



The Utilities Committee will meet in a regularly scheduled monthly meeting on

Friday, November 21th, 2025 at 2:30PM.

The meeting will be held in the Community Hall (downstairs) and online via Zoom.

The public is invited to attend.

The agenda for each meeting follows a standard structure:

1. CALL TO ORDER
2. APPROVE MINUTES
3. LANDSCAPING PLANS FOR TREATMENT PLANT
4. 2026 BUDGET DISCUSSIONS
5. ABBREVIATED SUPERINTENDENT'S REPORT

The Utilities Department monthly reports and other materials provided to the committee in advance of the meeting are included with this agenda.

If you would like to attend any NVC committee meeting virtually, please contact the NVC office (207-338-0751 phone or email officemanager@nvcmaine.gov) to be added to a list of verified attendees. You will need to provide our 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.

NVC Utilities Committee
Trustee Meeting
Community Hall and by Zoom link
Friday, October 17, 2025, 2:30 P.M. **DRAFT**

Trustees Present: Chairman Jeffrey Wilt, and David Crofoot Member Emeritus.

Trustees Via Zoom: Diana Eastty Overseer, Fred Lincoln Overseer, Casey Brown

Staff: Bill Paige, Trish Parker, Superintendent Chuck Applebee

Other: Wendy Huntoon Treasurer, Becky Gatcomb Finance Manager, Dan Webster, all via zoom and Rachel Rosa in person.

The October 2025 meeting of the NVC Utilities Trustees convened at 3:30 p.m., Utilities chair, Jeffrey Wilt called the meeting to order.

Community Comments:

None

Approval of Minutes

Motion to approve the September 26th, 2025 Utilities Committee meeting minutes by Fred Lincoln and seconded by Diana Eastty . Motion was Approved

FINANCIAL REVIEW

The Treasurer, Wendy Huntoon, went over some financial items, including budget comments.

SEWER RATE REVIEW UPDATES

Laurie Stevens from RCAP gave an update of the sewer rate review.

SUPERINTENDENT'S REPORT

- 1. Moore's Septage pumped first 2 tanks on each train April 4th 2025**
- 2. Moore's also pumped all tanks on June 27, 2025.**
- 3. Moore's pumped first two tanks on each train Oct. 4. This is the last scheduled pump out for 2025**
- 4. A new flow recorder was installed, calibrated and recording on April 4, 2025.**
- 5. All permit required public education is complete as of July 12. 6. Awaiting Tving report from Dirigo Engineering.**
- 6. Awaiting Tving report from Dirigo Engineering.**
- 7. As agreed with MDEP Conductivity testing is beginning on bacteria samples starting next week.**

BEGIN 2026 BUDGET

This was tabled until the next meeting

OTHER BUSINESS

None

Community Comments

None

The Board then Adjourned to be in Executive Session for Personnel Matters pursuant to 1 M.R.S.A. §405(6)(A) at 3:30 pm

The Executive Session Ended at 3:40, with no motions or decisions made.

The Meeting was Adjourned at 3:41

Some thoughts regarding beautifying the NVC Wastewater Treatment Plant building

By John Woolsey, Parks and Trees Committee member, 10/10/25

INTRODUCTION

The Wastewater Treatment Plant Building, which was added to the treatment plant during the rebuild of the seawall and causeway, occupies a prominent position on Bayside's waterfront, between the NYC (yacht club) and the wharf, and area that is already beautified by the dinghy garden, and Ned Lightner's Children's Garden. It is, therefore, a visual focal point on our waterfront.

Though this structure is a working building whose design follows from its important functions, a number of members of the community have commented that there are aspects of it that are an eyesore and could be improved including:

1. The SW side of the building that includes unsightly utility meters and a generator on a bulky concrete base
2. The steps which were designed to be temporary for the construction and have not been replaced with permanent ones
3. The double doors which are painted an industrial gray
4. The building sits on a concrete foundation that projects 1–2' above ground level with no visual transition to the surrounding landscape

Some simple and relatively inexpensive remedies would alleviate these issues, and are proposed below. They reflect responses by the Parks and Trees Committee to citizen concerns and represent solutions that could be done during the 2026 season, permitting and financing permitting. A plan accompanies this document.

BUILDING IMPROVEMENTS

Some simple improvements to the building have been suggested in a drawing prepared by John Woolsey and presented to the NVC Overseers in August. A subsequent meeting with John W., Bill Paige and the wastewater superintendent reviewed these proposals on-site, where the following concerns were addressed:

1. The proposed fence surrounding the generator and meters should be designed with "barn doors" such that the entire side of the enclosure can be opened for maintenance and servicing
2. The temporary construction steps should be replaced with ones designed such that they can be removed during serious storms
3. There is only about 8" of soil depth in the areas where plantings are proposed. However, there would be no problems with installing raised beds, such that they will not impede any man-hole covers. They should be free-standing and not attached to the building foundation,

4. Plantings must allow access to a chemical service port to the left of the steps, a duplex electrical outlet on the same section of wall and a water-meter reading transponder on the NE face.
5. The only comment regarding painting the doors referred to a past comment (by whom?) that the materials and colors of the building were chosen to match the Yacht Club. It is proposed to paint the doors a more attractive color (Aqua blue?, sea-foam?) which would echo the many colorful, playful color schemes we see in our community. The white trim and naturally-weathered cedar shingles would remain.
6. A P&T Committee suggests the installation of a hose bib on the building to facilitate installation of an automated watering system for the raised beds detailed below.

Informal discussion with Jeffrey Wilt regarding the financing of these improvements suggests that there should be funds in either the current or next year's utilities budget to do the above improvements. Of course, this is contingent on approval of designs and getting construction bids. The P&T Committee strongly suggests seeking the input of Carlos Martinez Flores our resident architect and a near neighbor of the facility, regarding the designs. The building improvements would be the responsibility of the Utilities Committee, not the Parks and Trees Committee.

PLANTINGS

Planters and plantings and their maintenance would be the responsibility of the Parks and Trees Committee.

Three raised-bed planters are proposed which will soften the transition from the raised foundation walls and the surrounding lawn. All planters will be 9.5" deep and constructed such that the top edges are level (i.e., the bottom edges will slope away from the top as the ground level changes). Planters will be built by volunteers using 2" x 10" pressure-treated lumber, which should last for about 20 years.

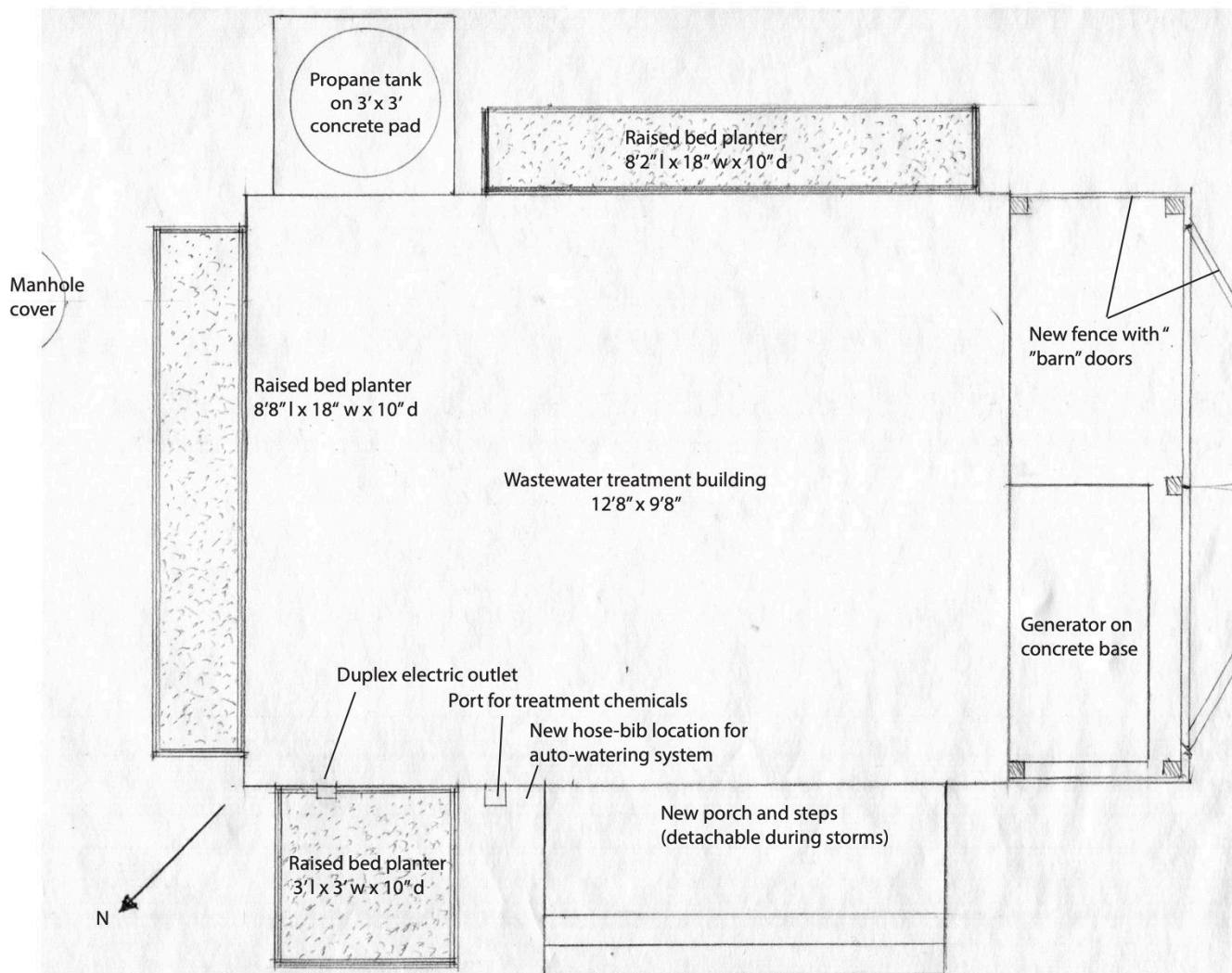
1. A 3' x 3' planter on the NW side of the building to the left of the steps to accommodate a hydrangea cultivar that will thrive in partial shade (either "Blue Billows" (pale blue, mid-July-August, flower heads turning to pink and remaining on the shrub until fall dormancy), or "Annabelle" (white, Mid-July–August, white flower heads turning green after blooming, into the fall). Both plants need little maintenance and bloom profusely.
2. A 8'8" long x 18" wide planter along the north-east side of the building, [planted with native daylilies and other shade-tolerant plants
3. A 8'2" long x 18" wide planter along the sunny SE side of the building to the left of the propane tank, to be planted with sun-loving perennials, up to 6' tall such as heliopsis and rudbeckia or garden phlox.

