



May 10, 2026 – 9:00 a.m.

Meeting of the Northport Village Corporation Board of Overseers

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

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

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

Meeting Agenda

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

Bid Opening – 2026-2029 Curbside Trash and Recycling Pickup

Presentation by Craig Brigham regarding Northport Yacht Club's renovation plans for the clubhouse*

Action Items and Reports

- Approval of April 12, 2026 meeting minutes.*
- President's Report*
 - 1 Auditorium Park Building Permit Application and NVC Policy on the Preservation of Public Lands*
 - Donuts & Dialog topics
 - Nominating Committee appointment
- Treasurer's Report*
- Village Agent Report*
 - Recommend authorization to spend up to \$6,000 for the deconstruction, removal and disposal of the old swim float.
- Beach Fire Safe Practices* (E. Moss and M. Tirrell)
- Personnel Committee Report
- Utilities Committee Report
- Ad Hoc Memorial Committee report and recommendations*
 - Recommendation regarding repairs to village benches
 - Recommendation regarding future memorials.
 - Recommendation regarding guidelines for future memorials.
- Town Liaison Report

Other Committee Reports/business (as needed)

Comments by members of the public

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

Adjourn

Warrants: reminder to Board members to review and approve warrants as soon as they are sent electronically for your review.

*Written materials submitted:

- Yacht Club Renovations: email from Craig Brigham and attached photographs
- Draft April 12, 2026 minutes
- 1 Auditorium Park Building Permit Application
- NVC Policy on the Preservation of Public Lands
- Budget v. Actuals Budget General FY26
- April 2026 Treasurer's Report
- April 2026 Village Agent Report
- Beach Fire Safe Practices
- Recommendation regarding repairs to village benches
- Recommendation regarding future memorials.
- Recommendation regarding guidelines for future memorials.
- Proposed memorial benches follow up letter

Reminder – Future Budget Workshops: May 16 and June 7

NYC Club Renovations

2 messages

Craig Brigham <brighambrothers@gmail.com>
To: office@nvcmaine.gov

Mon, Apr 27, 2026 at 4:28 PM

Dear Janae,

I would like to confirm a spot on the May 10th Overseers agenda.

This request is for a presentation of a Northport Yacht Club proposed Club Building Renovation.

Attached are photos which might be helpful for the Overseers to review prior to the meeting.

As you can see NYC would like to consider increasing the height of the existing structure by 6 feet or to a maximum above grade of 20 feet.


At this stage we do not have additional documents because we view this as a first step.

With NVC support NYC feels they can continue their exploration of possible renovations.

Thank you for your help in this regard.

If you or anyone on the Board have immediate questions please do not hesitate to contact me.

Craig Brigham, Chair NYC Club Building Renovations Committee

 **Clubelevations.pdf**
3627K

NVC General Office <office@nvcmaine.gov>
To: Janae Novotny <president@nvcmaine.gov>

Tue, Apr 28, 2026 at 2:08 PM

[Quoted text hidden]

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Trish Parker

Office Manager
Northport Village Corporation
813 Shore Rd
Northport, ME 04849
Office 207-338-0751
Cell 207-659-4460
officemanager@nvcmaine.gov

 **Clubelevations.pdf**
3627K









**Northport Village Corporation
Draft Minutes of the Board of Overseers Meeting
Sunday, April 12, 2026**

Overseers, Officers and Staff present: Diana Eastty (via zoom); Fred Lincoln (via Zoom); Vicky Matthews; Elaine Moss (via Zoom); Michael Tirrell (via Zoom); Treasurer, Wendy Huntoon (via Zoom); President, Janae Novotny; Office Manager, Trish Parker; Village Agent, Bill Paige; Clerk, Maureen “Beanie” Einstein (via Zoom)

Not present: Kris Mix

Public Comments

Rachel Rosa, Auditorium Park – Questioned the truck reserves.

The meeting was called to order at 9:03 a.m.

Approval of the March 8, 2025, meeting of the Board of Overseers.

Janae N. - To change the spelling of Vicky M. to add a “y” in place of an “i” where indicated.

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

President’s Report - Janae Novotny

Jeffrey Wilt has resigned from the Board of Overseers and as Chairman of the Utilities Trustees. Janae N. appoints Fred Lincoln as Interim Chair of the Utilities Committee until the Utilities Committee appoints a Chairperson following the annual appointments to the committee. Janae N. appoints Elaine M. to fill the vacant seat on the Utilities Committee. Janae N. plans to write a thank-you letter to Jeffrey W., acknowledging his accomplishments and contributions to the Board and the Utility Trustees.

Curbside Trash Pick-Up Bids – Invitation for bids for curbside trash and recycling pick-up will be publicized so that bids can be opened at the May Board Meeting. The new contract will begin September 26, 2026.

Action: Vicky M. made a motion, seconded by Fred L., to send out bids for the curbside trash and recycling pickup contract so the bids can be read at the May meeting. Voted – Unanimous.

Recommendation to approve the Community Hall Use Requests submitted for the 2026 summer season by the Bayside Historical Preservation Society (Collectors’ Day), Bayside Arts (various dates

and events), Gayle Koyanagi (Scottish country dancing), and Maureen Robinson (dance classes) and attached to the meeting agenda.

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

Recommendation to waive the rental fee for M. Robinson dance classes, which are provided free of charge.

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

Recommend approval of Northport Yacht Club request to use Ruggles Park and the dock for July 4th kids' games, Community Hall for the annual pancake breakfast on August 2, and as a rain back-up location for the Yacht Club annual meeting on August 8.

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

Recommend approval of the Northport Yacht Club's request to close the road at the bottom of Maple Street on the morning of September 12, 2026, for the AIR race.

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

Request for authorization (1) to notify the Northport Yacht Club, pursuant to the terms of the Land Lease Agreement between the Northport Yacht Club and the Northport Village Corporation's desire to renegotiate the terms of the lease at the expiration of the current 10-year term, (2) to negotiate an agreement between the Yacht Club and the NVC regarding the storage of Yacht Club property (floats) on NVC property (Ruggles Park), and (3) to formalize the arrangement between the Yacht Club and the NVC regarding the storage of Yacht Club sailing school boats and trailers on NVC property (Bluff Road).

After much discussion, the above recommendation was changed to "negotiate" new leases with the Yacht Club and the Bayside Historical Preservation Society.

Action: Vicky M. made a motion, seconded by Michael T., to negotiate the leases between the Yacht Club and the Bayside Historical Preservation Society. Voted – Unanimous.

Recommend engaging Gartley & Dorsky to (1) assess, and as needed, provide recommendations regarding Community Hall's structural integrity, and (2) to consult with and advise the Board's Infrastructure Chair regarding various potential NVC infrastructure projects.

Action: Fred L. made a motion, seconded by Elaine M., to approve engaging Gartley & Dorsky as written above. Voted – Unanimous.

Recommend Vicky Matthews request to use the Community Hall for the CPR class on July 10, 2026 and to waive the rental fee.

Action: Vicky M. made a motion, seconded by Michael T., to approve the use of the Community Hall for CPR class on July 10, 2026, and waive the rental fee. Voted – Unanimous.

Treasurer’s Report - Wendy Huntoon

Wendy H. referred to the Board to her written report circulated before the meeting. The next 2027 Budget Workshop is scheduled for April 18, 2026, at 10 a.m.

Village Agent Report - Bill Paige

Bill P. referred the Board to his written report circulated before the meeting. Based on photos he has received of progress on the new swim float, it looks good. He will try to go over to Dark Harbor Marine to inspect the float before it is delivered. People want their water on now, but nighttime temperatures are too low, and May 1 is the seasonal water start date.

In response to a question by Fred L. regarding replacing the boat float, Wendy H. stated that we should go out to bid when we are ready to replace it and not wait for the next year operating budget. We can pay for it out of reserves. Bill P. recommended that we approve the boat float bid documents in October so that we can open bids at the November meeting.

The issue of getting the old swim float out of the park before the season started was raised.

Office Managers Report - Trish Parker

Trish thanked the Board of Overseers for the opportunity to work at NVC. Friday, April 17, will be her last day in the office. She has made an offer to assist with warrants, payroll, the 2025 audit, and other tasks until someone is hired. Fred L. and Janae N. thanked Trish for her work for the village.

Governance Committee - Elaine Moss

The Governance Committee presently has on its agenda the recent revision of Maine’s zoning regulations, especially with respect to “accessory dwelling units.” Elaine M. will be talking with the Code Enforcement Officer, Toupie Rooney and considering how this will affect our Zoning Ordinance. Elaine M. is working with Michael T. on a statement on beach fire safety. They hope to have this educational guide to beach fire safety distributed to all cottages before the summer season.

Personnel Committee - Janae Novotny

The Office Manager position has been advertised in the Republican Journal, Mid-Coast Villager, and Maine Municipal Association job posting site. Recommended the approval to hire a temporary employment agency, if needed, to help with the job search and provide a temporary employee if needed until we fill the Office Manager position.

Action: Michael T. made a motion, seconded by Elaine M., to approve the request to hire a temporary employment agency until the position is filled. Voted – Unanimous.

The ad for a Finance Manager position has been posted for two weeks.

Safety Committee - Michael Tirrell

Michael T. reported that we are in good shape for lifeguards this summer. Aiden Hauk will be hired for July at 35 hours per week. P. Hathaway will be hired to work 20 hours per week in July and possibly in August. Danielle Hicock, our lifeguard for the past two years, will be hired for August.

Utilities Committee - Fred Lincoln

There have been no exceedances in February. The next Utility Trustee meeting is on Friday, April 17, 2026.

