6330 Repairs & Maintenance	**78,475.77**	**149,400.00**	**-70,924.23**	**70,924.23**	**52.53 %**	**47.47 %**
6344 Safety Committee Operations		150.00	-150.00	150.00		100.00 %
6345 Software	2,242.23	3,500.00	-1,257.77	1,257.77	64.06 %	35.94 %
6360 Tax Collection Fees		11,870.00	-11,870.00	11,870.00		100.00 %
6370 Training						
6371 Police Training		0.00	0.00	0.00		
Total 6370 Training		**0.00**	**0.00**	**0.00**		
6390 Uniforms, Equipment, & Supplies						
6391 Lifeguard - Uniforms, Equipment, & Supplies	1,122.60	1,000.00	122.60	-122.60	112.26 %	-12.26 %
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
Total 6390 Uniforms, Equipment, & Supplies	**1,122.60**	**1,000.00**	**122.60**	**-122.60**	**112.26 %**	**-12.26 %**
6400 Utilities						
6401 Electricity Expense	1,037.34	1,200.00	-162.66	162.66	86.45 %	13.56 %
6402 Oil/Propane	544.68	500.00	44.68	-44.68	108.94 %	-8.94 %
6403 Fire Remediation	16,666.66	25,000.00	-8,333.34	8,333.34	66.67 %	33.33 %
6405 Street Lights	5,585.02	8,000.00	-2,414.98	2,414.98	69.81 %	30.19 %
6406 Telephone & Internet Expenses	473.22	600.00	-126.78	126.78	78.87 %	21.13 %

Northport Village Corporation - General

Budget vs. Actuals: BUDGET FISCAL YEAR 2026 VS. ACTUALS THROUGH SEPTEMBER 2026

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6407 Water & Sewer	2,049.12	3,200.00	-1,150.88	1,150.88	64.04 %	35.97 %
Total 6400 Utilities	**26,356.04**	**38,500.00**	**-12,143.96**	**12,143.96**	**68.46 %**	**31.54 %**
6800 Bond Expenses						
6812 2009 MMBB Bond Principal		0.00	0.00	0.00		
6813 2099 MMBB Bond Interest		0.00	0.00	0.00		
6816 2013 MMBB Refinance Bond Principal	6,285.50	6,285.50	0.00	0.00	100.00 %	0.00 %
6817 2013 MMBB Refinance Bond Interest	2,512.92	2,512.91	0.01	-0.01	100.00 %	-0.00 %
6818 2015 BHBT Bond Principal		0.00	0.00	0.00		
6819 2015 BHBT Bond Interest		0.00	0.00	0.00		
6820 2021 MMBB Bond Principal	45,429.58	45,429.41	0.17	-0.17	100.00 %	-0.00 %
6821 2021 MMBB Bond Interest	37,605.18	37,605.18	0.00	0.00	100.00 %	0.00 %
Total 6800 Bond Expenses	**91,833.18**	**91,833.00**	**0.18**	**-0.18**	**100.00 %**	**-0.00 %**
9999 Uncategorized Expense	64.00	0.00	64.00	-64.00		
Total Expenditures	**$332,650.32**	**$521,483.00**	**$ -188,832.68**	**$188,832.68**	**63.79 %**	**36.21 %**
NET OPERATING REVENUE	**$225,283.66**	**$30,700.00**	**$194,583.66**	**$ -194,583.66**	**733.82 %**	**-633.82 %**
Other Expenditures						
7100 Contingency Expenses	3,182.40	30,700.00	-27,517.60	27,517.60	10.37 %	89.63 %
7200 Depreciation		0.00	0.00	0.00		
Reconciliation Discrepancies		0.00	0.00	0.00		
Total Other Expenditures	**$3,182.40**	**$30,700.00**	**$ -27,517.60**	**$27,517.60**	**10.37 %**	**89.63 %**
NET OTHER REVENUE	**$ -3,182.40**	**$ -30,700.00**	**$27,517.60**	**$ -27,517.60**	**10.37 %**	**89.63 %**
NET REVENUE	**$222,101.26**	**$0.00**	**$222,101.26**	**$ -222,101.26**	**0.00%**	**0.00%**

