



August 10, 2025 – 8:00 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 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.

*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

- Approval of July 13, 2025 meeting minutes.*
- President's Report
 - Request approval to dedicate the bench located on the Shady Grove Museum grounds.
 - Request approval to restrict parking in Cradle Row next to the Shady Grove Museum for 2 hours on a weekday afternoon in August TBD for a community celebration to be described.
 - Annual meeting responsibilities.
 - Managing Zoom meetings to address "Zoom bombing."
 - Summer 2025 Donuts and Dialog debrief
- Treasurer's Report
- Village Agent Report*
- Office Manager's Report*
- Governance Committee Report
 - Plan for reconciliation of zoning and utility ordinances through a joint working group;
 - Recommendation on purchasing refrigerator magnets with a QR code that links to key information on fires/parking/trash that can be sent with the spring utility bill, or dropped to each cottage;
 - Report on nuisance and resort fee discussions
 - Recommendation to remove the "no parking either side" signs in Auditorium Park in favor of "residents only" at top of the street, and consider an educational component on who can park in Auditorium Park.
- Infrastructure Committee Report
 - Suggested timeline for Bayview Park shoreline project; Auditorium Park steps; update on storm drainage engineering study from the Northport Climate Resiliency Committee
- Utilities Committee Report

Following a public hearing on the proposal, the Utilities Committee recommends adoption of the following proposed modification to Section 201.1 of the Utilities Ordinance:

“All those owners of residences or property within the service area of the Northport Village Corporation Wastewater and Sewer System (‘the Sewer System’) shall pay the Sewer Service Charges of the Sewer System in accordance with the following Schedule of User Fees:

- A. Owners of residences with current active connections linked to existing structures shall timely pay as a User Fee the amount assessed as shown on the trimester billing for that residence.
 - a. A “current active connection” is one where there is a residence in existence connected to the sewer system and the connection has not been terminated due to nonpayment or uninhabitability of the residence.**
- B. Owners of real estate who have a permitted connection onto their property but have not yet built their residence or whose residence has been deemed uninhabitable, shall pay a Ready to Serve Fee equal to 25% of the base trimester rate charged as a User Fee for current active connections.
 - a. An owner of real estate who has received a permit to connect but has not yet connected and wishes to be relieved of the duty to pay the Sewer Service Charge may surrender their permit to connect. In that circumstance, the owner relinquishes their right to a connection and is not entitled to a new connection unless a new permit application, with applicable connection fees, is approved.**
- C. The Sewer System is limited to the treatment capacity and conditions under the 301(h) waiver from the EPA.
 - a. No property owner is entitled to a connection simply because they own property within the service area of the Sewer System.”**

- Town Liaison Report

Other Committee Reports/business (as needed)

Comments by members of the public.

Adjourn

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

***Written materials submitted.**

- Draft July 13, 2025 Board meeting minutes
- August 2025 Village Agent Report
- August 2025 Office Manager Report, including various financial reports

**Northport Village Corporation
Minutes of the Board of Overseers Meeting
Sunday, July 13, 2025**

Overseers, Officers and Staff present: Fred Lincoln; Vicky Matthews; Kris Mix; Elaine Moss; Michael Tirrell; Jeffrey Wilt; President, Janae Novotny; Treasurer, Wendy Huntoon; Clerk, Maureen (Beanie) Einstein (via Zoom)

Not present: Celine Brewster due to illness

Public Comments:

Steve Kazilionis (8 George Street) - Speeding continues throughout the Village, in particularly, on George St./Shore Road. Does the Board/Safety Committee have a plan for speed mitigation. Currently we have \$16,500.00 in the budget for police. He encouraged the Overseers to use some of these funds for traffic calming.

John Spritz (40 Clinton) - Is there a comprehensive plan on how to deal with degradation of the Beech Trees throughout the Village. Vicky Matthews, Tree Warden, has spoken with the arborist to address this issue.

The Meeting was called to order at 8:10 a.m.

Approval of the Minutes of the Sunday, June 8, 2025, Overseers Meeting.

Janae N. asked if there were any questions/comments regarding the minutes of the June 8, 2025 Overseers meeting distributed prior to the meeting.

Kris M. - Remove "via Zoom" after her name, as she was in attendance at that meeting.

Action: Jeffrey W. made a motion, seconded by Elaine M., to approve the minutes of the June 8, 2025 meeting with the correction as stated above. Voted - Unanimous.

Approval of the Minutes of the Saturday, June 28, 2025 Overseers Special Meeting.

Action: Elaine M. made a motion, seconded by Fred L., to approve the minutes of the June 28, 2025 Overseers meeting as written. Voted - Unanimous.

President's Report - Janae Novotny

a) Recommendation to modify Article 5 of the Annual Warrant. Article 5 - Insert two missing words to Article 5 of the 2025 Annual Report under Number 3 - Validity "differs" and "affected". "If the actual amount of the total debt service for the bond issue *differs* from the estimate the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not *affected* by reason of the variance."