Ad hoc Memorial Committee - Vicky Matthews

Vicky M. posed questions from the ad hoc memorial committee. Does the village want to continue having individual memorials placed on village property? If so, do we want to limit the types of memorials? If so, do we want to charge a fee for placing memorials on village property?

Vicky M. and Beverly Crofoot referred the Overseers to their report on memorial benches, rocks, and plaques in the village. Currently, there are two benches in need of repair, and they intend to advise the families of these benches and let them know they require maintenance. Beverly Crofoot noted that the BHPS has a memorial page on its website with information about the individuals who are remembered on the benches.

The Overseers have three outstanding requests for benches. The Ad Hoc Committee wants guidance from the Overseers. After a thorough discussion, the Overseers realize that the NVC owns the benches. What protocol is appropriate for the benches, in general? The Ad Hoc committee will return next month with its recommendations on the benches.

Comments by members of the public

Dan Webster (760 Shore Road) – Reminded all that we have a policy regarding the acceptance of donations and a fire ordinance.

Rachel Rosa (Auditorium Park) asked if trash receptacles will be placed on village property in the winter months?

Executive Session

The Overseers went into Executive Session at 10:33 a.m. and returned from Executive Session at 10:39 a.m.

Action: A motion was made, seconded by Vicky M., to compensate Trish Parker for her medical insurance through the month of April for \$877.50 and compensate her for 87 hours of unpaid PTO time for \$3045.00. Voted: Unanimous.

Adjournment

The meeting was adjourned at 10:39 a.m.

Respectfully submitted,

Maureen Einstein, Clerk

Janae Novotny, President

Draft

TOWN OF NORTHPORT

May 12

16 Beech Hill Road • Northport, Maine 04849
 (207) 338-3819 • (207) 338-3596 (fax)

www.northportmaine.org • northportceo@gmail.com

A community of neighbors, a tradition of caring since 1796.

Permit Number: _____

Issue Date: _____

Fee: _____

Building Permit Application

General Information

1. APPLICANT Scott Giroux	2. APPLICANT'S ADDRESS Same as Below	3. APPLICANT'S TEL. # Same as Below
4. PROPERTY OWNER Liz Thorpe David Hecht	5. OWNER'S ADDRESS 1 Auditorium Park	6. OWNER'S TEL. # 646-717-2823
7. CONTRACTOR Scott Giroux Bog Hill Woodworking	8. CONTRACTOR'S ADDRESS 106 Bog Hill RD Scarso ME	9. CONTRACTOR'S TEL. # 207-323-0609
10. LOCATION/ADDRESS OF PROPERTY 1 Auditorium Park		11. TAX MAP/LOT # U5/167
13. DESCRIPTION OR PROPERTY INCLUDING A DESCRIPTION OF ALL PROPOSED CONSTRUCTION, (E.G. LAND CLEARING, ROAD CONSTRUCTION, SEPTIC SYSTEMS, AND WELLS-PLEASE NOTE THAT A SITE PLAN SKETCH IS REQUIRED ON PAGE 2) See attached		
14. PROPOSED USE OF PROPERTY Res. Dwelling	15. ESTIMATED COST OF CONSTRUCTION 2,000	

PROPERTY INFORMATION

16. LOT AREA 09	17. FRONTAGE ON ROAD (FT.) 50'
22. EXISTING USE OF PROPERTY Res. SFD	23. TOTAL SQ. FOOTAGE OF PROJECT 20-

SITE PLAN

PLEASE INCLUDE: LOT LINES; AREA TO BE CLEARED OF TREES AND OTHER VEGETATION; THE EXACT POSITION OF PROPOSED STRUCTURES, INCLUDING DECKS, PORCHES, AND OUTBUILDINGS WITH ACCURATE SETBACK DISTANCES FROM THE SHORELINE, SIDE AND REAR PROPERTY LINES; THE LOCATION OF PROPOSED WELLS, SEPTIC SYSTEMS, AND DRIVEWAYS; AND AREAS AND AMOUNTS TO BE FILLED OR GRADED. IF THE PROPOSAL IS FOR THE EXPANSION OF AN EXISTING STRUCTURE, PLEASE DISTINGUISH BETWEEN THE EXISTING STRUCTURE AND THE PROPOSED EXPANSION.

NOTE: FOR ALL PROJECTS INVOLVING FILLING, GRADING, OR OTHER SOIL DISTURBANCE YOU MUST PROVIDE A SOIL EROSION CONTROL PLAN DESCRIBING THE MEASURES TO BE TAKEN TO STABILIZE DISTURBED AREAS BEFORE, DURING AND AFTER CONSTRUCTION.

SCALE: _____ = _____ FT.

NOTE: APPLICANT IS ADVISED TO CONSULT WITH THE CODE ENFORCEMENT OFFICER AND APPROPRIATE STATE AND FEDERAL AGENCIES TO DETERMINE WHETHER ADDITIONAL PERMITS, APPROVALS, AND REVIEWS ARE REQUIRED.

I CERTIFY THAT ALL INFORMATION GIVEN IN THIS APPLICATION IS ACCURATE. ALL PROPOSED USES WILL BE IN CONFORMANCE WITH THIS APPLICATION AND THE TOWN OF NORTHPORT. I AGREE TO FUTURE INSPECTIONS BY THE CODE ENFORCEMENT OFFICER AT REASONABLE HOURS.



APPLICANTS SIGNATURE

DATE: 4/23/26

AGENTS SIGNATURE

DATE:

APPROVAL OR DENIAL OF APPLICATION

MAP _____ **LOT** _____

THIS APPLICATION IS: _____ APPROVED _____ DENIED

IF DENIED, REASON FOR DENIAL:

IF APPROVED, THE FOLLOWING CONDITIONS ARE PRESCRIBED:

CODE ENFORCEMENT OFFICER

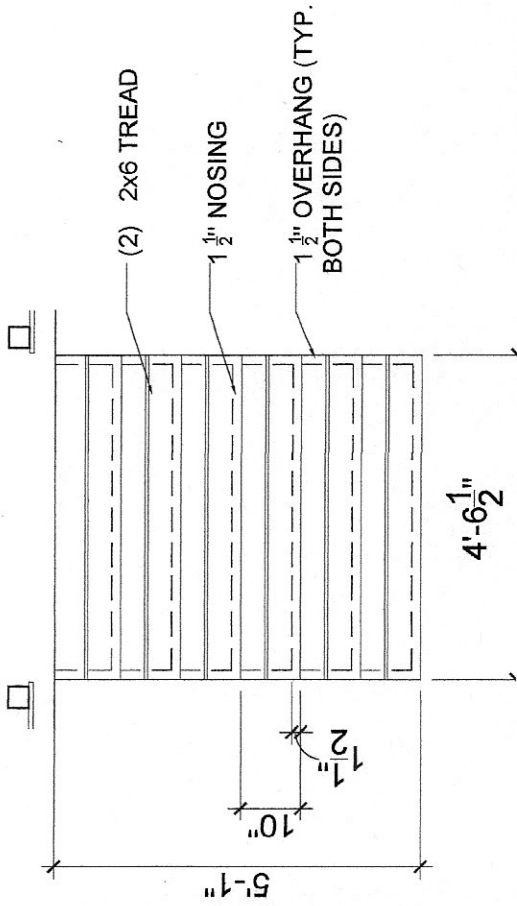
DATE

04.09.2026

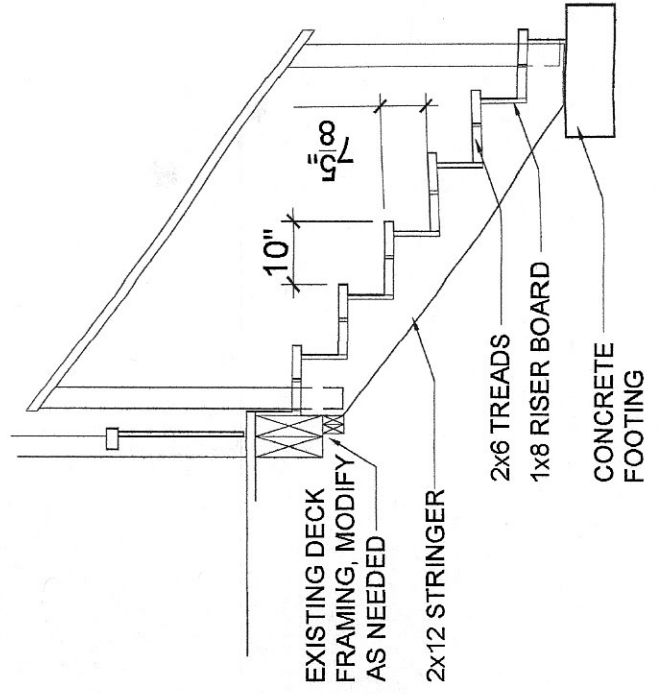
ROCKPORT COTTAGE PORCH STAIR

$\frac{3}{8}" = 1'-0"$

NEW STAIR - A2



PLAN @ STAIR (RAILING NOT SHOWN)



ELEVATION @ STAIR (RAILING NOT SHOWN)