NVC- Sewer

Budget vs. Actuals: BUDGET FISCAL YEAR 2026 VS. ACTUALS THROUGH SEPTEMBER 2026

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Revenue						
4000 Revenue						
4400 Sewer Operating Revenue						
4410 Sewer Fees	221,262.15	335,080.00	-113,817.85	113,817.85	66.03 %	33.97 %
Total 4400 Sewer Operating Revenue	**221,262.15**	**335,080.00**	**-113,817.85**	**113,817.85**	**66.03 %**	**33.97 %**
4600 Sewer Non-operating Revenue						
4610 Interest Income	1,973.91	2,000.00	-26.09	26.09	98.70 %	1.30 %
4620 Grants	19,155.12	0.00	19,155.12	-19,155.12		
4630 Miscellaneous Revenue		0.00	0.00	0.00		
4640 RTS fee	2,325.75		2,325.75	-2,325.75		
Total 4600 Sewer Non-operating Revenue	**23,454.78**	**2,000.00**	**21,454.78**	**-21,454.78**	**1,172.74 %**	**-1,072.74 %**
Total 4000 Revenue	**244,716.93**	**337,080.00**	**-92,363.07**	**92,363.07**	**72.60 %**	**27.40 %**
Billable Expenditure Revenue		0.00	0.00	0.00		
Services		3,010.00	-3,010.00	3,010.00		100.00 %
Unapplied Cash Payment Revenue		0.00	0.00	0.00		
Uncategorized Income		0.00	0.00	0.00		
Total Revenue	**$244,716.93**	**$340,090.00**	**$ -95,373.07**	**$95,373.07**	**71.96 %**	**28.04 %**
GROSS PROFIT	**$244,716.93**	**$340,090.00**	**$ -95,373.07**	**$95,373.07**	**71.96 %**	**28.04 %**
Expenditures						
6000 1099 Contractors						
6010 Casual Labor		0.00	0.00	0.00		
6020 Contracted Services						
6021 Mowing and Trimming Service		0.00	0.00	0.00		
6022 Trash Collection		0.00	0.00	0.00		
Total 6020 Contracted Services		**0.00**	**0.00**	**0.00**		
6036 Bookkeeping	7,117.11	9,600.00	-2,482.89	2,482.89	74.14 %	25.86 %
6047 Sewer Utilities Superintendent	17,792.75	30,000.00	-12,207.25	12,207.25	59.31 %	40.69 %
Total 6000 1099 Contractors	**24,909.86**	**39,600.00**	**-14,690.14**	**14,690.14**	**62.90 %**	**37.10 %**
6050 Auto Expenses						
6051 Auto Fuel Expense						
6052 Cruiser Fuel		0.00	0.00	0.00		
6053 Truck Fuel	574.74	750.00	-175.26	175.26	76.63 %	23.37 %
Total 6051 Auto Fuel Expense	**574.74**	**750.00**	**-175.26**	**175.26**	**76.63 %**	**23.37 %**
6055 Auto Repairs & Maintenance						
6056 Cruiser Maintenance		0.00	0.00	0.00		
6057 Truck Maintenance	1,028.54	1,000.00	28.54	-28.54	102.85 %	-2.85 %
Total 6055 Auto Repairs & Maintenance	**1,028.54**	**1,000.00**	**28.54**	**-28.54**	**102.85 %**	**-2.85 %**
6058 Mileage Expenses		0.00	0.00	0.00		
6059 Accrue for Truck Replacement		2,000.00	-2,000.00	2,000.00		100.00 %
Total 6050 Auto Expenses	**1,603.28**	**3,750.00**	**-2,146.72**	**2,146.72**	**42.75 %**	**57.25 %**
6065 Community Events		0.00	0.00	0.00		
6070 Employee Wages & Benefits						
6075 Employee Benefits						
6076 Company Paid Benefits	2,003.16	4,000.00	-1,996.84	1,996.84	50.08 %	49.92 %
6077 Income Protection Plan	698.56	2,500.00	-1,801.44	1,801.44	27.94 %	72.06 %
Total 6075 Employee Benefits	**2,701.72**	**6,500.00**	**-3,798.28**	**3,798.28**	**41.56 %**	**58.44 %**
6080 Employees Salaries & Wages						
6081 Collection System Operator	10,071.06	18,000.00	-7,928.94	7,928.94	55.95 %	44.05 %