Jeffrey W. made a motion, seconded by Elaine M., to approve the addition of the two words to Article 5 as written above. Voted - Unanimous.

- b) Recommendation to approve Laurie Kazilionis' request to use upper Bayview Park for the Annual Porch Party on Saturday, August 16, 2025.
- c) Recommendation to approve Carla and John Lojek's request to close Clinton Avenue between George Street and Broadway to through traffic for the annual Chili Party on Saturday, August 30, 2025.
- d) Recommendation to approve Northport Yacht Club's request to use five tables for the Mother of All Yard Sales.

Action: Jeffrey W. made a motion, seconded by Fred L., to approve the b, c and d recommendations as written above. Voted - Unanimous.

- e) Recommendation to approve the request of the Campaign to Protect Sears Island to use Community Hall for a community meeting regarding the proposed offshore wind port at Sears Island at a TBD date after August 23 and to waive the rental for this community non-profit.

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

- f) Recommendation to approve the request of Penobscot Bay Water Keepers to use Community Hall for a meeting at 10:00 a.m. on July 16, 2025 about the effort to purchase and protect Little River and to waive the rental fee for this community non-profit.

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

Recommendation to waive the Community Hall Rental fee for a CPR Course to be held Wednesday, July 30, 2025 in the Richard Brockway room downstairs in the Community Hall.

Vicky M. made a motion, seconded by Jeffrey W., to waive the rental fee for Community Hall for a CPR class to be held July 30, 2025. Voted - Unanimous.

(NVC currently has 3 AED's - two in the Community Hall (one is currently away for repair) and one at the Blair Agency, in the phone booth on the porch....an AED sign is next to the booth. During the summer months, when the lifeguard is on duty, it is taken to the dock and returned to the phone booth in the evening.)

NVC AV Operator needed. Bayside Arts has allowed NVC to use their AV equipment for our events. Bill Cressey will no longer be available for the setup of equipment for NVC events. Discussion ensued regarding hiring someone on a per diem basis as opposed to relying on volunteers. There was consensus by the Board to develop a plan for Bill Cressey's replacement.

The Donuts and Dialog scheduled for July 19th, 2025, is being postponed due to scheduling issues. A new date for "Why a Village and a Town" with Town Administrator, James Kossuth, and Northport Selectboard members will be rescheduled for a later date.

NVC Voter Registration - Registration will be held on the Bayside Community Hall porch at 9:00 a.m. with Judy Metcalf and Kris Mix.

Treasurer's Report - Wendy Huntoon

Wendy H. referred the Overseers to her written report with financial statements circulated prior to the meeting. Reminder - that we are working on finishing up the 2024 audit. The goal is to have the 2024 Financial Statements ready before the annual meeting.

Village Agent - Bill Paige

Bill P. referred the Overseers to his written report circulated prior to meeting. The pier is in great shape...the best it has looked since 2016. No structural repairs need to be done to the pier. He has received a marine engineer's design for replacing our floats. He recommends raising the swim float to be more buoyant in storms and handle a crowd on the float.

Paving on Broadway is on the books and should be done soon.

Discussion ensued regarding a purchase versus lease option for a new vehicle in two years, and the matter was referred to the Finance Committee.

Office Manager's Report - Trish Parker

Trish P. referred the Overseers to her written report and reminded them to sign the warrants and journal entries.

Governance Committee - Elaine Moss

Zoning Ordinance - Elaine M. reported that another revision to the Zoning Ordinance may be needed prior to a public meeting to reconcile the Zoning Ordinance with the Utilities Ordinance.

Bond Counsel - in addition to new bond counsel, we are looking for a full-service law firm that could provide advice on a variety of issues as needed.

Kris M. questioned whether nuisance concerns should be addressed in the zoning ordinance. Elaine M. responded that nuisance issues are Town issues, and the Town is generally not interested in addressing them. Elaine M. said that nuisance complaints will be addressed at the next Governance Committee meeting.

Discussions ensued about parking, speeding, safety and bonfire concerns. Elaine M. said that these issues, a review of the fire ordinance and the possibility of a resort fee will be addressed at the next committee meeting on August 1, 2025.

Infrastructure Committee - Celine Bewsher/Janae Novotny

Celine has received an email from MEMA which she will forward to the Finance Committee for their review to look at applying for a grant. Janae will check with the Town Administrator, James Kossuth, for resources regarding climate resiliency projects. Celine has had a conference call with Will Hartley regarding shoreline stabilization.

Parks & Trees/Tree Warden - Vicky Matthews

Recommendation to approve expenditure of \$158. 56 for supplies to build a bridge over the marshy area of the Shore/Bluff footpath.