SECTION @ STAIR



STAIRS

OFFICE

RESTROOM

STAIRS

STAIRS

OFFICE

RESTROOM

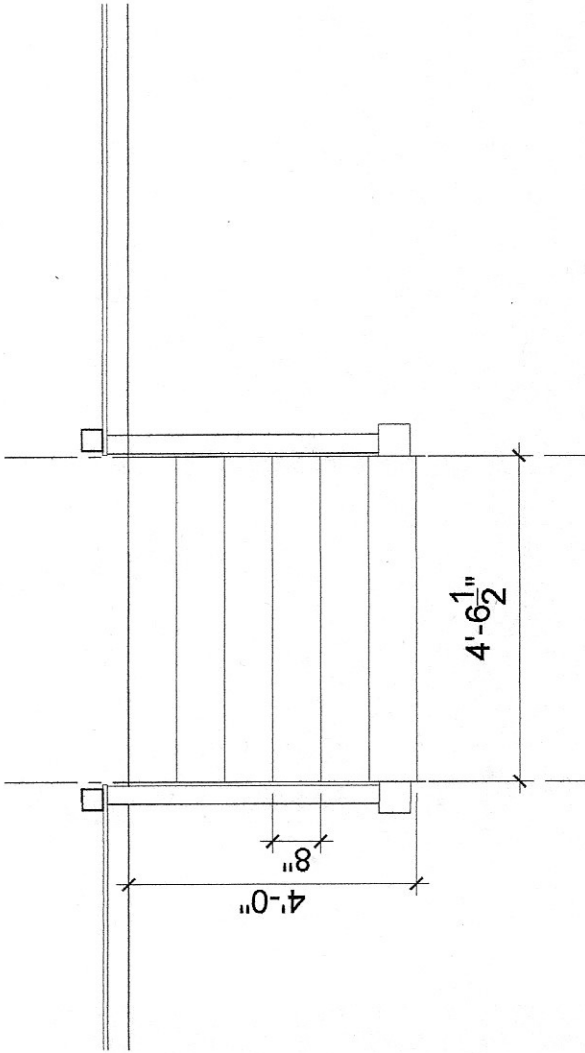
STAIRS

04.09.2026

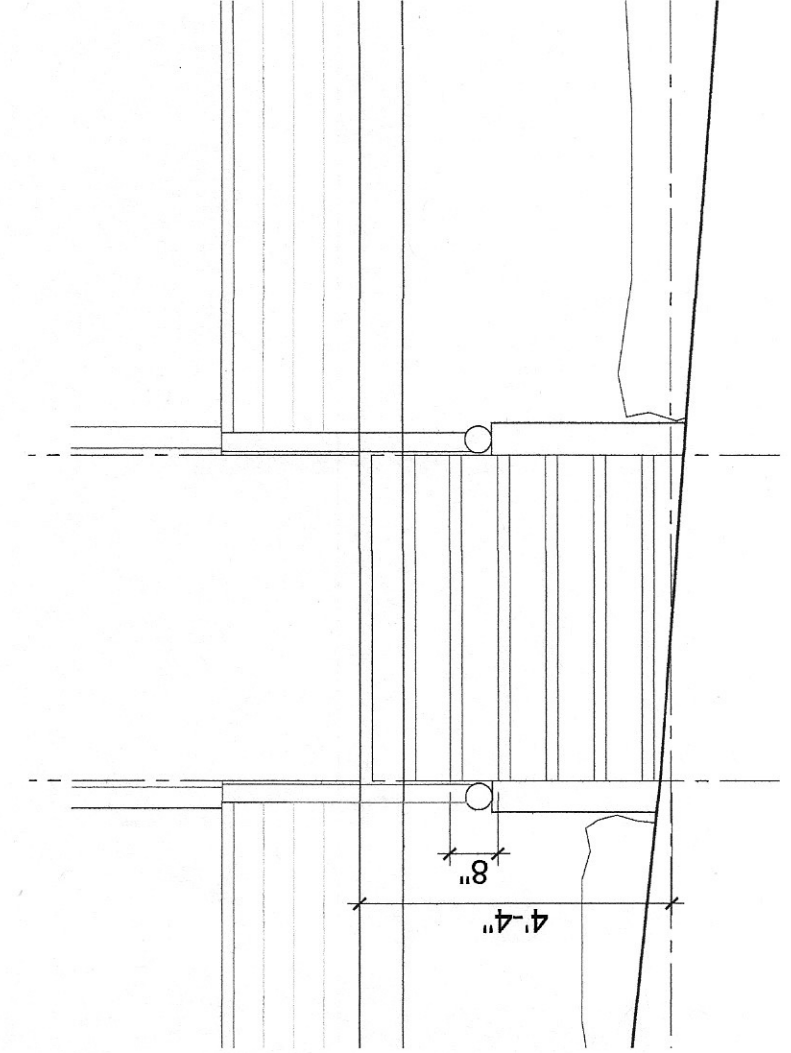
ROCKPORT COTTAGE
PORCH STAIR

$\frac{3}{8}'' = 1'-0''$

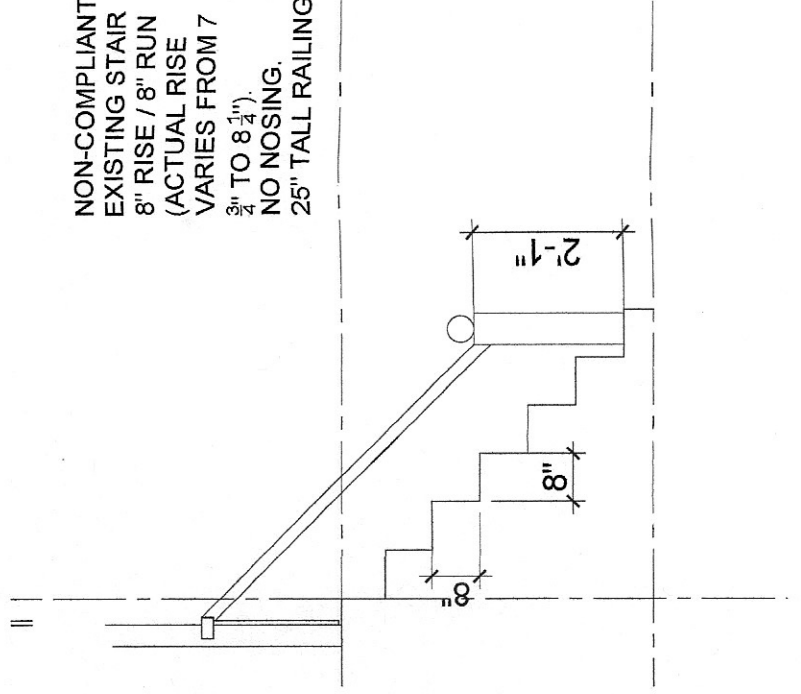
EXISTING CONDITIONS - A0



PLAN @ EXISTING STAIR



FRONT ELEVATION @ EXISTING STAIR



NON-COMPLIANT
EXISTING STAIR
8" RISE / 8" RUN
(ACTUAL RISE
VARIES FROM 7
 $\frac{3}{4}''$ TO 8 $\frac{1}{4}''$).
NO NOSING.
25" TALL RAILING

SIDE ELEVATION @ EXISTING STAIR

04.09.2026

ROCKPORT COTTAGE PORCH STAIR

$\frac{1}{16}'' = 1'-0''$

SITE PLAN

1 AUDITORIUM PARK
NORTHPORT, ME

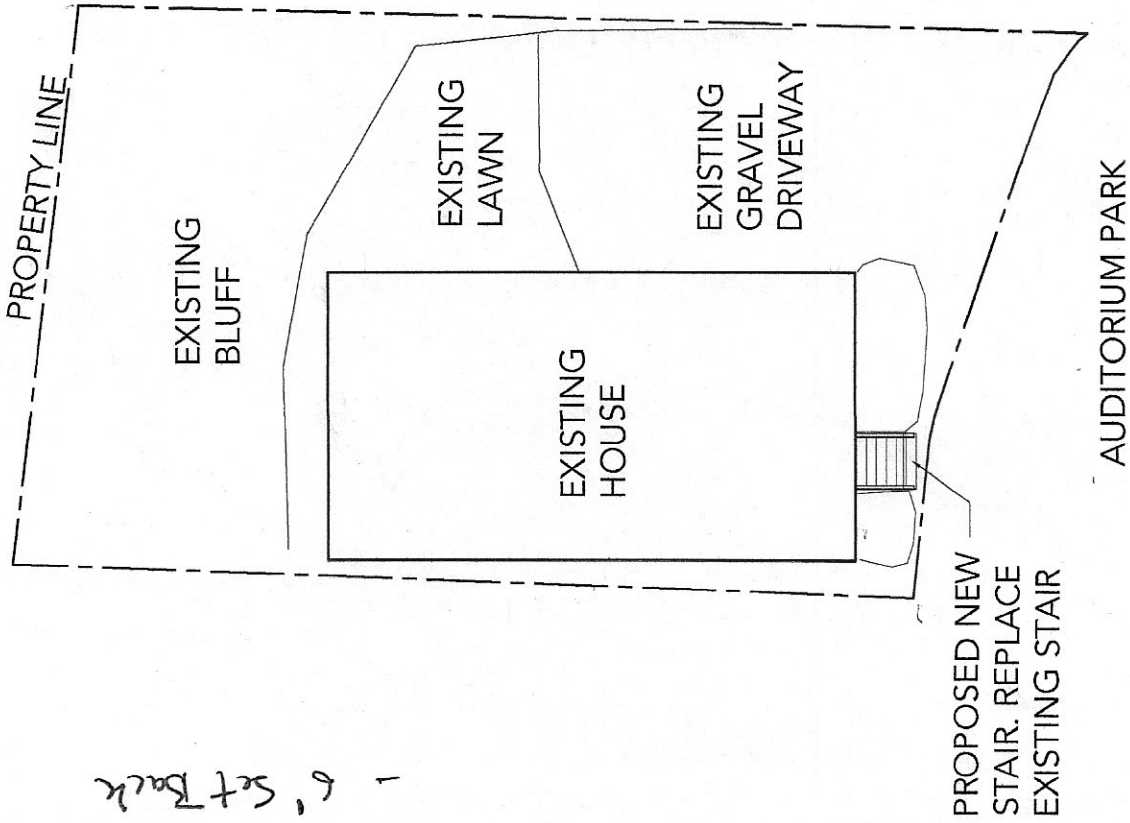
Tax Map U5, Lot 167

Owner Contact:
David Hecht
hecht.david@gmail.com
646.717.2823

Builder:
Scott Giroux
boghillwoodworking@gmail.com
207.323.0609

Scope of Work:

Repair / Replace Existing non-compliant wood exterior stair with new wood exterior stair with code compliant rise and run.