Most, if not all, plants should be available gratis as divisions from Bayside gardeners, and chosen for low maintenance and reliable color. They will be watered by an auto-watering system attached to the proposed hose-bib. Watering will be for about 5 minutes per day early in the day to minimize evaporation and should use little water.

PERMITTING

The P&T Committee does not know what, if any permits may be required for these improvements. It does seem, however, that had the original plans for the structure included a design for permanent steps and an enclosing fence for the SW side of the building, that it would probably have been approved without comment.

Though the building is within shoreland zoning, no digging in the ground is proposed, plantings to be done in unattached raised beds. We do not know what regulations may apply.



Nov. 16, 2025

Utility Department Monthly Operating Report Sewer Department

October 2025 Effluent Monitoring Data

During the operating period of October 2025 there were no exceedances. See performance table below for further details of the regulatory monitoring data, for the month of October 2025.

See updated Flow, TSS and BOD Trend Charts at the end of this report.

WWTP Monthly Performance Table

Parameters	Oct.	Sept.	August	YTD Low	YTD Hi	YTD	2024	DEP Limit	YTD Exceed- ances
Flow GPD Ave	4807	7334	13734	5927	32564	15404	18995	63,000	0
Precip inches	2.76	2.79	1.86	0.78	4.51	2.35	3.50	n/a	0
TSS lbs/min	0.7	1	3	0.3	3.0	1.54	1.41	<76	0
TSS lbs max	1.1	3	4	1	4.0	2.29	3.56	report	0
TSS mg/l ave	24	31	28	8	31	19.7	16.0	<145	0
TSS mg/l max	28	40	33	12	40	25.56	24.0	report	0
TSS % removal	92	89.3	91	89.3	99.7	93.71	93.8	>50	0
BOD lbs/min	2.5	6	11	2	11	5.84	9.5	<107	0
BOD lbs max	6.3	9	18	5	59	17.01	43.6	report	0
BOD mg/l ave	119	134	140	42	140	101.43	164.1	<203	0
BOD mg/l max	154	160	151	55	197	133.99	232.9	report	0
BOD % removal	59	53.7	67	53.7	85.5	67.37	43.5	>30	0
pH low	6.5	6.0	6.5	6.0	6.7	6.45	6.7	>6.0	0
pH high	6.7	6.7	6.7	6.7	7.0	6.84	6.9	<9.0	0
St solids ml/l av	0.1	0.1	0.2	0.07	0.2	0.11	0.1	report	0
TRC mg/l max	0.04	0.03	0.02	0.02	0.04	0.029	0.03	<0.3	0
Fecal cfu ave	<4	<4	<4	<4	<4	<4	<4	<14	0
Fecal cfu max	<4	<4	<4	<4	<4	<4	<4	<31	0
Entero cfu ave	<4	<5	7	<4	8	6	<5	<8	0
Entero cfu max	<4	12	49	<4	256	68	211	<54	1
Hg ng/l ave	17	n/a	n/a	n/a	n/a	17.5	3.5	33.4	0
Hg ng/l max	9.5	n/a	n/a	n/a	n/a	9.5	3.5	50.1	0

1. **Moore's Septage pumped first 2 tanks on each train April 4th 2025 and Oct 4th the last scheduled pump for 2025.**
2. **Moore's also pumped all tanks on June 27, 2025.**
3. **A new flow recorder was installed, calibrated and recording on April 4, 2025.**
4. **All permit required public education is complete as of July 12.**
5. **Tving report from Dirigo Engineering for the outfall all well.**
6. **As agreed with MDEP Conductivity testing is being conducted on bacteria samples.**

Drinking Water Department

Oct. 2025 Production and Water Quality.

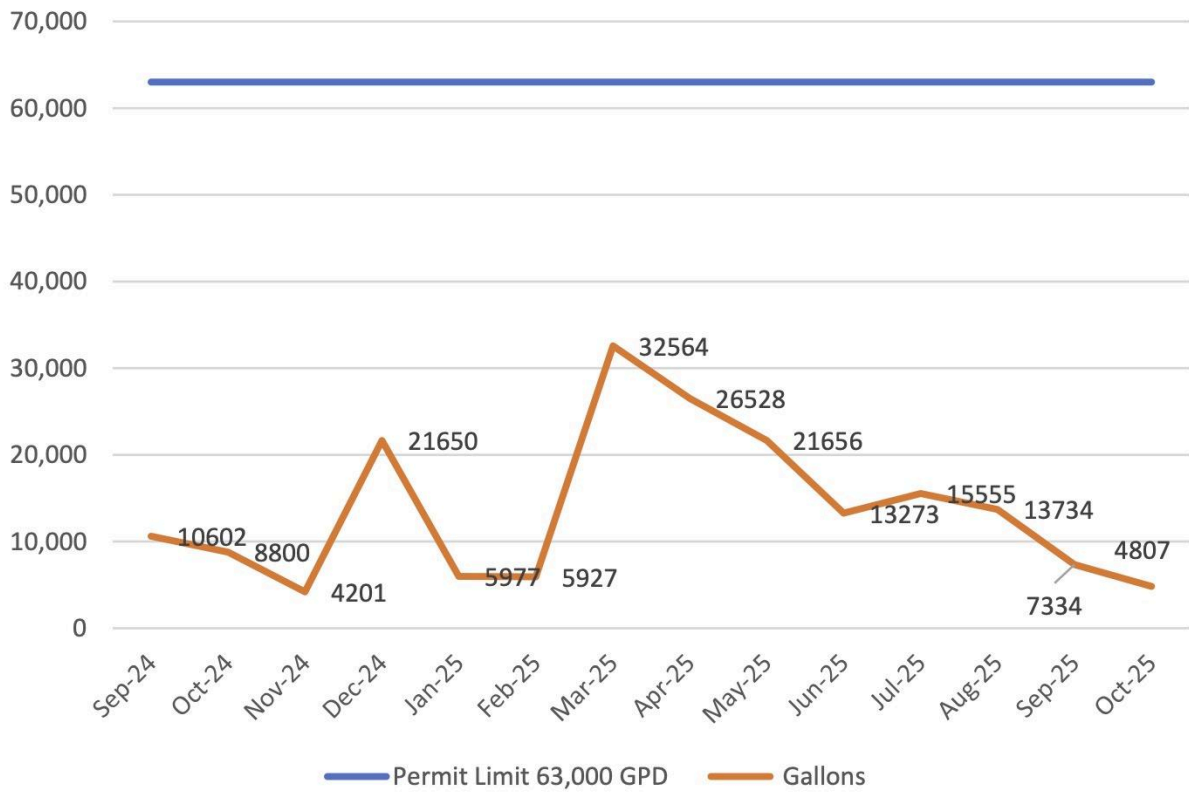
For the month averaged 26,783 gpd compared to 29,920 gpd for the same month in 2024. The weekly free chlorine residual in the drinking water ranged from 0.22 - 0.27 ppm/Cl₂ compared to the recommended goal of >.20 to <1.0 ppm/Cl₂ at the entry point to the distribution system and a detectable residual at the tap. The EPA maximum concentration level (MCL) not to be exceeded for chlorine residual related to human health is 4.0 ppm. The monthly total coliform and e-coli water sample test results were negative.

- 1. Lead service line work is has started to provide the needed progress report. Follow up on unknown services notices has been done.**