Vicky M. made a motion, seconded by Jeffrey W, approve the additional expenditure of \$158.56 for supplies to build a bridge over the marshy area of the Shore/Bluff footpath. Voted - Unanimous.

Recommendation to approve expenditure of \$125 for bulbs to be planted in the fall along the Couture boundary of the Shore/Bluff footpath.

Vicky M. made a motion, seconded by Michael T. to approve expenditure of \$125 for bulbs to be planted along the Couture boundary of the Shore/Bluff footpath. Voted - Unanimous.

Vicky M. has contacted the arborist to assess several “sick” Beech Trees.

Michael T. - Construction is underway at 10 Maple Street, with approval from the Board to use the village land surrounding the cottage for equipment. The cottage is undergoing a complete historic renovation.

Utilities Committee - Jeffrey Wilt

Utilities Donuts & Dialog - Approximately 15 people attended.

There will be a public hearing on Friday, July 18, 2025 at 2 p.m. on the “ready to serve modifications” to the Utilities rate structure in the Utilities Ordinance that the Overseers approved at its last meeting in June. The purpose of this hearing is to listen for input and return to the Utilities Committee with this input for them to make any modifications if needed.

Through May, we have had no exceedances to the plant.

Safety Committee - Michael Tirrell

We currently have two lifeguards. One is here until July 29th and returning to Florida. We will then have lifeguard coverage four days a week, Wednesday, Friday, Saturday and Sunday. There currently are feelers out for a substitute to help bridge the gap.

Speeding is a concern every year, with or without a policeman, especially on certain roads, i.e., Bluff Road, George Street, Shore Road and Broadway. There have been multiple efforts looking at how do reduce speeding; speed bumps, speed signs, etc. Factors to consider, selling of the police cruiser to purchase another digital sign. Janae N. will bring this concern to the Town. Currently, the Town’s digital sign on Bayside Road is not working.

Discussion ensued regarding enforcing the Parking Ordinance.

A Safety Bulletin was posted at the beginning of the summer; Michael T. plans to do another Safety Bulletin regarding bike safety, helmets, etc., and AED locations and dogs in Bayside.

A car without car registration or inspection has been parked in Cradle Row since May. Janae N. will write a letter to the owners to remove the car.

Town Liaison - Janae Novotny

The town is working on a Hazard Mitigation Plan. There will be a public hearing on July 28, 2025. The town is doing this primarily to make the town eligible for certain FEMA funds for preventative work.

The town has received a request from the Coastal Mountain Land Trust to support the Penobscot Indian Nation's request for an engineering study to investigate the feasibility of removing the two dams on the Little River.

Public Comments

Rachel Rosa, Dan Webster, Wendy Huntoon and John Spritz were recognized.

Adjournment

The meeting was adjourned at 9:45 a.m.

Respectively submitted,

Maureen (Beanie) Einstein, Clerk

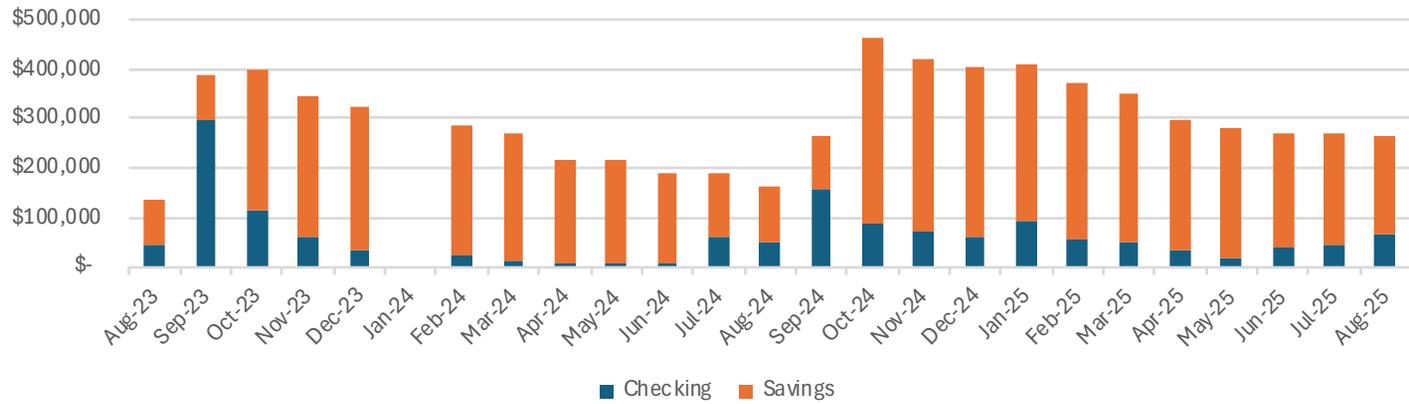
Janae Novotny, President

Note: The meeting was "Zoom bombed" twice with disruptive and disturbing images. The Zoom connection was severed and then restarted and the meeting continued after each interruption. Discussion ensued about possible ways to prevent the disruptions.