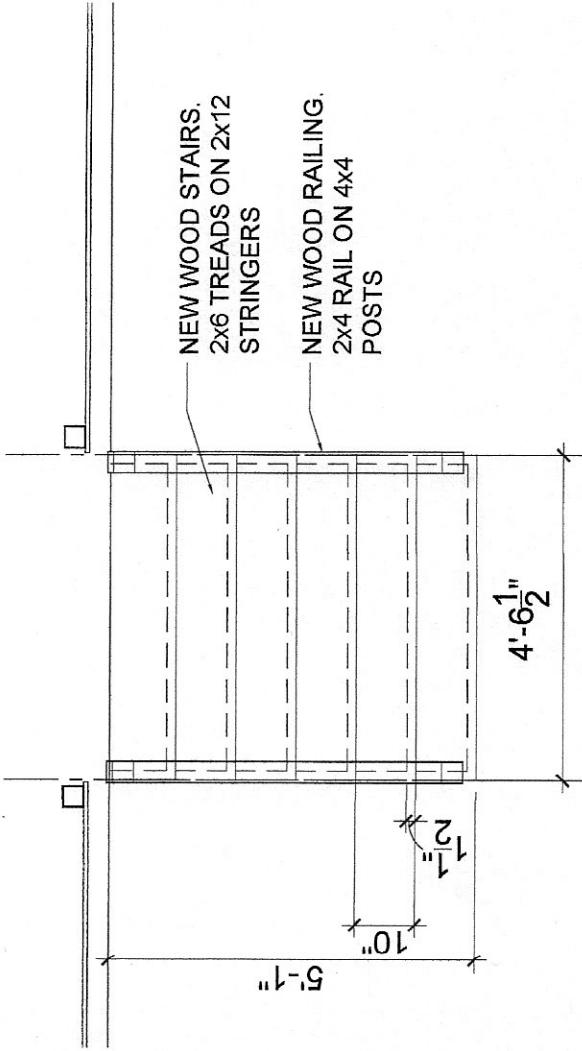
- 2nd Floor
 - NYC - Monday
 - Planning Board
 - 6' Set Back