NVC- Sewer

Budget vs. Actuals: BUDGET FISCAL YEAR 2026 VS. ACTUALS THROUGH SEPTEMBER 2026

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6081.5 Assistant CSO		5,000.00	-5,000.00	5,000.00		100.00 %
6082 Distribution Officer Wages	1,691.25	0.00	1,691.25	-1,691.25		
6082.5 Assistant DO Wages		0.00	0.00	0.00		
6083 Lifeguard Wages		0.00	0.00	0.00		
6084 Office Personnel Wages	15,460.63	18,100.00	-2,639.37	2,639.37	85.42 %	14.58 %
6084.5 Finance Manager	1,009.33	4,000.00	-2,990.67	2,990.67	25.23 %	74.77 %
6085 Police Wages		0.00	0.00	0.00		
6086 Treatment Plant Operator	27,791.50	38,425.00	-10,633.50	10,633.50	72.33 %	27.67 %
6087 Utility Billing Wages	3,359.37	5,500.00	-2,140.63	2,140.63	61.08 %	38.92 %
6088 Village Agent Wages	2,561.29	0.00	2,561.29	-2,561.29		
6088.50 Village Agent Assistant		0.00	0.00	0.00		
6089 Village Official Wages		0.00	0.00	0.00		
6090 Winter Road Wages		0.00	0.00	0.00		
Total 6080 Employees Salaries & Wages	**61,944.43**	**89,025.00**	**-27,080.57**	**27,080.57**	**69.58 %**	**30.42 %**
6095 Payroll Processing Fees	656.00	1,100.00	-444.00	444.00	59.64 %	40.36 %
6096 Payroll Tax Expense	5,515.99	7,000.00	-1,484.01	1,484.01	78.80 %	21.20 %
Total 6070 Employee Wages & Benefits	**70,818.14**	**103,625.00**	**-32,806.86**	**32,806.86**	**68.34 %**	**31.66 %**
6150 Information & Notices		300.00	-300.00	300.00		100.00 %
6160 Insurance Paid						
6161 Property & Casualty Insurance	1,922.88	3,500.00	-1,577.12	1,577.12	54.94 %	45.06 %
6162 Workers Comp Insurance		1,300.00	-1,300.00	1,300.00		100.00 %
Total 6160 Insurance Paid	**1,922.88**	**4,800.00**	**-2,877.12**	**2,877.12**	**40.06 %**	**59.94 %**
6190 Legal & Professional Services						
6191 Auditing Services	5,959.17	10,000.00	-4,040.83	4,040.83	59.59 %	40.41 %
6192 Engineering Fees	47,384.15	0.00	47,384.15	-47,384.15		
6193 Legal Fees		0.00	0.00	0.00		
Total 6190 Legal & Professional Services	**53,343.32**	**10,000.00**	**43,343.32**	**-43,343.32**	**533.43 %**	**-433.43 %**
6210 Licenses, Permits, & Fees	68.00	2,500.00	-2,432.00	2,432.00	2.72 %	97.28 %
6240 Membership Dues		300.00	-300.00	300.00		100.00 %
6260 Office Supplies	1,009.49	1,500.00	-490.51	490.51	67.30 %	32.70 %
6285 Postage	320.00	1,500.00	-1,180.00	1,180.00	21.33 %	78.67 %
6305 Regulatory Fees	1,408.62	1,500.00	-91.38	91.38	93.91 %	6.09 %
6330 Repairs & Maintenance						
6331 Building Repairs & Maintenance	472.63	500.00	-27.37	27.37	94.53 %	5.47 %
6332 Cleaning	668.25	850.00	-181.75	181.75	78.62 %	21.38 %
6335 Sludge Removal	32,005.00	50,000.00	-17,995.00	17,995.00	64.01 %	35.99 %
6337 Wharf & Floats Maintenance		2,500.00	-2,500.00	2,500.00		100.00 %
6342 General Repairs & Maintenance	2,942.58	12,000.00	-9,057.42	9,057.42	24.52 %	75.48 %
Total 6330 Repairs & Maintenance	**36,088.46**	**65,850.00**	**-29,761.54**	**29,761.54**	**54.80 %**	**45.20 %**
6344 Safety Committee Operations		0.00	0.00	0.00		
6345 Software	2,176.27	5,000.00	-2,823.73	2,823.73	43.53 %	56.47 %
6350 Supplies & Chemicals	6,127.11	12,000.00	-5,872.89	5,872.89	51.06 %	48.94 %
6360 Tax Collection Fees		0.00	0.00	0.00		
6370 Training						
6371 Police Training		0.00	0.00	0.00		
Total 6370 Training		**0.00**	**0.00**	**0.00**		
6390 Uniforms, Equipment, & Supplies						
6391 Lifeguard - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		