Treasurer's Report
08/10/2025

- Warrants, Financial Reports, Bank Statements
 - Provided by Office Manager:
 - July Warrants, 2025 Budget vs Actuals and current Journal Entry Reports
 - Bank Statement – available in the office.
- 2024 Audit
 - Draft 2024 Financial Statements are under review and are expected to be finalized by the middle of August.
 - JE have been provided by the Auditors and will be entered into the General Ledger once the Financial Statements have been finalized.
 - Once the JE have been entered, the final 2024 statement of activity, statement of financial position and budget vs actual reports will be generated and available on NVC's website.
- Cash On Hand
 - General Cash on Hand by Month graph shows the historical trend of cash on hand for General.
 - Majority of General's revenue is received in September and October reflecting the yearly tax collection.

General Cash on Hand by Month



Northport Village Corporation
Village Agent Report
August 10, 2025 Board of Overseers Meeting

Recent activities

- Continuing to work on getting project estimates for items on the MMA list. Contractors are scheduling out a year or more. Identified a contractor for Community Hall building/carpentry work and lab/water shed work; waiting for an estimate. The electrician has done the work required by MMA. I scheduled the electrician to come back to change out a faulty breaker in the electrical box at the Community Hall and this has been completed.

Wharf and floats

- Wharf: Dallas Fields Dive Service completed the major brace work on the wharf. Remaining repairs will be made in the summer. Weather has not cooperated with scheduling needs.
- Floats: Working with marine engineer to finalize design and construction plans for swim and boat float construction to make sure they are sturdy enough to meet our needs. I met several times with the Engineer to finalize the design. We now have engineered plans for the swim float and the boat float. If you would like to see these plans they are available for viewing at the office only. The Engineer noted that our floats are designed differently and built much sturdier than most floats along the Eastern Seaboard. This design reflects the fact that our floats are used in open, not shallow water.

Utilities

- Have been dealing with 3 new water services, all on the Bluff Rd. All are installed and one is already in service at this time. We have installed and put into service a water service off Route 1, which is in service now as well.
- Fixing water service/connections and reconfiguring required plumbing and meter set up in several cottages' remodels have been completed.
- I have had several meetings with Dirigo Engineering for mapping sewer lines. The Engineer and Chuck Applebee, Utilities Superintendent, are preparing to get an environmental company to come in and set up CCTV plus power scrub sewer plant fallout pipe. They will also be power scrubbing and looking in the sewer lines to see the condition of sewer lines and inspecting the outfall pipe per the DEP requirements. This work has been done.
- Sewer maintenance work and Dig Safe requests are still ongoing.

- Fixed 3 small water leaks. In the process of fixing a slightly bigger water leak. There is still one large water leak that I have been unable to find as yet.
- Working on 4 Sewer applications and 4 water applications for new services.

Roads

- Working on plans and getting ready for work to begin on Pleasant St. and Ruggles Park project.
- The Town of Northport is going to grind and pave the entire length of Broadway, from Bay St. to Bayside Rd. sometime in the near future. I also met with the paving contractor in going over the raising of sewer and water risers on Broadway.
- Property owner complaints about water runoff from village roads: Whenever I have an opportunity, I advise property owners building new structures or doing major remodels to build their foundations higher than the crest of the road grade to avoid flooding. Property owners who ignore this advice then complain that runoff from the road floods their property and they want the village to do something about it.
-

Miscellaneous

- I continue to talk or meet with Town Administrator James Kossuth on a regular basis about items that impact the village.
- The Northport Fire Dept and the Village Agent (myself) had a large training exercise one afternoon and evening at the fire pond on Bluff Rd., regarding pumping several fire engine pump trucks and a rural hitch set up. This is training is for pumping from a pond to dump tanks in a series and then pump out of the series and then onto the fire, but in the training, we pumped back into the pond. It was the first time for this type of training at the fire pond. It was a big turn out and the training was very informative. No water was wasted, as it was returned to the pond.
- 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 • Sander: We are planning to replace sander in 3 years.

- Community Hall: We are missing some of our wood/metal tables and a couple of plastic tables have been “donated.” Our tables are really showing age and wear and need to be replaced. Propose to include for 2027 budget.
- MMA Risk Management recommendations: I am still getting estimates and scheduling work that can be accommodated in the current budget.

- 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 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.

Submitted by
William Paige, Village Agent



Office Manager's Report
August 10, 2025
For July 2025

Action Item: Request a motion to purchase a new 48"-60" Tv or Monitor and wall mount for the Community Hall Meeting Room not to exceed \$600. The current Tv in the meeting room has stopped "talking" to the meeting room computer, according to Shannon, our IT person for the Village. We need to replace the TV/Monitor.

As of August 1st, we have registered 38 Dinghies and 80 Kayaks so far. Please remind everyone to register their watercraft. Keep in mind that the office does not accept cash. We do accept checks and can take credit cards.