04.09.2026

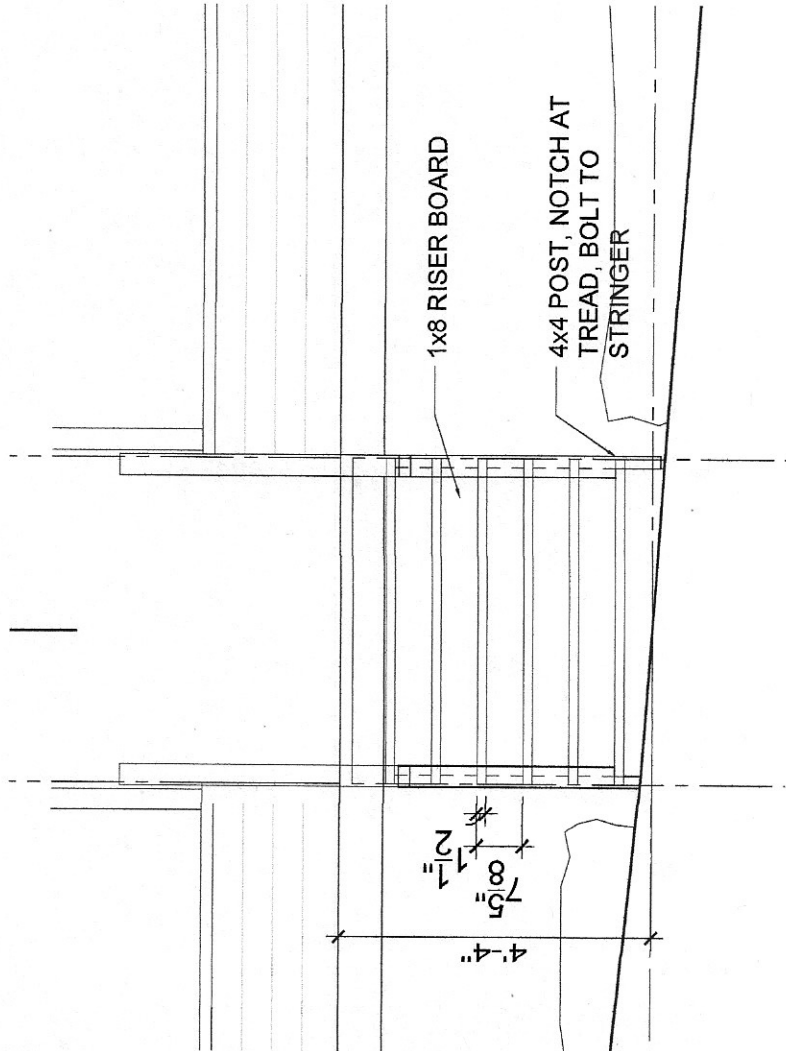
ROCKPORT COTTAGE PORCH STAIR

$\frac{3}{8}" = 1'-0"$

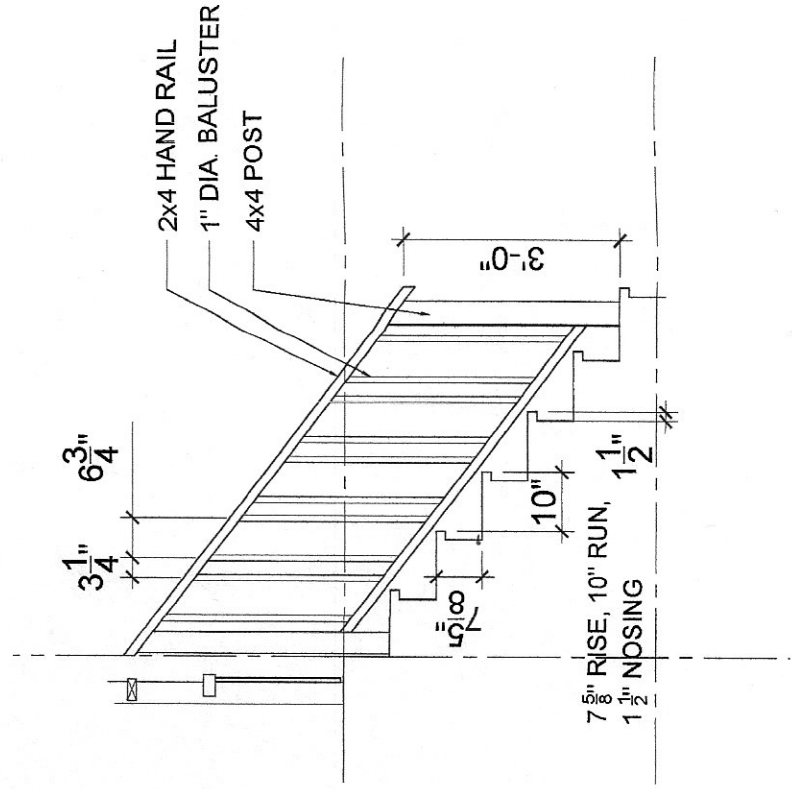
NEW STAIR - A1



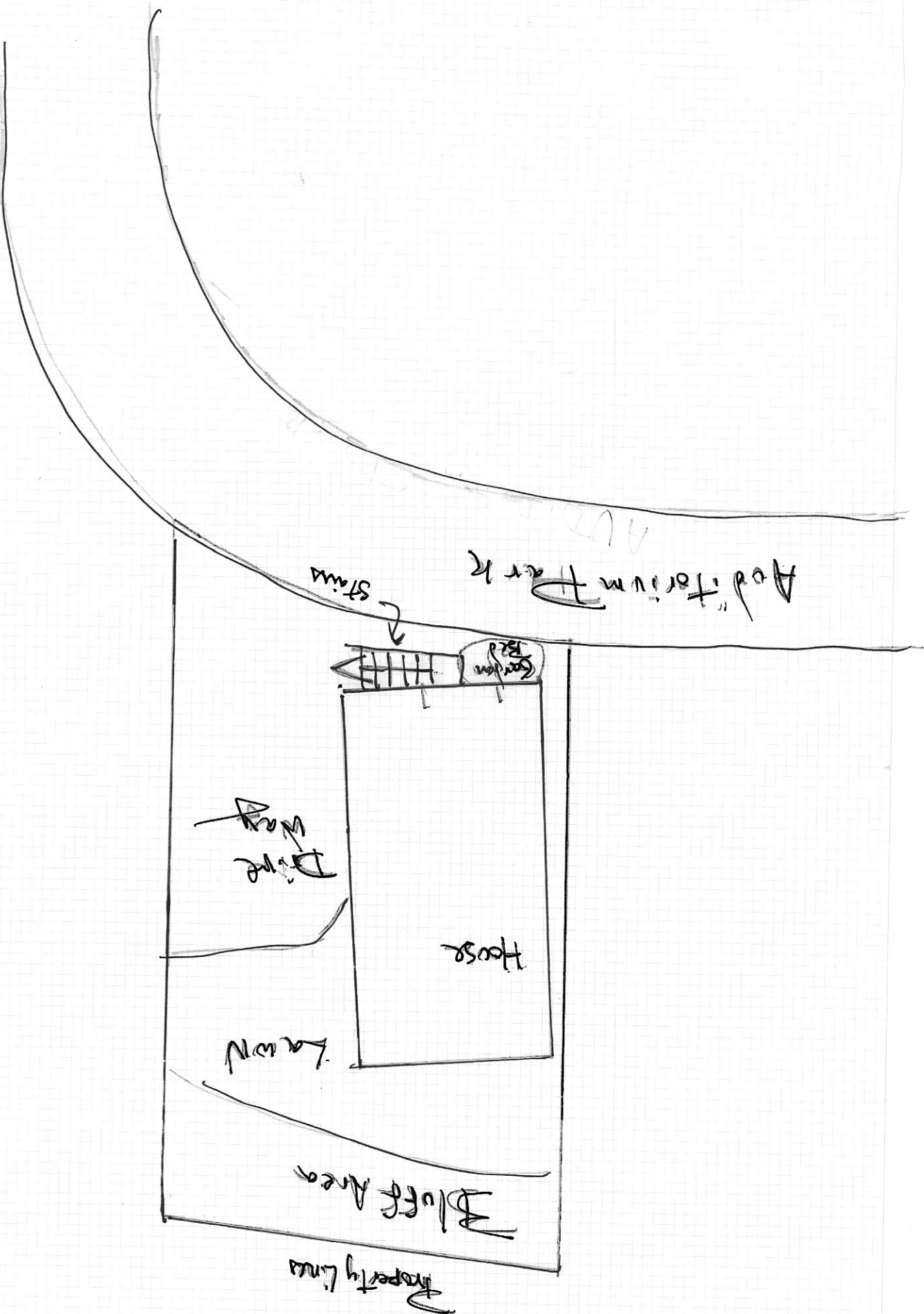
FLOOR PLAN @ STAIR



FRONT ELEVATION @ STAIR



SIDE ELEVATION @ STAIR



(nd Chair for stair)

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Handwritten text, possibly a date or a specific reference, located in the center of the page.

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Handwritten text, possibly a date or a specific reference, located in the lower middle section.

Handwritten text, possibly a name or a signature, located in the lower right section.

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POLICY FOR PRESERVATION OF PUBLIC LAND

5/9/22

(revised 6/8/2025)

WHEREAS, the Northport Village Corporation (“NVC”) owns and holds in trust certain public land (“Public Land”), as outlined in the Greenlaw map and through other public records of land transactions;

WHEREAS, the NVC holds these Public Land for the use and benefit of the residents of the NVC;

WHEREAS, the NVC seeks to protect all Public Land for the benefit of the NVC and its residents.

WHEREAS, the NVC seeks to protect all Public Land in perpetuity;

THEREFORE, the Board of Overseers hereby adopts the following policies to ensure that all Public Land is preserved and protected:

1. The Board of Overseers shall take all necessary steps to identify all Public Land;
2. The Board of Overseers shall exercise control over Public Land and, subject to Paragraph 5, shall not allow any private party to erect a fence, structure, or obstruction to be placed on any Public Land that in any way limits the use of, or passage through, the Public Land, including all walkways, byways, parcels, buildings, roadways (including all land designated as roadways and rights-of-way thereto), or any other real property owned by the NVC;
3. The Board of Overseers may consider exchanges of Public Land within the Village upon petition from the party seeking the exchange; provided, however, any such exchange must be in the best interest of the NVC as determined in the sole discretion of the Board of Overseers;
4. Subject to Paragraph 5, the Board of Overseers shall not allow the diversion or taking of any Public Land, meaning the Board of Overseers shall take affirmative action to ensure that Public Land is not used for private purposes, other than for temporary use as authorized by the Board of Overseers Those steps may include, but are not limited to:
 - a. Notify an abutting landowner of an encroachment or nuisance on Public Land and provide a time limit for removal of the encroachment;
 - b. Should the encroaching landowner fail to remove or correct an encroachment, the Board of Overseers shall designate the Village Agent or other person to remove the encroachment at the expense of the encroaching landowner;
 - c. The Board of Overseers may bring a civil action to enforce its property rights and to seek abatement of any encroachment or nuisance created on Public Land;
 - c. The Board of Overseers reserves the right to refer any ongoing encroachment to the appropriate legal authority for criminal trespass and/or constructive theft of public property; and
 - d. The Board of Overseers shall ensure that all public walkways remain open for public use and such walkways shall be marked and designated on public maps;

5. The Board of Overseers may grant a revocable license for the use of certain Public Land but shall retain the right to revoke that license at any time. No permit may be issued that allows the construction or placement of any permanent structure or object on any Public Land. The Board of Overseers may grant conditional approval for the installation of certain removable items, such as benches or gardens, subject to conditions as set out by the Board of Overseers. Such approval is in the sole discretion of the Board of Overseers and may be withdrawn at any time, whether or not the conditions of installation have been satisfied.

6. The Board of Overseers shall not divest the NVC of any Public Land without the consent of the majority of persons authorized to vote in an NVC election, which may only be gained by putting the issue before the property owners at a duly noticed meeting of the NVC.

7. Review and Amendment:

- a. This policy will be periodically reviewed to ensure its effectiveness and current relevance.
- b. Amendments to this policy may be made by the Board of Overseers.

Northport Village Corporation - General

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
4100 General Government Revenue				
4200 General Operating Revenue				
4210 2024 RE Tax Revenue		0.00	0.00	
4216 2025 RE Tax Revenue		0.00	0.00	
4217 2026 RE Tax Revenue		509,823.00	-509,823.00	
4220 Town of Northport Revenue		0.00	0.00	
4230 Rent from Utilities		30,000.00	-30,000.00	
4240 Watercraft Registration Revenue		5,760.00	-5,760.00	
Total 4200 General Operating Revenue		545,583.00	-545,583.00	
4300 General Non-operating Revenue				
4310 Interest Income	1,548.35	6,000.00	-4,451.65	25.81 %
4320 Community Hall Rentals		600.00	-600.00	
4330 Donations		0.00	0.00	
4340 Miscellaneous Revenue		0.00	0.00	
Total 4300 General Non-operating Revenue	1,548.35	6,600.00	-5,051.65	23.46 %
Total 4100 General Government Revenue	1,548.35	552,183.00	-550,634.65	0.28 %
Billable Expenditure Revenue		0.00	0.00	
Services		0.00	0.00	
Unapplied Cash Payment Revenue		0.00	0.00	
Uncategorized Income		0.00	0.00	
Total Revenue	\$1,548.35	\$552,183.00	\$ -550,634.65	0.28 %
Expenditures				
6000 1099 Contractors				
6010 Casual Labor		0.00	0.00	
6020 Contracted Services		0.00	0.00	
6021 Mowing and Trimming Service		15,000.00	-15,000.00	
6022 Trash Collection	4,000.00	24,900.00	-20,900.00	16.06 %
Total 6020 Contracted Services	4,000.00	39,900.00	-35,900.00	10.03 %
6036 Bookkeeping	2,473.50	10,000.00	-7,526.50	24.74 %
Total 6000 1099 Contractors	6,473.50	49,900.00	-43,426.50	12.97 %
6050 Auto Expenses				
6051 Auto Fuel Expense		0.00	0.00	
6052 Cruiser Fuel		0.00	0.00	
6053 Truck Fuel	303.47	1,500.00	-1,196.53	20.23 %
Total 6051 Auto Fuel Expense	303.47	1,500.00	-1,196.53	20.23 %
6055 Auto Repairs & Maintenance				
6056 Cruiser Maintenance		0.00	0.00	
6057 Truck Maintenance	2,001.43	4,000.00	-1,998.57	50.04 %
Total 6055 Auto Repairs & Maintenance	2,001.43	4,000.00	-1,998.57	50.04 %
6059 Accrue for Truck Replacement		16,350.00	-16,350.00	
Total 6050 Auto Expenses	2,304.90	21,850.00	-19,545.10	10.55 %

Northport Village Corporation - General

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6065 Community Events		600.00	-600.00	
6070 Employee Wages & Benefits				
6075 Employee Benefits				
6076 Company Paid Benefits	789.05	4,000.00	-3,210.95	19.73 %
6077 Income Protection Plan	109.40	700.00	-590.60	15.63 %
Total 6075 Employee Benefits	898.45	4,700.00	-3,801.55	19.12 %
6080 Employees Salaries & Wages				
6083 Lifeguard Wages		10,200.00	-10,200.00	
6084 Office Personnel Wages	2,963.10	20,000.00	-17,036.90	14.82 %
6084.50 Finance Manager		4,000.00	-4,000.00	
6085 Police Wages		0.00	0.00	
6086 Treatment Plant Operator Wages		0.00	0.00	
6088 Village Agent Wages	6,038.00	44,180.00	-38,142.00	13.67 %
6088.50 Village Agent Assistant		5,200.00	-5,200.00	
6089 Village Official Wages	82.00	650.00	-568.00	12.62 %
6090 Winter Road Wages	5,216.11	8,000.00	-2,783.89	65.20 %
Total 6080 Employees Salaries & Wages	14,299.21	92,230.00	-77,930.79	15.50 %
6095 Payroll Processing Fees	212.00	2,200.00	-1,988.00	9.64 %
6096 Payroll Tax Expense	1,363.15	6,800.00	-5,436.85	20.05 %
Total 6070 Employee Wages & Benefits	16,772.81	105,930.00	-89,157.19	15.83 %
6150 Information & Notices	195.25	1,500.00	-1,304.75	13.02 %
6160 Insurance				
6161 Property & Casualty Insurance		7,700.00	-7,700.00	
6162 Workers Comp insurance		5,500.00	-5,500.00	
Total 6160 Insurance		13,200.00	-13,200.00	
6170 Interest Paid		2,000.00	-2,000.00	
6190 Legal & Professional Services				
6191 Auditing Services		7,500.00	-7,500.00	
6192 Engineering Fees		10,000.00	-10,000.00	
6193 Legal Fees		10,000.00	-10,000.00	
Total 6190 Legal & Professional Services		27,500.00	-27,500.00	
6240 Membership Dues	740.00	750.00	-10.00	98.67 %
6260 Office Supplies	288.33	1,500.00	-1,211.67	19.22 %
6285 Postage		500.00	-500.00	
6330 Repairs & Maintenance				
6331 Building Repairs & Maintenance	108.79	33,000.00	-32,891.21	0.33 %
6332 Cleaning	153.00	2,000.00	-1,847.00	7.65 %
6333 Grounds General Maintenance		18,000.00	-18,000.00	
6334 Road Maintenance	3,000.00	40,000.00	-37,000.00	7.50 %
6336 Tree Maintenance		10,800.00	-10,800.00	
6337 Wharf & Floats Maintenance		41,000.00	-41,000.00	
6342 General Repairs & Maintenance		4,100.00	-4,100.00	