NVC- Sewer

Budget vs. Actuals: BUDGET FISCAL YEAR 2026 VS. ACTUALS THROUGH SEPTEMBER 2026

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Total 6390 Uniforms, Equipment, & Supplies		**0.00**	**0.00**	**0.00**		
6400 Utilities						
6401 Electricity Expense	3,544.12	5,500.00	-1,955.88	1,955.88	64.44 %	35.56 %
6402 Oil	528.66	600.00	-71.34	71.34	88.11 %	11.89 %
6403 Hydrant Rental		150.00	-150.00	150.00		100.00 %
6404 Propane	95.41	750.00	-654.59	654.59	12.72 %	87.28 %
6405 Street Lights		0.00	0.00	0.00		
6406 Telephone & Internet Expenses	960.18	1,500.00	-539.82	539.82	64.01 %	35.99 %
6407 Water & Sewer	824.48	1,800.00	-975.52	975.52	45.80 %	54.20 %
Total 6400 Utilities	**5,952.85**	**10,300.00**	**-4,347.15**	**4,347.15**	**57.79 %**	**42.21 %**
6500 Water Testing	6,313.68	11,000.00	-4,686.32	4,686.32	57.40 %	42.60 %
6700 Depreciation Expense		0.00	0.00	0.00		
6800 Bond Expenses						
6810 2008 MMBB Bond Principal	6,637.00	6,998.00	-361.00	361.00	94.84 %	5.16 %
6811 2008 MMBB Bond Interest	360.38	360.00	0.38	-0.38	100.11 %	-0.11 %
6814 2012 MMBB Refinance Bond Principal	5,582.59	5,583.00	-0.41	0.41	99.99 %	0.01 %
6815 2012 MMBB Refinance Bond Interest	1,930.41	1,930.00	0.41	-0.41	100.02 %	-0.02 %
6816 2013 BHBT Bond Principal	12,570.99	12,571.00	-0.01	0.01	100.00 %	0.00 %
6817 2013 BHBT Bond Interest	5,025.82	5,026.00	-0.18	0.18	100.00 %	0.00 %
6821 Loan Payment to Water - Principal	9,765.72	19,532.00	-9,766.28	9,766.28	50.00 %	50.00 %
6822 Loan Payment to Water - Interest	1,050.94	1,304.00	-253.06	253.06	80.59 %	19.41 %
Total 6800 Bond Expenses	**42,923.85**	**53,304.00**	**-10,380.15**	**10,380.15**	**80.53 %**	**19.47 %**
Unapplied Cash Bill Payment Expenditure		0.00	0.00	0.00		
Uncategorized Expense		0.00	0.00	0.00		
Total Expenditures	**$254,985.81**	**$326,829.00**	**$ -71,843.19**	**$71,843.19**	**78.02 %**	**21.98 %**
NET OPERATING REVENUE	**$ -10,268.88**	**$13,261.00**	**$ -23,529.88**	**$23,529.88**	**-77.44 %**	**177.44 %**
Other Expenditures						
7100 Contingency Expenses	3,088.80	6,361.00	-3,272.20	3,272.20	48.56 %	51.44 %
7300 Sewer Reserve Fund		7,200.00	-7,200.00	7,200.00		100.00 %
Reconciliation Discrepancies		0.00	0.00	0.00		
Total Other Expenditures	**$3,088.80**	**$13,561.00**	**$ -10,472.20**	**$10,472.20**	**22.78 %**	**77.22 %**
NET OTHER REVENUE	**$ -3,088.80**	**$ -13,561.00**	**$10,472.20**	**$ -10,472.20**	**22.78 %**	**77.22 %**
NET REVENUE	**$ -13,357.68**	**$ -300.00**	**$ -13,057.68**	**$13,057.68**	**4,452.56 %**	**-4,352.56 %**

NVC- WATER

Budget vs. Actuals: BUDGET FISCAL YEAR 2026 VS. ACTUALS THROUGH SEPTEMBER 2026

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Revenue						
4100 Water Revenue						
4200 Water Operating Revenue						
4210 Water Sales	153,908.61	210,800.00	-56,891.39	56,891.39	73.01 %	26.99 %
4220 Rate Increase		0.00	0.00	0.00		
4230 Water Service Fee Revenue		8,000.00	-8,000.00	8,000.00		100.00 %
4240 Hydrant Rental Revenue		25,000.00	-25,000.00	25,000.00		100.00 %
Total 4200 Water Operating Revenue	**153,908.61**	**243,800.00**	**-89,891.39**	**89,891.39**	**63.13 %**	**36.87 %**
4300 Water Non-operating Revenue						
4310 Interest Income	3,462.73	3,000.00	462.73	-462.73	115.42 %	-15.42 %
4320 Interest on Loan Receivable Sewer	749.05	1,304.00	-554.95	554.95	57.44 %	42.56 %
4330 Lead Pipe Study Grant		0.00	0.00	0.00		
4340 Miscellaneous Revenue	467.00	0.00	467.00	-467.00		
Total 4300 Water Non-operating Revenue	**4,678.78**	**4,304.00**	**374.78**	**-374.78**	**108.71 %**	**-8.71 %**
Total 4100 Water Revenue	**158,587.39**	**248,104.00**	**-89,516.61**	**89,516.61**	**63.92 %**	**36.08 %**
Unapplied Cash Payment Revenue		0.00	0.00	0.00		
Uncategorized Income		0.00	0.00	0.00		
Total Revenue	**$158,587.39**	**$248,104.00**	**$ -89,516.61**	**$89,516.61**	**63.92 %**	**36.08 %**
Cost of Goods Sold						
5000 Cost of Goods Sold						
5100 Water Purchases	29,652.57	30,000.00	-347.43	347.43	98.84 %	1.16 %
Total 5000 Cost of Goods Sold	**29,652.57**	**30,000.00**	**-347.43**	**347.43**	**98.84 %**	**1.16 %**
Total Cost of Goods Sold	**$29,652.57**	**$30,000.00**	**$ -347.43**	**$347.43**	**98.84 %**	**1.16 %**
GROSS PROFIT	**$128,934.82**	**$218,104.00**	**$ -89,169.18**	**$89,169.18**	**59.12 %**	**40.88 %**
Expenditures						
6000 1099 Contractors						
6010 Casual Labor		0.00	0.00	0.00		
6020 Contracted Services						
6021 Mowing and Trimming Service		0.00	0.00	0.00		
6022 Trash Collection		0.00	0.00	0.00		
Total 6020 Contracted Services		**0.00**	**0.00**	**0.00**		
6036 Bookkeeping	7,117.11	9,600.00	-2,482.89	2,482.89	74.14 %	25.86 %
6047 Water Utilities Superintendent	13,956.95	25,000.00	-11,043.05	11,043.05	55.83 %	44.17 %
Total 6000 1099 Contractors	**21,074.06**	**34,600.00**	**-13,525.94**	**13,525.94**	**60.91 %**	**39.09 %**
6050 Auto Expenses						
6051 Auto Fuel Expense						
6052 Cruiser Fuel		0.00	0.00	0.00		
6053 Truck Fuel	574.74	750.00	-175.26	175.26	76.63 %	23.37 %
Total 6051 Auto Fuel Expense	**574.74**	**750.00**	**-175.26**	**175.26**	**76.63 %**	**23.37 %**
6055 Auto Repairs & Maintenance						
6056 Cruiser Maintenance		0.00	0.00	0.00		
6057 Truck Maintenance	1,028.54	1,000.00	28.54	-28.54	102.85 %	-2.85 %
Total 6055 Auto Repairs & Maintenance	**1,028.54**	**1,000.00**	**28.54**	**-28.54**	**102.85 %**	**-2.85 %**
6058 Mileage Expenses		0.00	0.00	0.00		
6059 Accrue for Truck Replacement		2,000.00	-2,000.00	2,000.00		100.00 %
Total 6050 Auto Expenses	**1,603.28**	**3,750.00**	**-2,146.72**	**2,146.72**	**42.75 %**	**57.25 %**
6065 Community Events		0.00	0.00	0.00		
6070 Employee Wages & Benefits						