The Warrants for July 2025 and the Journal Entry Reports for June 2025 have been emailed to the Overseers. Please make sure you get all of those signed. I know there is a lot going on with the Annual meeting coming up, so this is your gentle reminder. As always, please let me know if you have any questions.

Utility Bills went out in the mail on or about July 21st, so keep an eye out for them. If you haven't received yours yet, you are welcome to call the office and I can assist you. You can find the links to pay on our website, but I will add them here as well:

For Sewer Payments: <https://apps1.web.maine.gov/cgi-bin/ePayment/online/disclaimer?sid=2230>

For Water payments: <https://apps1.web.maine.gov/cgi-bin/ePayment/online/disclaimer?sid=2232>

There is a 2.5% fee to use the credit card service. This fee goes directly to the card servicer, NVC does not collect or control this fee.

A reminder that the office also accepts checks - but we do not accept cash.

There have been and continue to be some great events at the Community Hall. I hope you all will take time to enjoy some of them.

Summer is going by WAY TOO QUICKLY! ENJOY!

Trish Parker

Office Manager
Northport Village Corporation

Attached to this report:
Bank Account balances printout
Budget vs Actual Reports for each Department

Account Balances as of 8/5/25

General Gov't Checking *2618

Current Balance \$68,018.70

Wastewater Checking *2620

Current Balance \$24,176.66

Water Checking *3143

Current Balance \$24,402.45

BUSINESS COMPLETE *9504

Current Balance \$1,000.00

BUSINESS COMPLETE *1771

Current Balance \$17,643.82

General Gov't Money Market *4006

Current Balance \$11,691.19

Interest \$39.65

Wastewater Sav - ICS B *4739

Current Balance \$51,291.73

Interest \$192.26

Water Sav - ICS B *4747

Current Balance \$161,495.52

Interest \$511.94

General Gov't Sav - ICS B *9857

Current Balance \$223,618.76

Interest \$705.76

Total Deposit Accounts \$533,338.83

Northport Village Corporation - General

2025 General Budget vs. Actuals January - June

January - December 2025

		TOTAL	
	ACTUAL	BUDGET	% OF BUDGET
Revenue			
4100 General Government Revenue			
4200 General Operating Revenue			
4216 2025 RE Tax Revenue		509,727.00	
4220 Town of Northport Revenue	33,000.00	30,000.00	110.00 %
4240 Watercraft Registration Revenue	3,860.00	3,770.00	102.39 %
Total 4200 General Operating Revenue	36,860.00	543,497.00	6.78 %
4300 General Non-operating Revenue			
4310 Interest Income	8,203.02	4,000.00	205.08 %
4320 Community Hall Rentals	950.00	750.00	126.67 %
4340 Miscellaneous Revenue	1,934.50		
Total 4300 General Non-operating Revenue	11,087.52	4,750.00	233.42 %
Total 4100 General Government Revenue	47,947.52	548,247.00	8.75 %
Total Revenue	\$47,947.52	\$548,247.00	8.75 %
Expenditures			
6000 1099 Contractors			
6010 Casual Labor	246.00		
6020 Contracted Services			
6021 Mowing and Trimming Service	3,578.57	12,550.00	28.51 %
6022 Trash Collection	12,000.00	24,000.00	50.00 %
Total 6020 Contracted Services	15,578.57	36,550.00	42.62 %
6036 Bookkeeping	5,317.60	8,840.00	60.15 %
Total 6000 1099 Contractors	21,142.17	45,390.00	46.58 %
6050 Auto Expenses			
6051 Auto Fuel Expense			
6052 Cruiser Fuel		1,600.00	
6053 Truck Fuel	578.98	2,000.00	28.95 %
Total 6051 Auto Fuel Expense	578.98	3,600.00	16.08 %
6055 Auto Repairs & Maintenance			
6056 Cruiser Maintenance		3,520.00	
6057 Truck Maintenance	9,100.80	4,000.00	227.52 %
Total 6055 Auto Repairs & Maintenance	9,100.80	7,520.00	121.02 %
6059 Accrue for Truck Replacement		16,350.00	
Total 6050 Auto Expenses	9,679.78	27,470.00	35.24 %
6065 Community Events		600.00	
6070 Employee Wages & Benefits			
6075 Employee Benefits			
6076 Company Paid Benefits	394.14	4,000.00	9.85 %
6077 Income Protection Plan	382.90	700.00	54.70 %
Total 6075 Employee Benefits	777.04	4,700.00	16.53 %
6080 Employees Salaries & Wages			