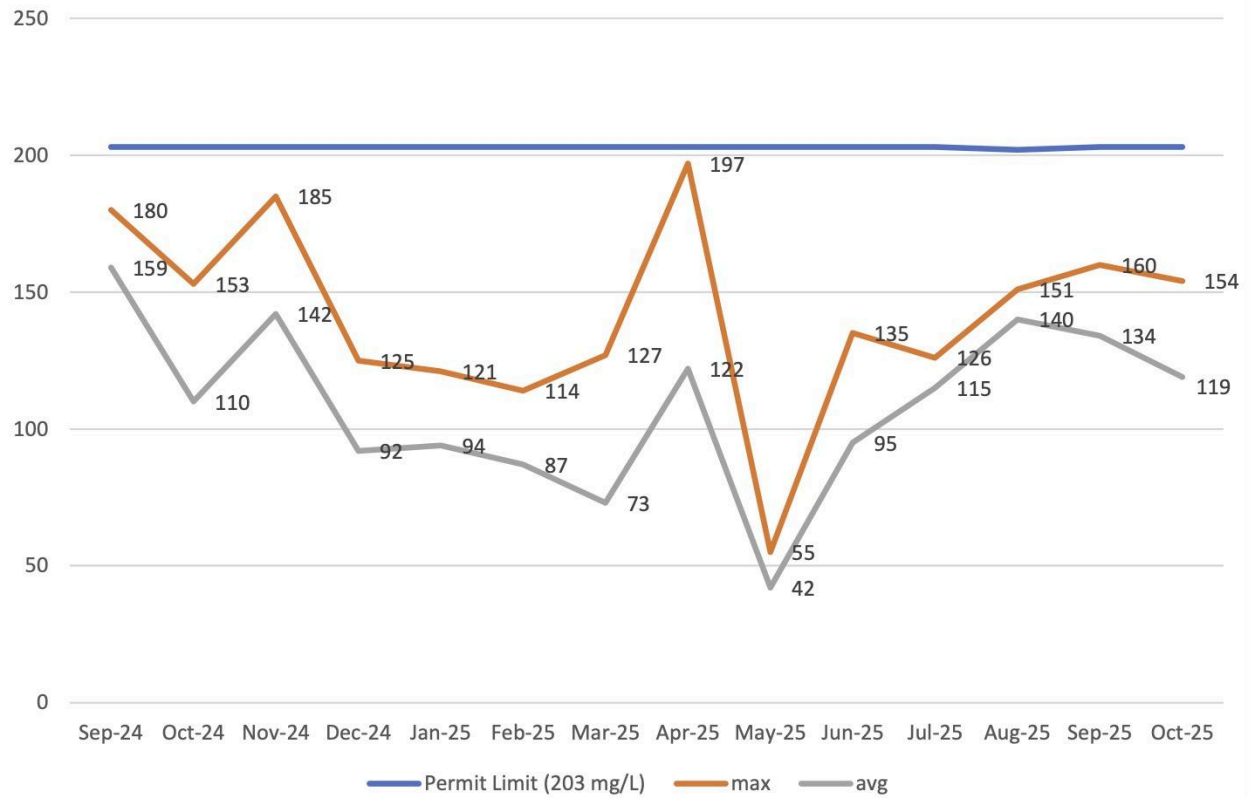
September 2024 - October 2025 Northport Village
Flow Bod TSS Data

	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25
Flow Avg														
Gals	10602	8800	4201	21650	5977	5927	32564	26528	21656	13273	15555	13734	7334	4807
BOD mg/l														
max	180	153	185	125	121	114	127	197	55	135	126	151	160	154
avg	159	110	142	92	94	87	73	122	42	95	115	140	134	119
TSS mg/l														
max	44	26	27	18	12	15	21	15	21	38	33	33	40	28
avg	36	18	20	13	11	11	10	8	15	26	29	28	31	24

September 2024 - October 2025 Daily Flow Average



September 2024 - October 2025 BOD (mg/L)



AS OF 11/7/2025

General Gov't Checking *2618

Current Balance\$56,125.19

Wastewater Checking *2620

Current Balance\$37,223.86

Water Checking *3143

Current Balance\$24,931.44

BUSINESS COMPLETE *9504

Current Balance\$1,000.00

BUSINESS COMPLETE *1771

Current Balance\$17,643.83

General Gov't Money Market *4006

Interest \$37.30

Current Balance\$11,806.90

Wastewater Sav - ICS B *4739

Interest \$228.92

Current Balance**\$46,835.41

Water Sav - ICS B *4747

Interest \$412.42

Current Balance**\$122,995.44

General Gov't Sav - ICS B *9857

Interest \$1631.21

Current Balance**\$507,133.97

Total Deposit Accounts\$825,696.04

NVC- WATER

Water Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Revenue			
4100 Water Revenue			
4200 Water Operating Revenue			
4210 Water Sales	140,042.36	161,000.00	86.98 %
4220 Rate Increase		42,665.00	
4230 Water Service Fee Revenue	600.00	8,000.00	7.50 %
4240 Hydrant Rental Revenue		6,279.00	
Total 4200 Water Operating Revenue	140,642.36	217,944.00	64.53 %
4300 Water Non-operating Revenue			
4310 Interest Income	3,488.79	3,000.00	116.29 %
4320 Interest on Loan Receivable Sewer		2,798.32	
4340 Miscellaneous Revenue	313.16		
Total 4300 Water Non-operating Revenue	3,801.95	5,798.32	65.57 %
Total 4100 Water Revenue	144,444.31	223,742.32	64.56 %
Total Revenue	\$144,444.31	\$223,742.32	64.56 %
Cost of Goods Sold			
5000 Cost of Goods Sold			
5100 Water Purchases	26,865.44	31,590.00	85.04 %
Total 5000 Cost of Goods Sold	26,865.44	31,590.00	85.04 %
Total Cost of Goods Sold	\$26,865.44	\$31,590.00	85.04 %
GROSS PROFIT	\$117,578.87	\$192,152.32	61.19 %
Expenditures			
6000 1099 Contractors			
6010 Casual Labor		3,000.00	
6036 Bookkeeping	7,798.89	8,840.00	88.22 %
6047 Water Utilities Superintendent	18,280.62	19,540.00	93.55 %
Total 6000 1099 Contractors	26,079.51	31,380.00	83.11 %
6050 Auto Expenses			
6051 Auto Fuel Expense			
6053 Truck Fuel	413.82	1,000.00	41.38 %
Total 6051 Auto Fuel Expense	413.82	1,000.00	41.38 %
6055 Auto Repairs & Maintenance			
6057 Truck Maintenance	997.32	1,000.00	99.73 %
Total 6055 Auto Repairs & Maintenance	997.32	1,000.00	99.73 %
Total 6050 Auto Expenses	1,411.14	2,000.00	70.56 %
6070 Employee Wages & Benefits			
6075 Employee Benefits			
6076 Company Paid Benefits	622.24	4,000.00	15.56 %
6077 Income Protection Plan	530.91	1,000.00	53.09 %
Total 6075 Employee Benefits	1,153.15	5,000.00	23.06 %
6080 Employees Salaries & Wages			

NVC- WATER

Water Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6082 Distribution Officer Wages	25,096.76	40,000.00	62.74 %
6082.5 Assistant DO Wages	325.00	7,500.00	4.33 %
6084 Office Personnel Wages	16,062.03	18,100.00	88.74 %
6084.50 Finance Manager	185.63	5,148.00	3.61 %
6087 Utility Billing Wages	3,181.01	5,000.00	63.62 %
Total 6080 Employees Salaries & Wages	44,850.43	75,748.00	59.21 %
6095 Payroll Processing Fees	516.25	1,100.00	46.93 %
6096 Payroll Tax Expense	3,596.32	5,415.00	66.41 %
Total 6070 Employee Wages & Benefits	50,116.15	87,263.00	57.43 %
6150 Information & Notices	181.18		
6160 Insurance Paid			
6161 Property & Casualty Insurance	574.11	1,650.00	34.79 %
6162 Workers Comp Insurance		1,000.00	
Total 6160 Insurance Paid	574.11	2,650.00	21.66 %
6190 Legal & Professional Services			
6191 Auditing Services	26,799.95	11,000.00	243.64 %
Total 6190 Legal & Professional Services	26,799.95	11,000.00	243.64 %
6210 Licenses, Permits, & Fees		1,800.00	
6240 Membership Dues	234.30	300.00	78.10 %
6260 Office Supplies	1,588.79	1,700.00	93.46 %
6285 Postage	466.36	1,500.00	31.09 %
6305 Regulatory Fees	1,125.00	900.00	125.00 %
6330 Repairs & Maintenance			
6331 Building Repairs & Maintenance	275.88	500.00	55.18 %
6332 Cleaning	668.25	850.00	78.62 %
6342 General Repairs & Maintenance	5,636.02	5,000.00	112.72 %
Total 6330 Repairs & Maintenance	6,580.15	6,350.00	103.62 %
6345 Software	3,121.89	5,000.00	62.44 %
6350 Supplies	4,423.83	5,000.00	88.48 %
6400 Utilities			
6401 Electricity Expense	3,941.52	4,000.00	98.54 %
6402 Oil/Propane	664.33	600.00	110.72 %
6406 Telephone & Internet Expenses	524.46	600.00	87.41 %
6407 Water & Sewer	1,022.06	1,200.00	85.17 %
Total 6400 Utilities	6,152.37	6,400.00	96.13 %
6500 Water Testing	783.00	800.00	97.88 %
6700 Reserve Accrual - Loan from Sewer Interest		2,798.32	
6800 Bond Expenses			
6816 2013 MMBB Refinance Bond Principal	22,245.97	22,245.97	100.00 %
6817 2013 MMBB Refinance Bond Interest	10,014.88	5,007.44	200.00 %
Total 6800 Bond Expenses	32,260.85	27,253.41	118.37 %
Total Expenditures	\$161,898.58	\$194,094.73	83.41 %

NVC- WATER

Water Jan-Sept 2025 Budget vs Actual

January - December 2025

	ACTUAL	TOTAL	
		BUDGET	% OF BUDGET
NET OPERATING REVENUE	\$ -44,319.71	\$ -1,942.41	2,281.69 %
Other Expenditures			
7100 Contingency Expenses		5,911.00	
Total Other Expenditures	\$0.00	\$5,911.00	0.00%
NET OTHER REVENUE	\$0.00	\$ -5,911.00	0.00 %
NET REVENUE	\$ -44,319.71	\$ -7,853.41	564.34 %

2025

Water Budget Revenue Breakdown

Water Sales	\$161,000.00	\$180.16
Rate Increase	\$42,665.00	
Water Service Fee	\$8,000.00	
Hydrant Rental	\$6,279.00	
Interest from Loan to Sewer	\$2,798.32	
Bank Interest Income	\$3,000.00	
2025 Budget	\$223,742.32	Total Revenue