Northport Village Corporation - General

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6343 Library Operations & Maintenance		500.00	-500.00	
Total 6330 Repairs & Maintenance	3,261.79	149,400.00	-146,138.21	2.18 %
6344 Safety Committee Operations		150.00	-150.00	
6345 Software	520.59	3,500.00	-2,979.41	14.87 %
6360 Tax Collection Fees		11,870.00	-11,870.00	
6370 Training				
6371 Police Training		0.00	0.00	
Total 6370 Training		0.00	0.00	
6390 Uniforms, Equipment, & Supplies				
6391 Lifeguard - Uniforms, Equipment, & Supplies	138.00	1,000.00	-862.00	13.80 %
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	
Total 6390 Uniforms, Equipment, & Supplies	138.00	1,000.00	-862.00	13.80 %
6400 Utilities				
6401 Electricity Expense	220.55	1,200.00	-979.45	18.38 %
6402 Oil/Propane	122.40	500.00	-377.60	24.48 %
6403 Fire Remediation		25,000.00	-25,000.00	
6405 Street Lights	1,283.13	8,000.00	-6,716.87	16.04 %
6406 Telephone & Internet Expenses	103.78	600.00	-496.22	17.30 %
6407 Water & Sewer		3,200.00	-3,200.00	
Total 6400 Utilities	1,729.86	38,500.00	-36,770.14	4.49 %
6800 Bond Expenses				
6812 2009 MMBB Bond Principal		0.00	0.00	
6813 2099 MMBB Bond Interest		0.00	0.00	
6816 2013 MMBB Refinance Bond Principal		6,285.50	-6,285.50	
6817 2013 MMBB Refinance Bond Interest	1,256.46	2,512.91	-1,256.45	50.00 %
6818 2015 BHBT Bond Principal		0.00	0.00	
6819 2015 BHBT Bond Interest		0.00	0.00	
6820 2021 MMBB Bond Principal		45,429.41	-45,429.41	
6821 2021 MMBB Bond Interest	18,802.59	37,605.18	-18,802.59	50.00 %
Total 6800 Bond Expenses	20,059.05	91,833.00	-71,773.95	21.84 %
9999 Uncategorized Expense		0.00	0.00	
Total Expenditures	\$52,484.08	\$521,483.00	\$ -468,998.92	10.06 %
NET OPERATING REVENUE	\$ -50,935.73	\$30,700.00	\$ -81,635.73	-165.91 %
Other Expenditures				
7100 Contingency Expenses		30,700.00	-30,700.00	
7200 Depreciation		0.00	0.00	
Reconciliation Discrepancies		0.00	0.00	
Total Other Expenditures	\$0.00	\$30,700.00	\$ -30,700.00	0.00 %
NET OTHER REVENUE	\$0.00	\$ -30,700.00	\$30,700.00	0.00 %
NET REVENUE	\$ -50,935.73	\$0.00	\$ -50,935.73	0.00 %

NVC- Sewer

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
4000 Revenue				
4400 Sewer Operating Revenue				
4410 Sewer Fees		335,080.00	-335,080.00	
Total 4400 Sewer Operating Revenue		335,080.00	-335,080.00	
4600 Sewer Non-operating Revenue				
4610 Interest Income	801.00	2,000.00	-1,199.00	40.05 %
4620 Grants		0.00	0.00	
4630 Miscellaneous Revenue		0.00	0.00	
Total 4600 Sewer Non-operating Revenue	801.00	2,000.00	-1,199.00	40.05 %
Total 4000 Revenue	801.00	337,080.00	-336,279.00	0.24 %
Billable Expenditure Revenue		0.00	0.00	
Services		3,010.00	-3,010.00	
Unapplied Cash Payment Revenue		0.00	0.00	
Uncategorized Income		0.00	0.00	
Total Revenue	\$801.00	\$340,090.00	\$ -339,289.00	0.24 %
GROSS PROFIT	\$801.00	\$340,090.00	\$ -339,289.00	0.24 %
Expenditures				
6000 1099 Contractors				
6010 Casual Labor		0.00	0.00	
6020 Contracted Services				
6021 Mowing and Trimming Service		0.00	0.00	
6022 Trash Collection		0.00	0.00	
Total 6020 Contracted Services		0.00	0.00	
6036 Bookkeeping	2,400.75	9,600.00	-7,199.25	25.01 %
6047 Sewer Utilities Superintendent	4,350.90	30,000.00	-25,649.10	14.50 %
Total 6000 1099 Contractors	6,751.65	39,600.00	-32,848.35	17.05 %
6050 Auto Expenses				
6051 Auto Fuel Expense				
6052 Cruiser Fuel		0.00	0.00	
6053 Truck Fuel	151.73	750.00	-598.27	20.23 %
Total 6051 Auto Fuel Expense	151.73	750.00	-598.27	20.23 %
6055 Auto Repairs & Maintenance				
6056 Cruiser Maintenance		0.00	0.00	
6057 Truck Maintenance	1,000.72	1,000.00	0.72	100.07 %
Total 6055 Auto Repairs & Maintenance	1,000.72	1,000.00	0.72	100.07 %
6058 Mileage Expenses		0.00	0.00	
6059 Accrue for Truck Replacement		2,000.00	-2,000.00	
Total 6050 Auto Expenses	1,152.45	3,750.00	-2,597.55	30.73 %
6065 Community Events		0.00	0.00	
6070 Employee Wages & Benefits				

NVC- Sewer

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6075 Employee Benefits				
6076 Company Paid Benefits	571.72	4,000.00	-3,428.28	14.29 %
6077 Income Protection Plan	192.32	2,500.00	-2,307.68	7.69 %
Total 6075 Employee Benefits	764.04	6,500.00	-5,735.96	11.75 %
6080 Employees Salaries & Wages				
6081 Collection System Operator	2,586.74	18,000.00	-15,413.26	14.37 %
6081.5 Assistant CSO		5,000.00	-5,000.00	
6082 Distribution Officer Wages		0.00	0.00	
6082.5 Assistant DO Wages		0.00	0.00	
6083 Lifeguard Wages		0.00	0.00	
6084 Office Personnel Wages	2,875.95	18,100.00	-15,224.05	15.89 %
6084.5 Finance Manager		4,000.00	-4,000.00	
6085 Police Wages		0.00	0.00	
6086 Treatment Plant Operator	5,900.00	38,425.00	-32,525.00	15.35 %
6087 Utility Billing Wages	430.47	5,500.00	-5,069.53	7.83 %
6088 Village Agent Wages		0.00	0.00	
6088.50 Village Agent Assistant		0.00	0.00	
6089 Village Official Wages		0.00	0.00	
6090 Winter Road Wages		0.00	0.00	
Total 6080 Employees Salaries & Wages	11,793.16	89,025.00	-77,231.84	13.25 %
6095 Payroll Processing Fees	106.00	1,100.00	-994.00	9.64 %
6096 Payroll Tax Expense	1,138.89	7,000.00	-5,861.11	16.27 %
Total 6070 Employee Wages & Benefits	13,802.09	103,625.00	-89,822.91	13.32 %
6150 Information & Notices		300.00	-300.00	
6160 Insurance Paid				
6161 Property & Casualty Insurance		3,500.00	-3,500.00	
6162 Workers Comp Insurance		1,300.00	-1,300.00	
Total 6160 Insurance Paid		4,800.00	-4,800.00	
6190 Legal & Professional Services				
6191 Auditing Services		10,000.00	-10,000.00	
6192 Engineering Fees		0.00	0.00	
6193 Legal Fees		0.00	0.00	
Total 6190 Legal & Professional Services		10,000.00	-10,000.00	
6210 Licenses, Permits, & Fees		2,500.00	-2,500.00	
6240 Membership Dues		300.00	-300.00	
6260 Office Supplies	397.35	1,500.00	-1,102.65	26.49 %
6285 Postage		1,500.00	-1,500.00	
6305 Regulatory Fees	1,341.06	1,500.00	-158.94	89.40 %
6330 Repairs & Maintenance				
6331 Building Repairs & Maintenance	105.59	500.00	-394.41	21.12 %
6332 Cleaning	148.50	850.00	-701.50	17.47 %
6335 Sludge Removal		50,000.00	-50,000.00	