Northport Village Corporation - General

2025 General Budget vs. Actuals January - June

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6083 Lifeguard Wages		11,200.00	
6084 Office Personnel Wages	11,020.35	18,033.00	61.11 %
6084.50 Finance Manager		7,947.50	
6085 Police Wages		10,100.00	
6088 Village Agent Wages	20,690.40	32,450.00	63.76 %
6088.50 Village Agent Assistant	1,593.75	5,200.00	30.65 %
6089 Village Official Wages		650.00	
6090 Winter Road Wages	6,355.21	10,140.00	62.67 %
Total 6080 Employees Salaries & Wages	39,659.71	95,720.50	41.43 %
6095 Payroll Processing Fees	687.50	2,200.00	31.25 %
6096 Payroll Tax Expense	3,390.47	6,800.00	49.86 %
Total 6070 Employee Wages & Benefits	44,514.72	109,420.50	40.68 %
6150 Information & Notices	151.78	3,250.00	4.67 %
6160 Insurance			
6161 Property & Casualty Insurance	2,714.78	6,250.00	43.44 %
6162 Workers Comp insurance	-643.00	5,500.00	-11.69 %
Total 6160 Insurance	2,071.78	11,750.00	17.63 %
6190 Legal & Professional Services	2,040.50		
6191 Auditing Services	8,961.63	9,000.00	99.57 %
6192 Engineering Fees	2,000.20	10,000.00	20.00 %
6193 Legal Fees		10,000.00	
Total 6190 Legal & Professional Services	13,002.33	29,000.00	44.84 %
6240 Membership Dues	241.40	750.00	32.19 %
6260 Office Supplies	1,006.12	5,000.00	20.12 %
6285 Postage	123.58	500.00	24.72 %
6330 Repairs & Maintenance			
6331 Building Repairs & Maintenance	2,394.82	8,000.00	29.94 %
6332 Cleaning	459.00	2,000.00	22.95 %
6333 Grounds General Maintenance	750.00	18,000.00	4.17 %
6334 Road Maintenance	14,144.19	51,850.00	27.28 %
6336 Tree Maintenance	1,000.00	10,800.00	9.26 %
6337 Wharf & Floats Maintenance	1,441.75	41,000.00	3.52 %
6342 General Repairs & Maintenance		4,100.00	
6343 Library Operations & Maintenance		500.00	
Total 6330 Repairs & Maintenance	20,189.76	136,250.00	14.82 %
6344 Safety Committee Operations		150.00	
6345 Software	1,245.04	5,000.00	24.90 %
6360 Tax Collection Fees	11,603.90	10,100.00	114.89 %
6370 Training			
6371 Police Training		500.00	
Total 6370 Training		500.00	
6390 Uniforms, Equipment, & Supplies	94.55		

Northport Village Corporation - General

2025 General Budget vs. Actuals January - June

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6391 Lifeguard - Uniforms, Equipment, & Supplies	248.81	750.00	33.17 %
6392 Police - Uniforms, Equipment, & Supplies	156.00	1,000.00	15.60 %
Total 6390 Uniforms, Equipment, & Supplies	499.36	1,750.00	28.53 %
6400 Utilities			
6401 Electricity Expense	644.04	1,200.00	53.67 %
6402 Oil/Propane	439.66	1,000.00	43.97 %
6403 Hydrant Rental	2,142.84	6,429.00	33.33 %
6405 Street Lights	3,627.83	8,000.00	45.35 %
6406 Telephone & Internet Expenses	911.52	600.00	151.92 %
6407 Water & Sewer	1,376.80	3,200.00	43.03 %
Total 6400 Utilities	9,142.69	20,429.00	44.75 %
6800 Bond Expenses			
6816 2013 MMBB Refinance Bond Principal		6,067.08	
6817 2013 MMBB Refinance Bond Interest	1,365.66	1,365.66	100.00 %
6818 2015 BHBT Bond Principal		21,664.31	
6819 2015 BHBT Bond Interest		428.46	
6820 2021 MMBB Bond Principal		45,019.90	
6821 2021 MMBB Bond Interest	19,007.43	38,014.86	50.00 %
Total 6800 Bond Expenses	20,373.09	112,560.27	18.10 %
Total Expenditures	\$154,987.50	\$519,869.77	29.81 %
NET OPERATING REVENUE	\$ -107,039.98	\$28,377.23	-377.20 %
Other Expenditures			
7100 Contingency Expenses		28,377.23	
Total Other Expenditures	\$0.00	\$28,377.23	0.00%
NET OTHER REVENUE	\$0.00	\$ -28,377.23	0.00 %
NET REVENUE	\$ -107,039.98	\$0.00	0.00%