Water Financial Review in Brief

	# Customers Billed	# Customers Paid	# Customer not paid	Amount Billed	Amount Paid	Amount still due	Monthly Warrant Total	Budget Total % Used	Notes
January							\$15,879.73	7.10%	Audit (\$5200)
February							\$14,306.39	13.49%	Audit (\$3000)
March	337			\$68,273.43	\$62,029.57	\$6,243.86	\$20,077.23	22.46%	2013 Bond Payment
April							\$12,857.06	28.21%	
May		329	8		\$66,767.42	\$1,506.01	\$16,785.05	35.71%	\$2500 in new water service will be
June		335	2		\$67,619.42	\$654.01	\$16,538.80	43.11%	
July				\$71,768.93			\$30,050.70	56.54%	New Service Overpayment Refund
August							\$49,277.05	78.56%	2013 Bond Payment Lg BWD Bill
September			4			\$1,860.05	\$23,121.82	88.89%	
October							\$14,783.23	95.50%	
November				\$78,756.94					
December									
Totals				\$218,799.30			\$213,677.06	95.50%	

NVC- Sewer

Sewer Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Revenue			
4000 Revenue			
4400 Sewer Operating Revenue			
4410 Sewer Fees	215,086.00	316,050.00	68.05 %
Total 4400 Sewer Operating Revenue	215,086.00	316,050.00	68.05 %
4600 Sewer Non-operating Revenue			
4610 Interest Income	1,804.33	2,000.00	90.22 %
4620 Grants	4,812.92	45,000.00	10.70 %
4630 Miscellaneous Revenue	80.00		
Total 4600 Sewer Non-operating Revenue	6,697.25	47,000.00	14.25 %
Total 4000 Revenue	221,783.25	363,050.00	61.09 %
Total Revenue	\$221,783.25	\$363,050.00	61.09 %
GROSS PROFIT	\$221,783.25	\$363,050.00	61.09 %
Expenditures			
6000 1099 Contractors			
6010 Casual Labor		2,000.00	
6036 Bookkeeping	7,798.89	8,840.00	88.22 %
6047 Sewer Utilities Superintendent	22,426.16	28,060.00	79.92 %
Total 6000 1099 Contractors	30,225.05	38,900.00	77.70 %
6050 Auto Expenses			
6051 Auto Fuel Expense			
6053 Truck Fuel	413.81	1,000.00	41.38 %
Total 6051 Auto Fuel Expense	413.81	1,000.00	41.38 %
6055 Auto Repairs & Maintenance			
6057 Truck Maintenance	956.41	1,000.00	95.64 %
Total 6055 Auto Repairs & Maintenance	956.41	1,000.00	95.64 %
6059 Accrue for Truck Replacement		2,000.00	
Total 6050 Auto Expenses	1,370.22	4,000.00	34.26 %
6070 Employee Wages & Benefits			
6075 Employee Benefits			
6076 Company Paid Benefits	803.94	4,000.00	20.10 %
6077 Income Protection Plan	918.62	1,508.00	60.92 %
Total 6075 Employee Benefits	1,722.56	5,508.00	31.27 %
6080 Employees Salaries & Wages			
6081 Collection System Operator	12,914.60	10,400.00	124.18 %
6081.5 Assistant CSO	312.50	5,000.00	6.25 %
6084 Office Personnel Wages	16,062.02	18,100.00	88.74 %
6084.5 Finance Manager	185.63	5,150.00	3.60 %
6086 Treatment Plant Operator	26,617.94	34,500.00	77.15 %
6087 Utility Billing Wages	3,181.07	5,000.00	63.62 %
Total 6080 Employees Salaries & Wages	59,273.76	78,150.00	75.85 %

NVC- Sewer

Sewer Jan-Sept 2025 Budget vs Actual

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6095 Payroll Processing Fees	516.25	1,100.00	46.93 %
6096 Payroll Tax Expense	5,005.26	6,370.00	78.58 %
Total 6070 Employee Wages & Benefits	66,517.83	91,128.00	72.99 %
6150 Information & Notices	52.30		
6160 Insurance Paid			
6161 Property & Casualty Insurance	1,749.61	2,500.00	69.98 %
6162 Workers Comp Insurance		1,300.00	
Total 6160 Insurance Paid	1,749.61	3,800.00	46.04 %
6170 Interest	1,850.66		
6190 Legal & Professional Services			
6191 Auditing Services	23,265.28	9,000.00	258.50 %
6192 Engineering Fees	9,625.85	45,000.00	21.39 %
Total 6190 Legal & Professional Services	32,891.13	54,000.00	60.91 %
6210 Licenses, Permits, & Fees	67.56	2,500.00	2.70 %
6240 Membership Dues	234.30	300.00	78.10 %
6260 Office Supplies	1,566.05	1,700.00	92.12 %
6285 Postage	466.35	1,500.00	31.09 %
6305 Regulatory Fees	1,293.84	1,500.00	86.26 %
6330 Repairs & Maintenance			
6331 Building Repairs & Maintenance	275.88	500.00	55.18 %
6332 Cleaning	668.25	850.00	78.62 %
6335 Sludge Removal	32,610.00	50,000.00	65.22 %
6337 Wharf & Floats Maintenance		2,500.00	
6342 General Repairs & Maintenance	24,522.34	17,000.00	144.25 %
Total 6330 Repairs & Maintenance	58,076.47	70,850.00	81.97 %
6345 Software	1,871.78	5,000.00	37.44 %
6350 Supplies & Chemicals	8,131.82	12,000.00	67.77 %
6400 Utilities			
6401 Electricity Expense	3,574.24	5,300.00	67.44 %
6402 Oil	664.33	600.00	110.72 %
6403 Hydrant Rental	99.67	150.00	66.45 %
6404 Propane		500.00	
6406 Telephone & Internet Expenses	524.46	1,200.00	43.71 %
6407 Water & Sewer	1,022.06	1,600.00	63.88 %
Total 6400 Utilities	5,884.76	9,350.00	62.94 %
6500 Water Testing	4,887.25	7,600.00	64.31 %
6800 Bond Expenses			
6810 2008 MMBB Bond Principal	6,321.00	6,658.32	94.93 %
6811 2008 MMBB Bond Interest	1,068.40	534.20	200.00 %
6814 2012 MMBB Refinance Bond Principal	5,473.12	5,473.12	100.00 %
6815 2012 MMBB Refinance Bond Interest	2,039.88	2,039.88	100.00 %
6816 2013 BHBT Bond Principal	12,134.18	12,134.16	100.00 %

NVC- Sewer

Sewer Jan-Sept 2025 Budget vs Actual

January - December 2025

		TOTAL	
	ACTUAL	BUDGET	% OF BUDGET
6817 2013 BHBT Bond Interest	5,462.66	2,731.33	200.00 %
6821 Loan Payment to Water - Principal		18,037.84	
6822 Loan Payment to Water - Interest		2,798.32	
Total 6800 Bond Expenses	32,499.24	50,407.17	64.47 %
Total Expenditures	\$249,636.22	\$354,535.17	70.41 %
NET OPERATING REVENUE	\$ -27,852.97	\$8,514.83	-327.11 %
Other Expenditures			
7100 Contingency Expenses		4,054.00	
7300 Sewer Reserve Fund		7,200.00	
Total Other Expenditures	\$0.00	\$11,254.00	0.00%
NET OTHER REVENUE	\$0.00	\$ -11,254.00	0.00 %
NET REVENUE	\$ -27,852.97	\$ -2,739.17	1,016.84 %

2025									
Sewer Budget Revenue		\$316,050.00 Revenue		Base Rate		\$430.00			
Sewer Financial Review in Brief									
	# Customers Billed	# Customers Paid	# Customer not paid	Amount Billed	Amount Paid	Amount still due	Monthly Warrant Total	Budget Total % Used	Notes
January							\$24,993.89	7.91%	Audit & Dirigo Engineering
February							\$21,578.69	14.74%	Audit & Loan payment
March	251			\$107,603.92	\$99,936.24	\$7,667.68	\$17,594.44	20.30%	2008 & 2013 Bond Payment
April							\$31,013.29	30.12%	Moore's Septic Pumping bill
May		246	5		\$106,697.03	\$2,551.81	\$38,737.21	42.37%	2012 Bond Payment, repairing sewer flow meter, lc
June		249	2			\$906.89	\$40,398.52	55.15%	Moore's Septic Pump all trains
July				\$107,482.08			\$23,846.00	62.70%	
August							\$31,356.25	72.62%	2013 Bond Payment
September			4			\$1,807.50	\$36,939.58	84.31%	2008 Bond Payment
October				\$107,786.67			\$25,441.49	92.36%	Moore's Septic Pumping Bill
November									
December									
Totals				\$322,872.67			\$291,899.36	92.36%	
Utilities Yearly Revenue									
2023		Water		Sewer					
March		\$52,401.36		\$94,733.82					
July		\$56,312.79		\$93,496.00					
November		\$62,025.68		\$93,671.93					
Total		\$170,739.83		\$281,901.75					
2024		Water		Sewer					
March		\$52,460.81		\$94,883.82					
July		\$56,814.88		\$94,551.60					
November		\$62,025.68		\$93,671.93					
Total		\$171,301.37		\$283,107.35					
2025		Water		Sewer					
March		\$68,273.43		\$107,603.92					
July		\$71,768.93		\$107,482.08					
November		\$78,756.94		\$107,786.67					
Total		\$218,799.30		\$322,872.67					

Northport Village Corporation
Utilities Department

November 13, 2025

To: Jeffrey Wilt, Overseer and Utilities Committee Chair
Chuck Applebee, Utilities Superintendent

This memo is my first attempt to make a list of needed water and sewer projects and to ask for direction from you and the Utilities Committee about the priority of each project in terms of my time and attention and budget priorities. Because of the costs to complete each project, it would be helpful for you to tentatively identify the potential budget year to plan for each project.