NVC- WATER

Budget vs. Actuals: BUDGET FISCAL YEAR 2026 VS. ACTUALS THROUGH SEPTEMBER 2026

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6075 Employee Benefits						
6076 Company Paid Benefits	1,759.56	4,000.00	-2,240.44	2,240.44	43.99 %	56.01 %
6077 Income Protection Plan	387.08	1,200.00	-812.92	812.92	32.26 %	67.74 %
Total 6075 Employee Benefits	**2,146.64**	**5,200.00**	**-3,053.36**	**3,053.36**	**41.28 %**	**58.72 %**
6080 Employees Salaries & Wages						
6081 Collection System Operator		0.00	0.00	0.00		
6082 Distribution Officer Wages	22,585.79	41,600.00	-19,014.21	19,014.21	54.29 %	45.71 %
6082.5 Assistant DO Wages		4,000.00	-4,000.00	4,000.00		100.00 %
6083 Lifeguard Wages		0.00	0.00	0.00		
6084 Office Personnel Wages	12,925.40	18,100.00	-5,174.60	5,174.60	71.41 %	28.59 %
6084.50 Finance Manager	759.35	4,000.00	-3,240.65	3,240.65	18.98 %	81.02 %
6085 Police Wages		0.00	0.00	0.00		
6087 Utility Billing Wages	3,072.48	5,500.00	-2,427.52	2,427.52	55.86 %	44.14 %
6088 Village Agent Wages		0.00	0.00	0.00		
6088.50 Village Agent Assistant		0.00	0.00	0.00		
6089 Village Official Wages		0.00	0.00	0.00		
6090 Winter Road Wages		0.00	0.00	0.00		
Total 6080 Employees Salaries & Wages	**39,343.02**	**73,200.00**	**-33,856.98**	**33,856.98**	**53.75 %**	**46.25 %**
6095 Payroll Processing Fees	530.50	1,100.00	-569.50	569.50	48.23 %	51.77 %
6096 Payroll Tax Expense	3,439.09	6,000.00	-2,560.91	2,560.91	57.32 %	42.68 %
Total 6070 Employee Wages & Benefits	**45,459.25**	**85,500.00**	**-40,040.75**	**40,040.75**	**53.17 %**	**46.83 %**
6150 Information & Notices		300.00	-300.00	300.00		100.00 %
6160 Insurance Paid						
6161 Property & Casualty Insurance	709.88	3,220.00	-2,510.12	2,510.12	22.05 %	77.95 %
6162 Workers Comp Insurance		1,000.00	-1,000.00	1,000.00		100.00 %
Total 6160 Insurance Paid	**709.88**	**4,220.00**	**-3,510.12**	**3,510.12**	**16.82 %**	**83.18 %**
6170 Interest		0.00	0.00	0.00		
6190 Legal & Professional Services						
6191 Auditing Services	7,274.67	14,000.00	-6,725.33	6,725.33	51.96 %	48.04 %
6192 Engineering Fees		0.00	0.00	0.00		
6193 Legal Fees		0.00	0.00	0.00		
Total 6190 Legal & Professional Services	**7,274.67**	**14,000.00**	**-6,725.33**	**6,725.33**	**51.96 %**	**48.04 %**
6210 Licenses, Permits, & Fees	583.00	600.00	-17.00	17.00	97.17 %	2.83 %
6240 Membership Dues		300.00	-300.00	300.00		100.00 %
6260 Office Supplies	884.95	1,500.00	-615.05	615.05	59.00 %	41.00 %
6285 Postage	632.00	1,500.00	-868.00	868.00	42.13 %	57.87 %
6305 Regulatory Fees	780.00	1,200.00	-420.00	420.00	65.00 %	35.00 %
6330 Repairs & Maintenance						
6331 Building Repairs & Maintenance	429.65	500.00	-70.35	70.35	85.93 %	14.07 %
6332 Cleaning	668.25	850.00	-181.75	181.75	78.62 %	21.38 %
6342 General Repairs & Maintenance	12,927.33	12,000.00	927.33	-927.33	107.73 %	-7.73 %
Total 6330 Repairs & Maintenance	**14,025.23**	**13,350.00**	**675.23**	**-675.23**	**105.06 %**	**-5.06 %**
6345 Software	2,188.12	5,000.00	-2,811.88	2,811.88	43.76 %	56.24 %
6350 Supplies	3,835.19	5,500.00	-1,664.81	1,664.81	69.73 %	30.27 %
6360 Tax Collection Fees		0.00	0.00	0.00		
6370 Training						
6371 Police Training		0.00	0.00	0.00		
Total 6370 Training		**0.00**	**0.00**	**0.00**		
6390 Uniforms, Equipment, & Supplies						