NVC- Sewer

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6337 Wharf & Floats Maintenance		2,500.00	-2,500.00	
6342 General Repairs & Maintenance	464.25	12,000.00	-11,535.75	3.87 %
Total 6330 Repairs & Maintenance	718.34	65,850.00	-65,131.66	1.09 %
6344 Safety Committee Operations		0.00	0.00	
6345 Software	505.28	5,000.00	-4,494.72	10.11 %
6350 Supplies & Chemicals	1,048.50	12,000.00	-10,951.50	8.74 %
6360 Tax Collection Fees		0.00	0.00	
6370 Training				
6371 Police Training		0.00	0.00	
Total 6370 Training		0.00	0.00	
6390 Uniforms, Equipment, & Supplies				
6391 Lifeguard - Uniforms, Equipment, & Supplies		0.00	0.00	
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	
Total 6390 Uniforms, Equipment, & Supplies		0.00	0.00	
6400 Utilities				
6401 Electricity Expense	940.77	5,500.00	-4,559.23	17.10 %
6402 Oil	118.80	600.00	-481.20	19.80 %
6403 Hydrant Rental		150.00	-150.00	
6404 Propane		750.00	-750.00	
6405 Street Lights		0.00	0.00	
6406 Telephone & Internet Expenses	225.99	1,500.00	-1,274.01	15.07 %
6407 Water & Sewer		1,800.00	-1,800.00	
Total 6400 Utilities	1,285.56	10,300.00	-9,014.44	12.48 %
6500 Water Testing	1,192.00	11,000.00	-9,808.00	10.84 %
6700 Depreciation Expense		0.00	0.00	
6800 Bond Expenses				
6810 2008 MMBB Bond Principal		6,998.00	-6,998.00	
6811 2008 MMBB Bond Interest	360.38	360.00	0.38	100.11 %
6814 2012 MMBB Refinance Bond Principal		5,583.00	-5,583.00	
6815 2012 MMBB Refinance Bond Interest		1,930.00	-1,930.00	
6816 2013 BHBT Bond Principal		12,571.00	-12,571.00	
6817 2013 BHBT Bond Interest	2,512.91	5,026.00	-2,513.09	50.00 %
6821 Loan Payment to Water - Principal		19,532.00	-19,532.00	
6822 Loan Payment to Water - Interest	398.58	1,304.00	-905.42	30.57 %
Total 6800 Bond Expenses	3,271.87	53,304.00	-50,032.13	6.14 %
Unapplied Cash Bill Payment Expenditure		0.00	0.00	
Uncategorized Expense		0.00	0.00	
Total Expenditures	\$31,466.15	\$326,829.00	\$ -295,362.85	9.63 %
NET OPERATING REVENUE	\$ -30,665.15	\$13,261.00	\$ -43,926.15	-231.24 %
Other Expenditures				
7100 Contingency Expenses		6,361.00	-6,361.00	
7300 Sewer Reserve Fund		7,200.00	-7,200.00	

NVC- Sewer

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Reconciliation Discrepancies		0.00	0.00	
Total Other Expenditures	\$0.00	\$13,561.00	\$ -13,561.00	0.00%
NET OTHER REVENUE	\$0.00	\$ -13,561.00	\$13,561.00	0.00 %
NET REVENUE	\$ -30,665.15	\$ -300.00	\$ -30,365.15	10,221.72 %

NVC- WATER

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
4100 Water Revenue				
4200 Water Operating Revenue				
4210 Water Sales		210,800.00	-210,800.00	
4220 Rate Increase		0.00	0.00	
4230 Water Service Fee Revenue		8,000.00	-8,000.00	
4240 Hydrant Rental Revenue		25,000.00	-25,000.00	
Total 4200 Water Operating Revenue		243,800.00	-243,800.00	
4300 Water Non-operating Revenue				
4310 Interest Income	367.95	3,000.00	-2,632.05	12.27 %
4320 Interest on Loan Receivable Sewer		1,304.00	-1,304.00	
4330 Lead Pipe Study Grant		0.00	0.00	
4340 Miscellaneous Revenue		0.00	0.00	
Total 4300 Water Non-operating Revenue	367.95	4,304.00	-3,936.05	8.55 %
Total 4100 Water Revenue	367.95	248,104.00	-247,736.05	0.15 %
Unapplied Cash Payment Revenue		0.00	0.00	
Uncategorized Income		0.00	0.00	
Total Revenue	\$367.95	\$248,104.00	\$ -247,736.05	0.15 %
Cost of Goods Sold				
5000 Cost of Goods Sold				
5100 Water Purchases	7,408.35	30,000.00	-22,591.65	24.69 %
Total 5000 Cost of Goods Sold	7,408.35	30,000.00	-22,591.65	24.69 %
Total Cost of Goods Sold	\$7,408.35	\$30,000.00	\$ -22,591.65	24.69 %
GROSS PROFIT	\$ -7,040.40	\$218,104.00	\$ -225,144.40	-3.23 %
Expenditures				
6000 1099 Contractors				
6010 Casual Labor		0.00	0.00	
6020 Contracted Services				
6021 Mowing and Trimming Service		0.00	0.00	
6022 Trash Collection		0.00	0.00	
Total 6020 Contracted Services		0.00	0.00	
6036 Bookkeeping	2,400.75	9,600.00	-7,199.25	25.01 %
6047 Water Utilities Superintendent	3,569.95	25,000.00	-21,430.05	14.28 %
Total 6000 1099 Contractors	5,970.70	34,600.00	-28,629.30	17.26 %
6050 Auto Expenses				
6051 Auto Fuel Expense				
6052 Cruiser Fuel		0.00	0.00	
6053 Truck Fuel	151.73	750.00	-598.27	20.23 %
Total 6051 Auto Fuel Expense	151.73	750.00	-598.27	20.23 %
6055 Auto Repairs & Maintenance				
6056 Cruiser Maintenance		0.00	0.00	

NVC- WATER

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6057 Truck Maintenance	1,000.72	1,000.00	0.72	100.07 %
Total 6055 Auto Repairs & Maintenance	1,000.72	1,000.00	0.72	100.07 %
6058 Mileage Expenses		0.00	0.00	
6059 Accrue for Truck Replacement		2,000.00	-2,000.00	
Total 6050 Auto Expenses	1,152.45	3,750.00	-2,597.55	30.73 %
6065 Community Events		0.00	0.00	
6070 Employee Wages & Benefits				
6075 Employee Benefits				
6076 Company Paid Benefits	571.74	4,000.00	-3,428.26	14.29 %
6077 Income Protection Plan	106.20	1,200.00	-1,093.80	8.85 %
Total 6075 Employee Benefits	677.94	5,200.00	-4,522.06	13.04 %
6080 Employees Salaries & Wages				
6081 Collection System Operator		0.00	0.00	
6082 Distribution Officer Wages	3,171.95	41,600.00	-38,428.05	7.62 %
6082.5 Assistant DO Wages		4,000.00	-4,000.00	
6083 Lifeguard Wages		0.00	0.00	
6084 Office Personnel Wages	2,875.95	18,100.00	-15,224.05	15.89 %
6084.50 Finance Manager		4,000.00	-4,000.00	
6085 Police Wages		0.00	0.00	
6087 Utility Billing Wages	430.47	5,500.00	-5,069.53	7.83 %
6088 Village Agent Wages		0.00	0.00	
6088.50 Village Agent Assistant		0.00	0.00	
6089 Village Official Wages		0.00	0.00	
6090 Winter Road Wages		0.00	0.00	
Total 6080 Employees Salaries & Wages	6,478.37	73,200.00	-66,721.63	8.85 %
6095 Payroll Processing Fees	106.00	1,100.00	-994.00	9.64 %
6096 Payroll Tax Expense	614.58	6,000.00	-5,385.42	10.24 %
Total 6070 Employee Wages & Benefits	7,876.89	85,500.00	-77,623.11	9.21 %
6150 Information & Notices		300.00	-300.00	
6160 Insurance Paid				
6161 Property & Casualty Insurance		3,220.00	-3,220.00	
6162 Workers Comp Insurance		1,000.00	-1,000.00	
Total 6160 Insurance Paid		4,220.00	-4,220.00	
6170 Interest		0.00	0.00	
6190 Legal & Professional Services				
6191 Auditing Services		14,000.00	-14,000.00	
6192 Engineering Fees		0.00	0.00	
6193 Legal Fees		0.00	0.00	
Total 6190 Legal & Professional Services		14,000.00	-14,000.00	
6210 Licenses, Permits, & Fees		600.00	-600.00	
6240 Membership Dues		300.00	-300.00	
6260 Office Supplies	285.94	1,500.00	-1,214.06	19.06 %