Water Department Projects

- Ongoing potential water leak
Are there any other steps you want me to take to try to identify the source of the difference between the amount of water billed to our customers and the amount of water billed by Belfast Water District? Please let me know.
- New water meters
The costs for this project keep increasing. We have received pricing information that is good through the end of this year. Each year, more of our 30-year-old meters require repairs. And, as the meters age, the accuracy of their readings declines. This project has been discussed for several years.
- Gate boxes – We need to set up a maintenance schedule to open and clean the gate boxes and an exercise program for the valves.
I do not have time with my regular responsibilities (general, water and sewer) for this project. I recommend that the Department hire someone to handle this work on a regular maintenance schedule. Based on RCAP's work, some of the gate boxes need to be dug up and reset and others need to be dug up and repaired. The extent of the needed repairs is.
- Curb stops
I inspect and repair the curb stops for seasonal customers on a regular basis when I turn the water on in the spring and off in the fall. We need to inventory the location of all the curb stops for the year-round customers, check their working status and repair as needed. I do not know where all located of these curb stops are located.
- Lead and copper requirements

Please identify and prioritize the work we need to do now that the initial survey is done. As I dig up seasonal curb stops, I am noting the date, location and what type of pipe connects the main and curb stop. I also note what type of pipe leads into the house. I think that we need to figure out what type of pipes are in the ground and this will require a physical inspection. Is there a timeline yet for this work?

- Replacing NVC's galvanized pipes

We still have some galvanized pipes that we need to replace. I need some direction about what budget year to plan for this project, so that I can research prices and schedule the work.

- Seasonal water pipes

We just repaired the leaking seasonal line that needed the most urgent attention. (Serves several Auditorium Park cottages.). Other seasonal water lines are lying on top of the ground or are only slightly underground. They need to be inspected and might need to be replaced.

- Upgrading old water mains

We have older water mains in the ground that we need to consider upgrading or determine a schedule for replacing them.

Projects impacting water and sewer

The General Government department has identified some streets that need repaving and the potential addition of storm drains. Although there are no current plans to fund and schedule these projects, Utilities should be aware of them and coordinate with General about street projects and impacts on water and sewer lines so that Utilities can plan for funding. In the past, whenever street work was done, Utilities replaced and upgraded old pipes before the street project was completed.

Sewer Department Projects

- Clay pipes and 4-inch pipes

We still have some clay pipes and some 4-inch pipes that need to be replaced with 6-inch pipes. For example, 2 houses have been added to the existing houses on a 4-inch pipe on Upper Maple that should be replaced with a 6-inch pipe to handle the increased volume.

- Catch basin repairs

I anticipate that some needed repairs will be identified in the report from the recent catch basin inspection.

- Some manholes could not be inspected because they are buried or the sewer risers were improperly installed and they could not be dug up. We need to repair these.

- Kelly Cove Subdivision

The sewer mains have lots of trees growing over them. The trees need to be removed and roots dug up.

- House gutters and foundation drains improperly draining into the sewer system.

I believe that we have fewer than a dozen houses that may have connected their gutters and foundation drains to the sewer system. Smoke testing needs to be scheduled to identify problems that homeowners will need to correct.

Respectfully,

Bill Paige, Utilities Distribution/Collection Operator

NVC- Sewer

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
4000 Revenue				
4400 Sewer Operating Revenue				
4410 Sewer Fees	280,960.57	277,625.00	3,335.57	101.20 %
Total 4400 Sewer Operating Revenue	280,960.57	277,625.00	3,335.57	101.20 %
4600 Sewer Non-operating Revenue				
4610 Interest Income	3,841.15	2,000.00	1,841.15	192.06 %
4620 Grants		45,000.00	-45,000.00	
Total 4600 Sewer Non-operating Revenue	3,841.15	47,000.00	-43,158.85	8.17 %
Total 4000 Revenue	284,801.72	324,625.00	-39,823.28	87.73 %
Total Revenue	\$284,801.72	\$324,625.00	\$ -39,823.28	87.73 %
GROSS PROFIT	\$284,801.72	\$324,625.00	\$ -39,823.28	87.73 %
Expenditures				
6000 1099 Contractors	35.29		35.29	
6010 Casual Labor	105.00	2,000.00	-1,895.00	5.25 %
6036 Bookkeeping	8,078.07	8,000.00	78.07	100.98 %
6047 Sewer Utilities Superintendent	28,833.78	28,060.00	773.78	102.76 %
Total 6000 1099 Contractors	37,052.14	38,060.00	-1,007.86	97.35 %
6050 Auto Expenses				
6051 Auto Fuel Expense				
6053 Truck Fuel	429.06	1,200.00	-770.94	35.76 %
Total 6051 Auto Fuel Expense	429.06	1,200.00	-770.94	35.76 %
6055 Auto Repairs & Maintenance				
6057 Truck Maintenance	771.74		771.74	
Total 6055 Auto Repairs & Maintenance	771.74		771.74	
6058 Mileage Expenses		1,000.00	-1,000.00	
6059 Accrue for Truck Replacement		2,000.00	-2,000.00	
Total 6050 Auto Expenses	1,200.80	4,200.00	-2,999.20	28.59 %
6065 Community Events	39.72		39.72	
6070 Employee Wages & Benefits				
6075 Employee Benefits				
6076 Company Paid Benefits	537.95	2,500.00	-1,962.05	21.52 %
6077 Income Protection Plan	750.65	1,000.00	-249.35	75.07 %
Total 6075 Employee Benefits	1,288.60	3,500.00	-2,211.40	36.82 %
6080 Employees Salaries & Wages				
6081 Collection System Operator	9,418.34	7,500.00	1,918.34	125.58 %
6081.5 Assistant CSO		5,000.00	-5,000.00	
6084 Office Personnel Wages	20,675.00	16,715.00	3,960.00	123.69 %
6086 Treatment Plant Operator	31,408.32	30,000.00	1,408.32	104.69 %
6087 Utility Billing Wages	3,789.29	3,750.00	39.29	101.05 %
Total 6080 Employees Salaries & Wages	65,290.95	62,965.00	2,325.95	103.69 %

NVC- Sewer

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6095 Payroll Processing Fees	795.11	1,100.00	-304.89	72.28 %
6096 Payroll Tax Expense	5,020.60	6,000.00	-979.40	83.68 %
Total 6070 Employee Wages & Benefits	72,395.26	73,565.00	-1,169.74	98.41 %
6150 Information & Notices	261.39		261.39	
6160 Insurance Paid				
6161 Property & Casualty Insurance	3,443.98	2,500.00	943.98	137.76 %
6162 Workers Comp Insurance	928.70	1,000.00	-71.30	92.87 %
Total 6160 Insurance Paid	4,372.68	3,500.00	872.68	124.93 %
6170 Interest	3,066.30		3,066.30	
6190 Legal & Professional Services				
6191 Auditing Services	34,390.41	10,000.00	24,390.41	343.90 %
6192 Engineering Fees		45,000.00	-45,000.00	
Total 6190 Legal & Professional Services	34,390.41	55,000.00	-20,609.59	62.53 %
6210 Licenses, Permits, & Fees	60.49	2,500.00	-2,439.51	2.42 %
6240 Membership Dues	222.75	300.00	-77.25	74.25 %
6260 Office Supplies	1,113.90	1,000.00	113.90	111.39 %
6285 Postage	802.00	800.00	2.00	100.25 %
6305 Regulatory Fees	1,241.93		1,241.93	
6330 Repairs & Maintenance				
6331 Building Repairs & Maintenance	480.26	500.00	-19.74	96.05 %
6332 Cleaning	887.04	850.00	37.04	104.36 %
6335 Sludge Removal	49,560.00	45,000.00	4,560.00	110.13 %
6337 Wharf & Floats Maintenance		2,500.00	-2,500.00	
6342 General Repairs & Maintenance	3,329.16	5,000.00	-1,670.84	66.58 %
Total 6330 Repairs & Maintenance	54,256.46	53,850.00	406.46	100.75 %
6345 Software	2,372.17	3,500.00	-1,127.83	67.78 %
6350 Supplies & Chemicals	8,187.37	15,000.00	-6,812.63	54.58 %
6400 Utilities				
6401 Electricity Expense	4,971.11	5,000.00	-28.89	99.42 %
6402 Oil	412.50	600.00	-187.50	68.75 %
6403 Hydrant Rental	149.50	150.00	-0.50	99.67 %
6404 Propane	595.04		595.04	
6406 Telephone & Internet Expenses	590.32	900.00	-309.68	65.59 %
6407 Water & Sewer	1,313.45	1,200.00	113.45	109.45 %
Total 6400 Utilities	8,031.92	7,850.00	181.92	102.32 %
6500 Water Testing	10,239.00	8,500.00	1,739.00	120.46 %
6700 Depreciation Expense	30,728.42		30,728.42	
6800 Bond Expenses				
6810 2008 MMBB Bond Principal	0.00	6,020.00	-6,020.00	0.00 %
6811 2008 MMBB Bond Interest	699.75	699.75	0.00	100.00 %
6814 2012 MMBB Refinance Bond Principal	0.00	5,365.81	-5,365.81	0.00 %
6815 2012 MMBB Refinance Bond Interest	2,147.19	2,147.19	0.00	100.00 %

NVC- Sewer

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6816 2013 BHBT Bond Principal	0.00	11,749.94	-11,749.94	0.00 %
6817 2013 BHBT Bond Interest	5,146.88	2,923.44	2,223.44	176.06 %
6821 Loan Payment to Water - Principal		18,037.84	-18,037.84	
6822 Loan Payment to Water - Interest		2,798.32	-2,798.32	
Total 6800 Bond Expenses	7,993.82	49,742.29	-41,748.47	16.07 %
Uncategorized Expense	6.34		6.34	
Total Expenditures	\$278,035.27	\$317,367.29	\$ -39,332.02	87.61 %
NET OPERATING REVENUE	\$6,766.45	\$7,257.71	\$ -491.26	93.23 %
Other Expenditures				
7300 Sewer Reserve Fund		7,200.00	-7,200.00	
Reconciliation Discrepancies	-71.29		-71.29	
Total Other Expenditures	\$ -71.29	\$7,200.00	\$ -7,271.29	-0.99 %
NET OTHER REVENUE	\$71.29	\$ -7,200.00	\$7,271.29	-0.99 %
NET REVENUE	\$6,837.74	\$57.71	\$6,780.03	11,848.45 %