NVC- WATER

Budget vs. Actuals: BUDGET FISCAL YEAR 2026 VS. ACTUALS THROUGH SEPTEMBER 2026

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6391 Lifeguard - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
Total 6390 Uniforms, Equipment, & Supplies		**0.00**	**0.00**	**0.00**		
6400 Utilities						
6401 Electricity Expense	4,305.04	5,000.00	-694.96	694.96	86.10 %	13.90 %
6402 Oil/Propane	528.66	600.00	-71.34	71.34	88.11 %	11.89 %
6403 Hydrant Rental		0.00	0.00	0.00		
6405 Street Lights		0.00	0.00	0.00		
6406 Telephone & Internet Expenses	960.15	1,500.00	-539.85	539.85	64.01 %	35.99 %
6407 Water & Sewer	1,359.62	1,500.00	-140.38	140.38	90.64 %	9.36 %
Total 6400 Utilities	**7,153.47**	**8,600.00**	**-1,446.53**	**1,446.53**	**83.18 %**	**16.82 %**
6500 Water Testing	624.00	1,100.00	-476.00	476.00	56.73 %	43.27 %
6600 Lead Pipe Testing Expenses		0.00	0.00	0.00		
6700 Reserve Accrual - Loan from Sewer Interest		1,304.00	-1,304.00	1,304.00		100.00 %
6800 Bond Expenses						
6812 2009 MMBB Bond Principal		0.00	0.00	0.00		
6813 2099 MMBB Bond Interest		0.00	0.00	0.00		
6816 2013 MMBB Refinance Bond Principal	23,046.82	23,047.00	-0.18	0.18	100.00 %	0.00 %
6817 2013 MMBB Refinance Bond Interest	9,214.02	9,214.00	0.02	-0.02	100.00 %	-0.00 %
6818 2015 BHBT Bond Principal		0.00	0.00	0.00		
6819 2015 BHBT Bond Interest		0.00	0.00	0.00		
6820 2021 MMBB Bond Principal		0.00	0.00	0.00		
6821 2021 MMBB Bond Interest		0.00	0.00	0.00		
Total 6800 Bond Expenses	**32,260.84**	**32,261.00**	**-0.16**	**0.16**	**100.00 %**	**0.00 %**
6900 Depreciation Expense		0.00	0.00	0.00		
Unapplied Cash Bill Payment Expenditure		0.00	0.00	0.00		
Uncategorized Expense	0.00	0.00	0.00	0.00		
Total Expenditures	**$139,087.94**	**$214,585.00**	**$ -75,497.06**	**$75,497.06**	**64.82 %**	**35.18 %**
NET OPERATING REVENUE	**$ -10,153.12**	**$3,519.00**	**$ -13,672.12**	**$13,672.12**	**-288.52 %**	**388.52 %**
Other Expenditures						
7100 Contingency Expenses	3,088.80	3,819.00	-730.20	730.20	80.88 %	19.12 %
Reconciliation Discrepancies		0.00	0.00	0.00		
Total Other Expenditures	**$3,088.80**	**$3,819.00**	**$ -730.20**	**$730.20**	**80.88 %**	**19.12 %**
NET OTHER REVENUE	**$ -3,088.80**	**$ -3,819.00**	**$730.20**	**$ -730.20**	**80.88 %**	**19.12 %**
NET REVENUE	**$ -13,241.92**	**$ -300.00**	**$ -12,941.92**	**$12,941.92**	**4,413.97 %**	**-4,313.97 %**

NVC Utilities Committee – Highlights Brief for Overseers
November 8, 2026

Reminder: Approved Utilities meeting minutes are posted monthly to the NVC.gov website under Governance>Committees. The next meeting is scheduled for Nov. 20, 2026 at 2:30 p.m. (eastern).