NVC- WATER

2025 Water Budget vs. Actuals: Budget January - June

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Revenue			
4100 Water Revenue			
4200 Water Operating Revenue			
4210 Water Sales	68,273.43	161,000.00	42.41 %
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	68,873.43	217,944.00	31.60 %
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	72,675.38	223,742.32	32.48 %
Total Revenue	\$72,675.38	\$223,742.32	32.48 %
Cost of Goods Sold			
5000 Cost of Goods Sold			
5100 Water Purchases	13,895.89	31,590.00	43.99 %
Total 5000 Cost of Goods Sold	13,895.89	31,590.00	43.99 %
Total Cost of Goods Sold	\$13,895.89	\$31,590.00	43.99 %
GROSS PROFIT	\$58,779.49	\$192,152.32	30.59 %
Expenditures			
6000 1099 Contractors			
6010 Casual Labor		3,000.00	
6036 Bookkeeping	5,161.20	8,840.00	58.38 %
6047 Water Utilities Superintendent	11,286.17	19,540.00	57.76 %
Total 6000 1099 Contractors	16,447.37	31,380.00	52.41 %
6050 Auto Expenses			
6051 Auto Fuel Expense			
6053 Truck Fuel	303.14	1,000.00	30.31 %
Total 6051 Auto Fuel Expense	303.14	1,000.00	30.31 %
6055 Auto Repairs & Maintenance			
6057 Truck Maintenance	138.40	1,000.00	13.84 %
Total 6055 Auto Repairs & Maintenance	138.40	1,000.00	13.84 %
Total 6050 Auto Expenses	441.54	2,000.00	22.08 %
6070 Employee Wages & Benefits			
6075 Employee Benefits			
6076 Company Paid Benefits	382.55	4,000.00	9.56 %
6077 Income Protection Plan	371.64	1,000.00	37.16 %
Total 6075 Employee Benefits	754.19	5,000.00	15.08 %
6080 Employees Salaries & Wages			

NVC- WATER

2025 Water Budget vs. Actuals: Budget January - June

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6082 Distribution Officer Wages	15,926.76	40,000.00	39.82 %
6082.5 Assistant DO Wages	325.00	7,500.00	4.33 %
6084 Office Personnel Wages	10,696.23	18,100.00	59.10 %
6084.50 Finance Manager		5,148.00	
6087 Utility Billing Wages	2,007.12	5,000.00	40.14 %
Total 6080 Employees Salaries & Wages	28,955.11	75,748.00	38.23 %
6095 Payroll Processing Fees	343.75	1,100.00	31.25 %
6096 Payroll Tax Expense	2,337.41	5,415.00	43.17 %
Total 6070 Employee Wages & Benefits	32,390.46	87,263.00	37.12 %
6150 Information & Notices	128.88		
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	8,537.15	11,000.00	77.61 %
Total 6190 Legal & Professional Services	8,537.15	11,000.00	77.61 %
6210 Licenses, Permits, & Fees		1,800.00	
6240 Membership Dues	234.30	300.00	78.10 %
6260 Office Supplies	1,147.33	1,700.00	67.49 %
6285 Postage	293.86	1,500.00	19.59 %
6305 Regulatory Fees	735.00	900.00	81.67 %
6330 Repairs & Maintenance			
6331 Building Repairs & Maintenance	168.30	500.00	33.66 %
6332 Cleaning	445.50	850.00	52.41 %
6342 General Repairs & Maintenance	3,851.02	5,000.00	77.02 %
Total 6330 Repairs & Maintenance	4,464.82	6,350.00	70.31 %
6345 Software	2,427.35	5,000.00	48.55 %
6350 Supplies	1,896.22	5,000.00	37.92 %
6400 Utilities			
6401 Electricity Expense	3,185.42	4,000.00	79.64 %
6402 Oil/Propane	426.73	600.00	71.12 %
6406 Telephone & Internet Expenses	302.40	600.00	50.40 %
6407 Water & Sewer	509.61	1,200.00	42.47 %
Total 6400 Utilities	4,424.16	6,400.00	69.13 %
6500 Water Testing	175.00	800.00	21.88 %
6700 Reserve Accrual - Loan from Sewer Interest		2,798.32	
6800 Bond Expenses			
6816 2013 MMBB Refinance Bond Principal		22,245.97	
6817 2013 MMBB Refinance Bond Interest	5,007.44	5,007.44	100.00 %
Total 6800 Bond Expenses	5,007.44	27,253.41	18.37 %
Total Expenditures	\$79,324.99	\$194,094.73	40.87 %

NVC- WATER

2025 Water Budget vs. Actuals: Budget January - June

January - December 2025

		TOTAL	
	ACTUAL	BUDGET	% OF BUDGET
NET OPERATING REVENUE	\$ -20,545.50	\$ -1,942.41	1,057.73 %
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	\$ -20,545.50	\$ -7,853.41	261.61 %