NVC- WATER

Budget vs. Actuals: Budgets - Revenues and Expenses - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
4100 Water Revenue				
4200 Water Operating Revenue				
4210 Water Sales	167,494.61	161,000.00	6,494.61	104.03 %
4220 Rate Increase		15,936.00	-15,936.00	
4230 Water Service Fee Revenue	1.00	7,750.00	-7,749.00	0.01 %
4240 Hydrant Rental Revenue	6,511.01	6,279.00	232.01	103.70 %
Total 4200 Water Operating Revenue	174,006.62	190,965.00	-16,958.38	91.12 %
4300 Water Non-operating Revenue				
4310 Interest Income	10,104.53	3,000.00	7,104.53	336.82 %
4320 Interest on Loan Receivable Sewer		2,798.32	-2,798.32	
4340 Miscellaneous Revenue	27,693.64		27,693.64	
Total 4300 Water Non-operating Revenue	37,798.17	5,798.32	31,999.85	651.88 %
Total 4100 Water Revenue	211,804.79	196,763.32	15,041.47	107.64 %
Total Revenue	\$211,804.79	\$196,763.32	\$15,041.47	107.64 %
Cost of Goods Sold				
5000 Cost of Goods Sold				
5100 Water Purchases	27,988.78	31,500.00	-3,511.22	88.85 %
Total 5000 Cost of Goods Sold	27,988.78	31,500.00	-3,511.22	88.85 %
Total Cost of Goods Sold	\$27,988.78	\$31,500.00	\$ -3,511.22	88.85 %
GROSS PROFIT	\$183,816.01	\$165,263.32	\$18,552.69	111.23 %
Expenditures				
6000 1099 Contractors				
6010 Casual Labor		3,000.00	-3,000.00	
6036 Bookkeeping	9,626.82	8,000.00	1,626.82	120.34 %
6047 Water Utilities Superintendent	23,257.42	19,540.00	3,717.42	119.02 %
Total 6000 1099 Contractors	32,884.24	30,540.00	2,344.24	107.68 %
6050 Auto Expenses				
6051 Auto Fuel Expense				
6053 Truck Fuel	429.11	1,200.00	-770.89	35.76 %
Total 6051 Auto Fuel Expense	429.11	1,200.00	-770.89	35.76 %
6055 Auto Repairs & Maintenance				
6057 Truck Maintenance	771.76	1,000.00	-228.24	77.18 %
Total 6055 Auto Repairs & Maintenance	771.76	1,000.00	-228.24	77.18 %
Total 6050 Auto Expenses	1,200.87	2,200.00	-999.13	54.59 %
6065 Community Events	39.72		39.72	
6070 Employee Wages & Benefits				
6075 Employee Benefits				
6076 Company Paid Benefits	537.95	2,500.00	-1,962.05	21.52 %
6077 Income Protection Plan	828.57	1,000.00	-171.43	82.86 %
Total 6075 Employee Benefits	1,366.52	3,500.00	-2,133.48	39.04 %

NVC- WATER

Budget vs. Actuals: Budgets - Revenues and Expenses - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6080 Employees Salaries & Wages				
6082 Distribution Officer Wages	32,614.91	31,590.00	1,024.91	103.24 %
6082.5 Assistant DO Wages		7,500.00	-7,500.00	
6084 Office Personnel Wages	20,675.10	16,715.00	3,960.10	123.69 %
6087 Utility Billing Wages	3,789.29	3,750.00	39.29	101.05 %
Total 6080 Employees Salaries & Wages	57,079.30	59,555.00	-2,475.70	95.84 %
6095 Payroll Processing Fees	795.14	1,100.00	-304.86	72.29 %
6096 Payroll Tax Expense	4,278.90	6,000.00	-1,721.10	71.32 %
Total 6070 Employee Wages & Benefits	63,519.86	70,155.00	-6,635.14	90.54 %
6150 Information & Notices	218.21		218.21	
6160 Insurance Paid				
6161 Property & Casualty Insurance	3,225.00	1,625.00	1,600.00	198.46 %
6162 Workers Comp Insurance	772.66	1,000.00	-227.34	77.27 %
Total 6160 Insurance Paid	3,997.66	2,625.00	1,372.66	152.29 %
6190 Legal & Professional Services				
6191 Auditing Services	14,435.16	4,600.00	9,835.16	313.81 %
Total 6190 Legal & Professional Services	14,435.16	4,600.00	9,835.16	313.81 %
6210 Licenses, Permits, & Fees	506.00	200.00	306.00	253.00 %
6240 Membership Dues	804.00	300.00	504.00	268.00 %
6260 Office Supplies	1,268.10	1,000.00	268.10	126.81 %
6285 Postage	802.00	800.00	2.00	100.25 %
6305 Regulatory Fees	894.00	200.00	694.00	447.00 %
6330 Repairs & Maintenance				
6331 Building Repairs & Maintenance	480.27	500.00	-19.73	96.05 %
6332 Cleaning	887.04	850.00	37.04	104.36 %
6342 General Repairs & Maintenance	17,618.30	5,000.00	12,618.30	352.37 %
Total 6330 Repairs & Maintenance	18,985.61	6,350.00	12,635.61	298.99 %
6345 Software	2,473.19	3,500.00	-1,026.81	70.66 %
6350 Supplies	1,614.27	5,000.00	-3,385.73	32.29 %
6400 Utilities				
6401 Electricity Expense	3,373.49	3,600.00	-226.51	93.71 %
6402 Oil/Propane	450.45	600.00	-149.55	75.08 %
6406 Telephone & Internet Expenses	596.00	900.00	-304.00	66.22 %
6407 Water & Sewer	1,313.46	1,200.00	113.46	109.46 %
Total 6400 Utilities	5,733.40	6,300.00	-566.60	91.01 %
6500 Water Testing	715.00	800.00	-85.00	89.38 %
6600 Lead Pipe Testing Expenses	15,737.35		15,737.35	
6700 Reserve Accrual - Loan from Sewer Interest		2,798.32	-2,798.32	
6800 Bond Expenses				
6816 2013 MMBB Refinance Bond Principal	0.00	21,541.56	-21,541.56	0.00 %
6817 2013 MMBB Refinance Bond Interest	10,619.28	5,359.64	5,259.64	198.13 %
Total 6800 Bond Expenses	10,619.28	26,901.20	-16,281.92	39.48 %

NVC- WATER

Budget vs. Actuals: Budgets - Revenues and Expenses - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6900 Depreciation Expense	47,481.85		47,481.85	
Total Expenditures	\$223,929.77	\$164,269.52	\$59,660.25	136.32 %
NET OPERATING REVENUE	\$ -40,113.76	\$993.80	\$ -41,107.56	-4,036.40 %
Other Expenditures				
Reconciliation Discrepancies	-154.80		-154.80	
Total Other Expenditures	\$ -154.80	\$0.00	\$ -154.80	0.00%
NET OTHER REVENUE	\$154.80	\$0.00	\$154.80	0.00%
NET REVENUE	\$ -39,958.96	\$993.80	\$ -40,952.76	-4,020.83 %