Wastewater System

1. Oct. 2, 2026 planned septic pumping expense of $11,880 is included on October Wastewater warrant. Need for further services not currently anticipated in 2026.
2. Sept. 2026 reporting data shows no violations; wastewater operations continue measuring within regulatory limits.
3. Wastewater Treatment Building: The Village Agent and Utilities Chair continue working collaboratively on plans for possible replacement of the existing steps and platform in front of the double doors. Currently holding contractor discussions for an updated quote.
4. As previously reported, Dirigo Engineering issued a draft Fiscal Sustainability Plan (FSP) to NVC (requirement of the Maine Municipal Bond Bank loan). A copy of the FSP is included in the October 2026 Utilities meeting materials, The FSP outlines a recommended 20-year capital improvement schedule by item, with timeframes and associated costs.
5. Dirigo Engineering issued a draft Climate Adaptation Plan (CAP) to NVC. A copy of the CAP is included in the Oct. 2026 Utilities meeting materials. The CAP serves as professional guidance for **NVC's long-term capital planning and implementing of strategies to protect the sanitary sewer facilities from the changing climate and extreme events.**
6. Concerns over periodic unpleasant odors from the sewer treatment building at Ruggles Park will continue in the committee.
7. NVC following up on FOAA request.

Water System

1. A rate increase request of 1.5% (base charge and usage charge) was submitted to the PUC, awaiting response. Customers were notified in Sept.
2. Water meeting readings are currently underway.
3. Updating of the existing NVC Utilities Terms & Conditions document remains pending and will be prioritized by the committee once the 2027 utility budgets are completed.
4. Water leaks continue being aggressively pursued and remediated. Ref. Village Agent report.
5. As reported, work related to the water dept. Capacity Development grant, approved by the Maine DHHS Drinking Water Program in March 2026 (75% of project costs up to a max. reimbursement of $29,999) will begin in 2027.

Contract Updates

1. Maine Quality and Compliance Services, Inc.: A revision to the prevailing contract was drafted to reflect current hourly rates in the Schedule A Rate Card, and to incorporate the cost of various wastewater testing events. There are no other changes to the terms and conditions.
2. Belfast Water District Interlocal Agreement: The Belfast Water District periodically requests NVC to formally acknowledge certain terms under which the NVC agrees to purchase water. The agreement originated in 1998, with multiple clarifications and revisions since issued as listed in the agreement. This document has been reviewed by the Utilities Superintendent, NVC President, and Village Agent.

Financials

1. 2027 budget development for the Water and Wastewater departments is nearing completion by the Utilities committee. Budget recommendations are planned for presentation to the overseers at their December 2026 meeting.
2. Fire Protection Funds: The General Govt. 2026 approved budget includes an annual contribution of $25K to the Water dept. In Aug. 2026, the PUC approved NVC's waiver request that otherwise would have required a significantly higher annual contribution.
    a. Condition of PUC Waiver requires NVC to continue contributing $25K annually to this fund, with market escalations expected in later years.
    b. Use of Fire Protection funds intended for capital expenditures, not recurring operating costs. Trustees currently discussing a phased approach for replacing significantly aged water meters with technologically advanced devices. NVC Treasurer briefed.
3. Reserves (per 2025 audited Financial Statements):
    a. Wastewater: $58,072 of Restricted USDA Bond reserves. Trustees and NVC Treasurer in discussions regarding allowable uses in 2026 (i.e., Moore's septic system expenses, dept. share of village truck purchase)
    b. Water: $224,238 of Unrestricted Reserves
4. Trimester customer billings for Water and Wastewater will be issued this month, with payments due in Dec.
5. Total outstanding customer receivables are currently ~$1,000

ADDENDUM TO SCHEDULE A PROVIDED TO

NORTHPORT VILLAGE CORPORATION
("NVC")
813 SHORE ROAD
NORTHPORT MAINE 04849

10/16/2026

WATER QUALITY & COMPLIANCE SERVICES INC. ("WQCSI")

47 Gardiner Road
Wiscasset, Maine 04578

This addendum is limited to updating "Schedule A" and the hourly rate under the existing contract. All other provisions of the contract dated **1/8/2023** remain in force at this time.

The rates listed under this addendum will be good at least through 12/31/2027

SCHEDULE A

Rate Card by Classification for ~~2023~~ 2025.

Wastewater and Drinking Water Technical Services By Licensed Staff this includes all technical document review etc. admin by licensed staff $~~85~~ 100 per hour

Administrative Work at WQCSI Location By Office Staff $~~50~~ 58 per hour

Water Quality & Compliance Services Inc.	**Northport Village Corporation**
By: _____ *(signature)*	**By:** _____ *(signature)*
Name: _____ *(print)*	**Name:** _____ *(print)*
Title: _____ *(print)*	**Title:** _____ *(print)*

TEST COST

For 2027 no increasing in testing is anticipated. Some test are sent to contract laboratories, if testing cost increase over the Fiscal Year 2027 Water Quality & Compliance Services will give Northport Village Corporation a 30 day notice prior to the price increase.
Wastewater Test Cost

BOD - $42
TSS - $32
Entro - $40
Fecal - $40
Conductivity - $20
Settable Solids - $25

Water Quality & Compliance Services Inc. dba Maine Coast Laboratory - Laboratory Analysis Drinking Water Price List 2024