NVC- Sewer

2025 Sewer Budget vs. Actuals January - June

January - December 2025

		TOTAL	
	ACTUAL	BUDGET	% OF BUDGET
Revenue			
4000 Revenue			
4400 Sewer Operating Revenue			
4410 Sewer Fees	107,603.92	316,050.00	34.05 %
Total 4400 Sewer Operating Revenue	107,603.92	316,050.00	34.05 %
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	114,301.17	363,050.00	31.48 %
Total Revenue	\$114,301.17	\$363,050.00	31.48 %
GROSS PROFIT	\$114,301.17	\$363,050.00	31.48 %
Expenditures			
6000 1099 Contractors			
6010 Casual Labor		2,000.00	
6036 Bookkeeping	5,161.20	8,840.00	58.38 %
6047 Sewer Utilities Superintendent	15,609.01	28,060.00	55.63 %
Total 6000 1099 Contractors	20,770.21	38,900.00	53.39 %
6050 Auto Expenses			
6051 Auto Fuel Expense			
6053 Truck Fuel	303.13	1,000.00	30.31 %
Total 6051 Auto Fuel Expense	303.13	1,000.00	30.31 %
6055 Auto Repairs & Maintenance			
6057 Truck Maintenance	97.49	1,000.00	9.75 %
Total 6055 Auto Repairs & Maintenance	97.49	1,000.00	9.75 %
6059 Accrue for Truck Replacement		2,000.00	
Total 6050 Auto Expenses	400.62	4,000.00	10.02 %
6070 Employee Wages & Benefits			
6075 Employee Benefits			
6076 Company Paid Benefits	563.44	4,000.00	14.09 %
6077 Income Protection Plan	630.11	1,508.00	41.78 %
Total 6075 Employee Benefits	1,193.55	5,508.00	21.67 %
6080 Employees Salaries & Wages			
6081 Collection System Operator	7,114.60	10,400.00	68.41 %
6081.5 Assistant CSO	312.50	5,000.00	6.25 %
6084 Office Personnel Wages	10,696.22	18,100.00	59.10 %
6084.5 Finance Manager		5,150.00	
6086 Treatment Plant Operator	18,158.66	34,500.00	52.63 %
6087 Utility Billing Wages	2,007.16	5,000.00	40.14 %
Total 6080 Employees Salaries & Wages	38,289.14	78,150.00	48.99 %

NVC- Sewer

2025 Sewer Budget vs. Actuals January - June

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6095 Payroll Processing Fees	343.75	1,100.00	31.25 %
6096 Payroll Tax Expense	3,344.95	6,370.00	52.51 %
Total 6070 Employee Wages & Benefits	43,171.39	91,128.00	47.37 %
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	1,264.38		
6190 Legal & Professional Services			
6191 Auditing Services	9,568.18	9,000.00	106.31 %
6192 Engineering Fees	9,625.85	45,000.00	21.39 %
Total 6190 Legal & Professional Services	19,194.03	54,000.00	35.54 %
6210 Licenses, Permits, & Fees		2,500.00	
6240 Membership Dues	234.30	300.00	78.10 %
6260 Office Supplies	1,124.59	1,700.00	66.15 %
6285 Postage	293.85	1,500.00	19.59 %
6305 Regulatory Fees	1,293.84	1,500.00	86.26 %
6330 Repairs & Maintenance			
6331 Building Repairs & Maintenance	168.30	500.00	33.66 %
6332 Cleaning	445.50	850.00	52.41 %
6335 Sludge Removal	32,610.00	50,000.00	65.22 %
6337 Wharf & Floats Maintenance		2,500.00	
6342 General Repairs & Maintenance	15,367.44	17,000.00	90.40 %
Total 6330 Repairs & Maintenance	48,591.24	70,850.00	68.58 %
6345 Software	1,177.24	5,000.00	23.54 %
6350 Supplies & Chemicals	4,947.86	12,000.00	41.23 %
6400 Utilities			
6401 Electricity Expense	2,723.64	5,300.00	51.39 %
6402 Oil	426.73	600.00	71.12 %
6403 Hydrant Rental	49.83	150.00	33.22 %
6404 Propane		500.00	
6406 Telephone & Internet Expenses	302.40	1,200.00	25.20 %
6407 Water & Sewer	509.61	1,600.00	31.85 %
Total 6400 Utilities	4,012.21	9,350.00	42.91 %
6500 Water Testing	3,113.25	7,600.00	40.96 %
6800 Bond Expenses			
6810 2008 MMBB Bond Principal		6,658.32	
6811 2008 MMBB Bond Interest	534.20	534.20	100.00 %
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		12,134.16	
6817 2013 BHBT Bond Interest	2,731.33	2,731.33	100.00 %

NVC- Sewer

2025 Sewer Budget vs. Actuals January - June

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6821 Loan Payment to Water - Principal		18,037.84	
6822 Loan Payment to Water - Interest		2,798.32	
Total 6800 Bond Expenses	10,778.53	50,407.17	21.38 %
Total Expenditures	\$162,117.15	\$354,535.17	45.73 %
NET OPERATING REVENUE	\$ -47,815.98	\$8,514.83	-561.56 %
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	\$ -47,815.98	\$ -2,739.17	1,745.64 %