Northport Village Corporation 2026 Sewer Department					Comments
	2024	2025	2026 - Draft	Difference	
Revenue					
4000 Revenue					
4400 Sewer Revenue					
4500 Sewer Operating Revenue					
4510 Sewer Fees	\$ 277,625.00	\$ 316,050.00	\$ 325,080.00	\$ 9,030.00	based on 252 users
4530 Interest (S)				\$ -	
Ready to Serve			\$ 3,010.00		
Total 4500 Sewer Operating Revenue	\$ 277,625.00	\$ 316,050.00	\$ 328,090.00	\$ 12,040.00	
4600 Sewer Non-Operating Revenue					
Grants	\$ 45,000.00	\$ 45,000.00	\$ -	\$ (45,000.00)	(Expected grants - 2024)
4610 Interest Revenue (S)	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	
Total 4400 Sewer Revenue	\$ 324,625.00	\$ 363,050.00	\$ 330,090.00	-\$ 32,960.00	
Total 4000 Revenue	\$ 324,625.00	\$ 363,050.00	\$ 330,090.00	\$ (32,960.00)	
Total Revenue	\$ 324,625.00	\$ 363,050.00	\$ 330,090.00	\$ (32,960.00)	
Gross Profit	\$ 324,625.00	\$ 363,050.00	\$ 330,090.00	\$ (32,960.00)	
Expenditures					
6000 Expenses					
6010 1099 Contractors					
6015 Casual Labor	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	Snow Shoveling
6020 Contracted Services					
6036 Bookkeeping	\$ 8,000.00	\$ 8,840.00	\$ 9,600.00	\$ 760.00	\$9600 in 2024 \$7800 as of 9/2
6037 Office Assistant	\$ -				
6045 Utilities Superintendent					
6046 Sewer Utility Superintendent	\$ 28,060.00	\$ 28,060.00	\$ 28,500.00	\$ 440.00	2024 \$28,833 \$22426 as
6047 Water Utility Superintendent					
Total 6045 Utilities Superintendent	\$ 28,060.00	\$ 28,060.00	\$ 28,500.00	\$ 440.00	
Total 1099 Contractors	\$ 38,060.00	\$ 38,900.00	\$ 38,100.00	-\$ 800.00	
6050 Auto Expenses					
6051 Auto Fuel Expense					
6053 Truck Fuel	\$ 1,200.00	\$ 1,000.00	\$ 750.00	\$ (250.00)	
Total 6051 Auto Fuel Expense	\$ 1,200.00	\$ 1,000.00	\$ 750.00	\$ (250.00)	
6055 Auto Repairs & Maintenance					
6057 Truck Maintenance	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	
6059 Accrue for Truck Replacement	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	
Total 6050 Auto Expenses	\$ 4,200.00	\$ 4,000.00	\$ 3,750.00	\$ (250.00)	
6065 Community Events					
6070 Employee Wages & Benefits					
6075 Employee Benefits					
6076 Company Paid Benefits	\$ 2,500.00	\$ 4,000.00	\$ 4,000.00	\$ -	2024 was \$3200
6077 Income Protection Plan	\$ 1,000.00	\$ 1,508.00	\$ 2,500.00	\$ 992.00	adding F Barton
Total 6075 Employee Benefits	\$ 3,500.00	\$ 5,508.00	\$ 6,500.00	\$ 992.00	
6080 Employee Salaries & Wages					
6081 Collection System Operator Wages	\$ 7,500.00	\$ 10,400.00	\$ 12,000.00	\$ 1,600.00	Based on 300 hrs.
6081.5 Assistant CSO	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	
6084 Office Personnel Wages	\$ 16,715.00	\$ 18,100.00	\$ 18,100.00	\$ -	
6084.5 Finance Manager		\$ 5,150.00	\$ 4,000.00	\$ (1,150.00)	See Gen 50-25-25 FINANCE
6085 Police Wages					
6086 Treatment Plant Operator Wages	\$ 30,000.00	\$ 34,500.00	\$ 38,425.00	\$ 3,925.00	29 hrs @ \$25, 53 weeks
6087 Utility Billing Wages	\$ 3,750.00	\$ 5,000.00	\$ 5,500.00	\$ 500.00	
Total 6080 Employee Salaries & Wages	\$ 62,965.00	\$ 78,150.00	\$ 83,025.00	\$ 4,875.00	
6095 Payroll Processing Expenses	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ -	
6096 Payroll Tax Expenses	\$ 6,000.00	\$ 6,370.00	\$ 7,000.00	\$ 630.00	
Total 6070 Employee Wages & Benefits	\$ 73,565.00	\$ 91,128.00	\$ 97,625.00	\$ 6,497.00	
6150 Information & Notices			\$ 300.00	\$ 300.00	
6160 Insurance					
6161 Property & Casualty Insurance	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 1,000.00	2024 \$3445
6162 Workers Comp Insurance	\$ 1,000.00	\$ 1,300.00	\$ 1,200.00	\$ (100.00)	
Total 6160 Insurance	\$ 3,500.00	\$ 3,800.00	\$ 4,700.00	\$ 900.00	

6190 Legal & Professional Services					
6191 Auditing Services	\$ 10,000.00	\$ 9,000.00	\$ 7,500.00	\$ (1,500.00)	30% Sewer Assumes \$25K for (Engineering fees associated with grants 2024)
6192 Engineering Fees	\$ 45,000.00	\$ 45,000.00	\$ -	\$ (45,000.00)	
6193 Legal Fees				\$ -	
Total 6190 Legal & Professional Serv	\$ 55,000.00	\$ 54,000.00	\$ 7,500.00	-\$ 46,500.00	
6210 Licenses, Permits and Fees	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 0.00	
Total 6210 Licenses, Permits & Fees	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -	
6200 Office					
6240 Membership Dues	\$ 300.00	\$ 300.00	\$ 300.00	\$ -	
6260 Office Supplies	\$ 1,000.00	\$ 1,700.00	\$ 1,500.00	\$ (200.00)	
6285 Postage	\$ 800.00	\$ 1,500.00	\$ 1,500.00	\$ -	
Total 6200 Office	2,100.00	3,500.00		-3,500.00	
6305 Regulatory Fees		\$ 1,500.00	\$ 1,500.00	\$ -	
6325 Rent Expense	\$ -	\$ -			
6330 Repairs & Maintenance					
6331 Building Repairs & Maintenance	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	
6332 Cleaning	\$ 850.00	\$ 850.00	\$ 850.00	\$ -	
6335 Sludge Removal	\$ 45,000.00	\$ 50,000.00	\$ 50,000.00	\$ -	2024 \$49,560
6337 Wharf & Floats Maintenance	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -	
6342 General Repairs & Maintenance	\$ 5,000.00	\$ 17,000.00	\$ 10,000.00	\$ (7,000.00)	\$12,000 for Man Hole
Total 6330 Repairs & Maintenance	\$ 53,850.00	\$ 72,350.00	\$ 65,350.00	\$ (7,000.00)	
6345 Office Software	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00	\$ -	
6350 Supplies and Chemicals	\$ 15,000.00	\$ 12,000.00	\$ 12,000.00	\$ -	
6400 Utilities					
6401 Electricity Expense	\$ 5,000.00	\$ 5,300.00	\$ 5,500.00	\$ 200.00	
6402 Oil	\$ 600.00	\$ 600.00	\$ 600.00	\$ -	Oil Only (shared CH)
6403 Hydrant Rental	\$ 150.00	\$ 150.00	\$ 150.00	\$ -	Will this go to \$0 with Fire
6404 Propane		\$ 500.00	\$ 750.00	\$ 250.00	Spent \$595 in 2024
6406 Telephone & Internet Expense	\$ 900.00	\$ 1,200.00	\$ 1,500.00	\$ 300.00	Added Lab Internet
6407 Water & Sewer	\$ 1,200.00	\$ 1,600.00	\$ 1,800.00	\$ 200.00	2024 was \$1300 Now New
Total 6400 Utilities	\$ 7,850.00	\$ 8,850.00	\$ 9,550.00	\$ 700.00	
6500 Water Testing	\$ 8,500.00	\$ 7,600.00	\$ 11,000.00	\$ 3,400.00	2024 was \$10300
Total 6500 Water Testing	\$ 8,500.00	\$ 7,600.00	\$ 11,000.00	\$ 3,400.00	
Total 6000 Expenses	\$ 267,625.00	\$ 303,628.00	\$ 257,075.00	-\$ 46,553.00	
6800 Bond Expenses					
6810 2008 MMBB Bond Principal	\$ 6,020.00	\$ 6,658.32	\$ 6,997.37	\$ 339.05	last payment 2028
6811 2008 MMBB Bond Interest	\$ 699.75	\$ 534.20	\$ 360.37	\$ (173.83)	last payment 2028
6812 2009 MMBB Bond Principal					
6813 2009 MMBB Bond Interest					
6814 2012 USDA Bond Principal	\$ 5,365.81	\$ 5,473.12	\$ 5,582.59	\$ 109.47	last payment 2040
6815 2012 USDA Bond Interest	\$ 2,147.19	\$ 2,039.88	\$ 1,930.41	\$ (109.47)	last payment 2040
6816 2013 MMBB Refinance Bond	\$ 11,749.94	\$ 12,134.16	\$ 15,083.91	\$ 2,949.75	Split 15/30/55 G/S/W;
6817 2013 MMBB Refinance Bond	\$ 2,923.44	\$ 2,731.33	\$ 5,025.82	\$ 2,294.49	Split 15/30/55 G/S/W;
Loan Payment to Water Principal	\$ 18,037.84	\$ 18,037.84	\$ 19,532.40	\$ 1,494.56	Last Payment Dec 2027
Loan Payment to Water Interest	\$ 2,798.32	\$ 2,798.32	\$ 1,303.76	\$ (1,494.56)	Last Payment Dec 2027
Total 6800 Bond Expenses	\$ 49,742.29	\$ 50,407.17	\$ 55,816.63	\$ 5,409.46	
Total Expenditures	\$ 317,367.29	\$ 354,035.17	\$ 312,891.63	-\$ 41,143.54	
Net Operating Revenue	\$ 7,257.71	\$ 9,014.83	\$ 17,198.37	\$ 8,183.54	
3560 Sewer Reserve Fund	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ -	USDA Reserve
6600 Interest expense					
7100 Contingency Expenses		\$ 4,054.00	\$ 9,998.37	\$ 5,944.37	Expected to go to Reserve
Reconciliation Discrepancies					
Total Other Expenditures	\$ 7,200.00	\$ 11,254.00	\$ 17,198.37	\$ 5,944.37	
Net Other Revenue	\$ 0.00	\$ 0.00		\$ 0.00	
Net Revenue or Deficit	\$ 57.71	-\$ 2,239.17	\$ 0.00	\$ 2,239.17	