Analysis	Price	Analysis	Price	Analysis	Price
Bacteria	$30.00	Lead & Copper	$40.00	PFAS 6 Compound - EPA 537.1 w/ Field Blanks*	$375.00
Bacteria w/ Count	$35.00	Water Quality Parameters	$80.00	Without Field Blanks	$250.00
Nitrate	$25.00	Radon (Water)	$40.00	PFAS 6 Compound - EPA 533 w/ Field Blanks*	$515.00
Nitrite	$25.00	Alkalinity	$30.00	Without Field Blanks	$345.00
Arsenic	$30.00	Turbidity	$25.00	PFAS 18 Compound w/ Field Blanks*	$455.00
Fluoride	$25.00	Cyanide	$150.00	Without Field Blanks	$305.00
Uranium	$40.00	Full SOC Package	$765.00	PFAS 25 Compound w/ Field Blanks*	$580.00
Radium 226 & 228	$348.00	PCB's Screen w/ Chlordane & Toxaphene	$180.00	Without Field Blanks	$385.00
Gross Alpha & Uranium	$105.00	Herbicides	$220.00	Diquat	$225.00
Disinfection By-products (TTHM/HAA)	$250.00	Carbamate Pesticides	$140.00	Endothall	$300.00
Volatile Organic Compounds (VOC)	$165.00	Semi-Volatile Organics (SOC)	$240.00		
Inorganic Contaminants (IOC)	$250.00				

*Field Blanks are required for all public water systems

2026 REVIEW OF
INTERLOCAL AGREEMENT BETWEEN BELFAST WATER DISTRICT AND NORTHPORT VILLAGE CORPORATION FOR PURCHASE OF WATER

Agreement made by and between the Belfast Water District, a quasi-municipal corporation existing under the laws of Maine and operating under the Rules & Regulations as put forth by the Maine Public Utilities Commission and the Maine Department of Human Services Drinking Water Program with its principal office located in Belfast, Waldo County, Maine (hereinafter referred to as the "District") and Northport Village Corporation, a Maine village corporation located in Northport, Waldo County, Maine (hereinafter referred to as "NVC").

1. The District and the NVC entered into the Interlocal Agreement between Belfast Water District and Northport Village Corporation for the Purchase of Water ("Interlocal Agreement") on April 27, 1998, under which the District and the NVC agreed to terms under which the NVC could purchase water from the District.

2. The District and the NVC agreed to amend the Interlocal Agreement by an Amendment between Belfast Water District and Northport Village Corporation for Purchase of Water, dated July 8, 2003, with an addition of “No new commercial or industrial customers will be added to the NVC water system without prior approval from the District.”

3. The District and the NVC agreed to again amend the Interlocal Agreement to allow the NVC a larger Maximum Daily Amount and to clarify that the intended use of the interconnection was for domestic use and to make other changes as needed going forward to the Interlocal Agreement, dated March 13, 2006.

4. The District and the NVC agreed to amend the Interlocal Agreement on March 13, 2006, as follows:

a. The Maximum Daily Amount, under Section 2. (1) of the original Interlocal Agreement dated April 15, 1998, was increased from 6,685 cubic feet to 8,020 cubic feet.

b. Section 2.(3) was added, as follows:

"In the event of an emergency consuming large quantities of water not capable of being anticipated or calculated in advance, such as a broken water line, NVC may exceed the Maximum Daily Amount. If such an emergency results in the likelihood that NVC will require a total amount of water in excess of the Maximum Annual Amount, following that emergency NVC and the District shall negotiate any required temporary changes to the Maximum Daily Amount and Maximum Annual Amount as may be necessary to allow NVC to fill its water requirements, while not exceeding the District's ability to provide water to NVC, in light of its total water supply commitments. NVC agreed that the intention of the interconnection was for domestic water only.

On November 14, 2021, the District and the NVC agreed to add to Section 2.(3), as follows:

“However, with the recent upgrade of the Belfast Water District water transmission line leading to the NVC interconnection and the resulting significant increase in flow capacity, both parties now agree that the system is also adequate for fire suppression and can be used as such." In the event of a fire that anticipates excessive use, the NVC and/or Northport Fire Department agrees to notify the Belfast Water District as soon as possible.

c. Section 2.(4) was amended on February 22, 2024, as follows:

"NVC agrees to replace the Unitized Measuring Element (UME) on the existing water meter body every ten (10) years with the next replacement of the UME to be scheduled in February 2034."

d. Section 2.(5) was added on March 13, 2006, as follows:

"NVC and the District may amend these Water Requirements at any time by the mutual written agreement of both parties."

5. All other terms and agreements set forth in the Interlocal Agreement between the District and the NVC for Purchase of Water shall remain in full force and effect.

6. There is no term limit to this Interlocal Agreement between Belfast Water District and Northport Village Corporation for Purchase of Water. This Agreement shall be reviewed every five (5) years from the effective date of the signing of this Agreement.

Signed this _____ day of _____

NORTHPORT VILLAGE CORPORATION

By:_____

By:_____

By:_____

By:_____

By:_____

By:_____

Signed this ____day of _____

BELFAST WATER DISTRICT

By:_____

By:_____

By:_____

By:_____

By:_____

By:_____