Northport Village Corporation 2026 Water Department					
	2024	2025	2026 Draft	Difference	Comment
Revenue					
4000 Revenue					
4800 Water Operating Revenue					
4810 Water Sales	\$ 161,000.00	\$ 161,000.00	\$ 192,994.56	352 Customers @ \$182.76	This is the new rate as of 11/15/25
4120 Rate Increase	\$ 15,936.00	\$ 42,665.00	\$ -	Figured into regular sales	
3530 Reserve Funds Operational Exp	\$ -	\$ -		\$ -	
4820 Water Service Fee Revenue	\$ 7,750.00	\$ 8,000.00	\$ 8,000.00	\$ -	
4830 Bank Interest (W)	\$ -	\$ -		\$ -	
4832 Miscellaneous Revenue (W)	\$ -	\$ -		\$ -	
Total 4820 Water Serv Fee Revenue	\$ 7,750.00	\$ 8,000.00	\$ 8,000.00	\$ -	
4840 Hydrant Rental Revenue	\$ 6,279.00	\$ 6,279.00	\$ 25,000.00	\$ 18,721.00	Fire Remediation
2510 New Installations	\$ -	\$ -		\$ -	
Total 4800 Water Operating Revenue	\$ 190,965.00	\$ 217,944.00	\$ 225,994.56	\$ 8,050.56	
4900 Water Non-Operating Revenue					
Interest from loan to sewer	\$ 2,798.32	\$ 2,798.32	\$ 1,303.76	\$ (1,494.56)	Interest from loan to sewer
4510 Interest Income (W)	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	
Total 4900 Water Non-Operating	\$ 5,798.32	\$ 5,798.32	\$ 4,303.76	\$ (1,494.56)	
Total 4700 Water Revenue	\$ 196,763.32	\$ 223,742.32	\$ 230,298.32	\$ 6,556.00	
Cost of Goods Sold					
5000 Cost of Goods Sold					
5100 COGS - Water Purchases	\$ 31,500.00	\$ 31,590.00	\$ 40,000.00	\$ 8,410.00	2024 \$27,988 2025 Est \$37,500
Total 5000 Cost of Goods Sold	\$ 31,500.00	\$ 31,590.00	\$ 40,000.00	\$ 8,410.00	
Total Cost of Goods Sold	\$ 31,500.00	\$ 31,590.00	\$ 40,000.00	\$ 8,410.00	
Gross Profit	\$ 165,263.32	\$ 192,152.32	\$ 190,298.32	\$ (1,854.00)	
Expenditures					
6000 Expenses					
6010 1099 Contractors					
6015 Casual Labor	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	Used \$0 in 2024 \$0 as of 10/2025
6020 Contracted Services					
6021 Mowing & Trimming Service					
6022 Trash Collection					
Total 6020 Contracted Services	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	Snow Shoveling
6036 Bookkeeping	\$ 8,000.00	\$ 8,840.00	\$ 9,600.00	\$ 760.00	\$9600 in 2024 \$7800 as of 9/25
6037 Office Assistant	\$ -				
6045 Utilities Superintendent					
6047 Water Utility Superintendent	\$ 19,540.00	\$ 19,540.00	\$ 19,540.00	\$ -	2024 \$23257. \$18280 as of 9/25
Total 6045 Utilities Superintendent	\$ 19,540.00	\$ 19,540.00	\$ 19,540.00	\$ -	
Total 1099 Contractors	\$ 30,540.00	\$ 31,380.00	\$ 32,140.00	\$ 760.00	
6050 Auto Expenses					
6051 Auto Fuel Expense					
6052 Cruiser Fuel					
6053 Truck Fuel	\$ 1,200.00	\$ 1,000.00	\$ 750.00	\$ (250.00)	50-25-25 see general
Total 6051 Auto Fuel Expense	\$ 1,200.00	\$ 1,000.00	\$ 750.00	\$ (250.00)	
6055 Auto Repairs & Maintenance					
6056 Cruiser Maintenance					
6057 Truck Maintenance	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	Just for Truck Maint. (no
Total 6055 Auto Repairs &	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	
6059 Accrue for Truck Replacement	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	
Total 6050 Auto Expenses	\$ 2,200.00	\$ 2,000.00	\$ 3,750.00	\$ 1,750.00	
6065 Community Events					
6070 Employee Wages & Benefits					
6075 Employee Benefits					
6076 Company Paid Benefits	\$ 2,500.00	\$ 4,000.00	\$ 4,000.00	\$ -	
6077 Income Protection Plan	\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	\$ 200.00	2024 was \$900
Total 6075 Employee Benefits	\$ 3,500.00	\$ 5,000.00	\$ 5,200.00	\$ 200.00	
6080 Employee Salaries & Wages					

6081 Collection System Oper Wages					
6082 Distribution Officer Wages	\$ 31,590.00	\$ 40,000.00	\$ 41,600.00	\$ 1,600.00	Based on 1000 hrs; includes bonus
6082.5 Assistant DO	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ -	
6084 Office Personnel Wages	\$ 16,715.00	\$ 18,100.00	\$ 18,100.00	\$ -	
6084.5 Finance Manager		\$ 5,148.00	\$ 4,000.00	\$ (1,148.00)	Based on General
6087 Utility Billing Wages	\$ 3,750.00	\$ 5,000.00	\$ 5,500.00	\$ 500.00	
Total 6080 Employee Salaries & Wages	\$ 59,555.00	\$ 75,748.00	\$ 76,700.00	\$ 952.00	
6095 Payroll Processing Expenses	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ -	
6096 Payroll Tax Expenses	\$ 6,000.00	\$ 5,415.00	\$ 6,000.00	\$ 585.00	
Total 6070 Employee Benefits	\$ 7,100.00	\$ 6,515.00	\$ 7,100.00	\$ 585.00	
Total Employee Wages and Benefits	\$ 70,155.00	\$ 87,263.00	\$ 89,000.00	\$ 1,737.00	
6150 Information & Notices			\$ 300.00	\$ 300.00	
6160 Insurance					
6161 Property & Casualty Insurance	\$ 1,625.00	\$ 1,650.00	\$ 3,220.00	\$ 1,570.00	
6162 Workers Comp Insurance	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	
Total 6160 Insurance	\$ 2,625.00	\$ 2,650.00	\$ 4,220.00	\$ 1,570.00	
6190 Legal & Professional Services					
6191 Auditing Services	\$ 4,600.00	\$ 11,000.00	\$ 10,000.00	\$ (1,000.00)	40% Water
6193 Legal Fees					
Total 6190 Legal & Professional Serv	\$ 4,600.00	\$ 11,000.00	\$ 10,000.00	\$ (1,000.00)	
6210 Licenses, Permits and Fees	\$ 200.00	\$ 1,800.00	\$ 600.00	\$ (1,200.00)	
6200 Office					
6240 Membership Dues	\$ 300.00	\$ 300.00	\$ 800.00	\$ 500.00	
6260 Office Supplies	\$ 1,000.00	\$ 1,700.00	\$ 1,500.00	\$ (200.00)	
6285 Postage	\$ 800.00	\$ 1,500.00	\$ 1,500.00	\$ -	
Total 6200 Office	\$ 2,100.00	\$ 3,500.00	\$ 3,800.00	\$ 300.00	
6305 Regulatory Fees	\$ 200.00	\$ 900.00	\$ 1,200.00	\$ 300.00	\$1125 as of 9/25
6325 Rent Expense	\$ -	\$ -		\$ -	
6330 Repairs & Maintenance					
6331 Building Repairs & Maintenance	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	
6332 Cleaning	\$ 850.00	\$ 850.00	\$ 850.00	\$ -	
6342 General Repairs & Maintenance	\$ 5,000.00	\$ 5,000.00	\$ 8,000.00	\$ 3,000.00	2024 was \$17618 (Water meter) \$
Total 6330 Repairs and Maintenance	\$ 6,350.00	\$ 6,350.00	\$ 9,350.00	\$ 3,000.00	
6345 Software	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00	\$ -	
6350 Supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	2024 was \$1614 \$4425 as of 9/25
6400 Utilities					
6401 Electricity Expense	\$ 3,600.00	\$ 4,000.00	\$ 4,000.00	\$ -	2024 \$3373 \$3950 as of 9/25
6402 Oil	\$ 600.00	\$ 600.00	\$ 600.00	\$ -	
6406 Telephone & Internet Expense	\$ 900.00	\$ 600.00	\$ 1,500.00	\$ 900.00	Added Lab internet
6407 Water & Sewer	\$ 1,200.00	\$ 1,200.00	\$ 1,500.00	\$ 300.00	rate increases
Total 6400 Utilities	\$ 6,300.00	\$ 6,400.00	\$ 7,600.00	\$ 1,200.00	
6500 Water Testing	\$ 800.00	\$ 800.00	\$ 1,000.00	\$ 200.00	2025 \$725
Total 6500 Water Testing	\$ 800.00	\$ 800.00	\$ 1,000.00	\$ 200.00	
Reserve Accrual: Loan from Sewer	\$ 2,798.32	\$ 2,798.32	\$ 1,303.76	\$ (1,494.56)	As per promissory note to be
Total 6000 Expenses	\$ 137,368.32	\$ 166,841.32	\$ 173,963.76	\$ 7,122.44	
6800 Bond Expenses					
6816 2013 MMBB Refinance Bond	\$ 21,541.56	\$ 22,245.97	\$ 27,653.83	\$ 5,407.86	Split 15/30/55 G/S/W; ends
6817 2013 MMBB Refinance Bond	\$ 5,359.64	\$ 5,007.44	\$ 9,214.02	\$ 4,206.58	Split 15/30/55 G/S/W; ends
Total 6800 Bond Expenses	\$ 26,901.20	\$ 27,253.41	\$ 36,867.85	\$ 9,614.44	
Total Expenditures	\$ 164,269.52	\$ 194,094.73	\$ 210,831.61	\$ 16,736.88	
Net Operating Revenue	\$ 165,263.32	\$ 192,152.32	\$ 190,298.32	\$ (1,854.00)	
Other Expenditures					
6600 Interest expense					
7100 Contingency Expenses		\$ 5,911.00	\$ -	\$ (5,911.00)	Expect to be in Reserve
Reconciliation Discrepancies					
Total Other Expenditures				\$ -	
Net Other Revenue				\$ -	
Net Revenue	\$ 993.80	\$ (7,853.41)	\$ (20,533.29)	\$ (12,679.88)	

Note: Reserve information for 2024					
3500 Reserve					
3510 Principal	\$ 18,027.84	\$ 18,027.84	\$ 19,532.40	\$ 1,504.56	Principal returned to Water
3520 Loan to sewer Interest	\$ 2,798.32	\$ 2,798.32	\$ 1,303.76	\$ (1,494.56)	Interest on loan, revenue and
Total 3500 Total Principal & Interest	\$ 20,826.16	\$ 18,883.75	\$ 302.87	\$ (18,580.88)	