NVC- WATER

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6285 Postage		1,500.00	-1,500.00	
6305 Regulatory Fees		1,200.00	-1,200.00	
6330 Repairs & Maintenance				
6331 Building Repairs & Maintenance	105.59	500.00	-394.41	21.12 %
6332 Cleaning	148.50	850.00	-701.50	17.47 %
6342 General Repairs & Maintenance	244.00	12,000.00	-11,756.00	2.03 %
Total 6330 Repairs & Maintenance	498.09	13,350.00	-12,851.91	3.73 %
6345 Software	505.28	5,000.00	-4,494.72	10.11 %
6350 Supplies		5,500.00	-5,500.00	
6360 Tax Collection Fees		0.00	0.00	
6370 Training				
6371 Police Training		0.00	0.00	
Total 6370 Training		0.00	0.00	
6390 Uniforms, Equipment, & Supplies				
6391 Lifeguard - Uniforms, Equipment, & Supplies		0.00	0.00	
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	
Total 6390 Uniforms, Equipment, & Supplies		0.00	0.00	
6400 Utilities				
6401 Electricity Expense	1,317.12	5,000.00	-3,682.88	26.34 %
6402 Oil/Propane	118.80	600.00	-481.20	19.80 %
6403 Hydrant Rental		0.00	0.00	
6405 Street Lights		0.00	0.00	
6406 Telephone & Internet Expenses	225.99	1,500.00	-1,274.01	15.07 %
6407 Water & Sewer		1,500.00	-1,500.00	
Total 6400 Utilities	1,661.91	8,600.00	-6,938.09	19.32 %
6500 Water Testing	30.00	1,100.00	-1,070.00	2.73 %
6600 Lead Pipe Testing Expenses		0.00	0.00	
6700 Reserve Accrual - Loan from Sewer Interest		1,304.00	-1,304.00	
6800 Bond Expenses				
6812 2009 MMBB Bond Principal		0.00	0.00	
6813 2099 MMBB Bond Interest		0.00	0.00	
6816 2013 MMBB Refinance Bond Principal		23,047.00	-23,047.00	
6817 2013 MMBB Refinance Bond Interest	4,607.01	9,214.00	-4,606.99	50.00 %
6818 2015 BHBT Bond Principal		0.00	0.00	
6819 2015 BHBT Bond Interest		0.00	0.00	
6820 2021 MMBB Bond Principal		0.00	0.00	
6821 2021 MMBB Bond Interest		0.00	0.00	
Total 6800 Bond Expenses	4,607.01	32,261.00	-27,653.99	14.28 %
6900 Depreciation Expense		0.00	0.00	
Unapplied Cash Bill Payment Expenditure		0.00	0.00	
Uncategorized Expense		0.00	0.00	
Total Expenditures	\$22,588.27	\$214,585.00	\$ -191,996.73	10.53 %

NVC- WATER

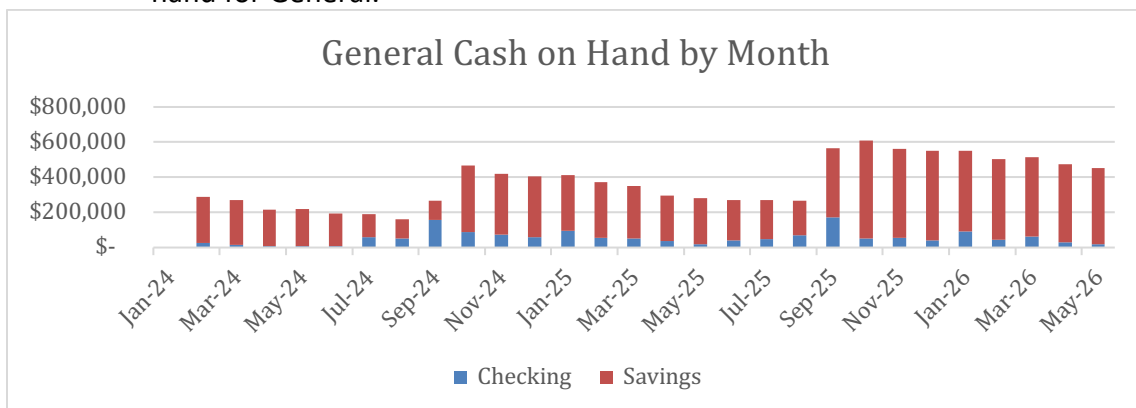
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OPERATING REVENUE	\$ -29,628.67	\$3,519.00	\$ -33,147.67	-841.96 %
Other Expenditures				
7100 Contingency Expenses		3,819.00	-3,819.00	
Reconciliation Discrepancies		0.00	0.00	
Total Other Expenditures	\$0.00	\$3,819.00	\$ -3,819.00	0.00%
NET OTHER REVENUE	\$0.00	\$ -3,819.00	\$3,819.00	0.00 %
NET REVENUE	\$ -29,628.67	\$ -300.00	\$ -29,328.67	9,876.22 %

Treasurer's Report
05/10/2026

- Warrants, Financial Reports, Bank Statements
 - March Warrants, 2026 Budget vs Actuals provided as part of the Board packet.
 - No Journal Entry report for March. Pending input of March Warrants into the General Ledger.
 - Bank Statements – available in the office.
- 2027 Budget Development Workshops
 - The second workshop focused on reviewing capital expenses and associated expenses for the 2027 operating budget. Updates were made based on the discussion and input from the Overseers. Current version of the draft budget is attached.
 - Purchasing a new truck was included in the capital purchasing discussion resulting in the decision to purchase a new truck in 2027. Supporting information is provided in a separate document.
 - Subsequent meetings are scheduled for May 16 and June 7 starting at 10am.
- FY 2025 Audit
 - The FY2025 audit started on May 4, 2026. Before she left, the Office Manager assembled most of the information requirement.
 - In the absence of an Office Manager, the Treasurer is providing support for the audit as it takes place. Current activities including daily meetings with the Auditors, providing backup documentation for audit tests, collecting additional information required and managing questions to others within NVC.
 - At the end of the FY2025 Audit, a JE will be provided to NVC to condense QBO specific account codes associated with how the reserve information is recorded, with the expect result that the Reserve Fund accounting code will align with the unassigned reserve information provided in the audited Financial Statements.
- Cash on Hand
 - General Cash on Hand by Month graph shows the historical trend of cash on hand for General.



Bank Balances as of May 6, 2026

- [General Gov't Checking *2618](#)
Quick Peek
Available Balance**\$17,241.95
Current Balance\$17,241.95

- [Wastewater Checking *2620](#)
Quick Peek
Available Balance**\$94,461.93
Current Balance\$94,461.93

- [Water Checking *3143](#)
Quick Peek
Available Balance**\$66,617.07
Current Balance\$66,617.07

- [BUSINESS COMPLETE *9504](#)
Quick Peek
Available Balance**\$2,000.00
Current Balance\$2,000.00

- [BUSINESS COMPLETE *1771](#)
Quick Peek
Available Balance**\$5,970.90
Current Balance\$5,970.90

- [General Gov't Money Market *4006](#)
Quick Peek
Available Balance**\$11,998.31
Current Balance\$11,998.31

- [Wastewater Sav - ICS B *4739](#)
Quick Peek
Available Balance**\$82,991.34
Current Balance\$82,991.34

- [Water Sav - ICS B *4747](#)
Quick Peek
Available Balance**\$145,635.74
Current Balance\$145,635.74

- [General Gov't Sav - ICS B *9857](#)
Quick Peek
Available Balance**\$434,723.48
Current Balance\$434,723.48

- [General Gov't Sav - ICS T *9857](#)
Quick Peek
Available Balance**\$434,723.47
Current Balance\$0.00

- [Wastewater Sav - ICS T *4739](#)
Quick Peek
Available Balance**\$82,991.33
Current Balance\$0.00

- [Water Sav - ICS T *4747](#)
Quick Peek
Available Balance**\$145,635.73
Current Balance\$0.00

Total Deposit Accounts\$861,640.72

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NVC General Working Budget 2027						
	FY 2025 Actual Unaudited	FY 2026 Approved	FY 2027 Budget Working	Difference	Department Split	Assumptions/Comments
Revenue						
4100 General Government Revenue						
4200 General Operating Revenue						
4210 2024 RE Tax Revenue		0.00	0.00	0.00		
4216 2025 RE Tax Revenue	509,755.96	0.00	0.00	0.00		
4217 2026 RE Tax Revenue		509,823.00	509,823.00	0.00		Place holder for 2027 Tax Revenue; adjusted to have a Net \$0
4220 Town of Northport Revenue	30,000.00	30,000.00	30,000.00	0.00		Assume this is the request; may need to allocate the funds.
4240 Watercraft Registration Revenue	3,860.00	5,760.00	6,810.00	1,050.00		\$100 rowboats (42) and \$30 small watercraft (87); fbl: suggest non-residents of Northport be charged at least \$50 more for rowboats
Total 4200 General Operating Revenue	\$ 543,615.96	\$ 545,583.00	\$ 546,633.00	\$ 1,050.00		
4300 General Non-operating Revenue						
4310 Interest Income	8,203.02	6,000.00	6,000.00	0.00		
4320 Community Hall Rentals	950.00	600.00	600.00	0.00		fbl: suggest increasing 2027 to \$900, per prior 2 years' actuals
4330 Donations		0.00	0.00	0.00		
4340 Miscellaneous Revenue	4,934.50	0.00	0.00	0.00		Never assume misc revenue
Total 4300 General Non-operating Revenue	\$ 14,087.52	\$ 6,600.00	\$ 6,600.00	\$ 0.00		
Total 4100 General Government Revenue	\$ 557,703.48	\$ 552,183.00	\$ 553,233.00	\$ 1,050.00		
Total Revenue	\$ 557,703.48	\$ 552,183.00	\$ 553,233.00	\$ 1,050.00		
Expenditures						
6000 1099 Contractors						
6010 Casual Labor	0.00	0.00	0.00	0.00		
6020 Contracted Services		0.00	0.00	0.00		
6021 Mowing and Trimming Service	12,542.87	15,000.00	15,500.00	500.00		Contractual increase
6022 Trash Collection	24,000.00	24,900.00	27,000.00	2,100.00		Current contract expires Sept. 2026; applied 12.5%
Total 6020 Contracted Services	\$ 36,542.87	\$ 39,900.00	\$ 42,500.00	\$ 2,600.00		
6036 Bookkeeping	10,519.26	10,000.00	10,000.00	0.00	34%G-33%W-33%S	
Total 6000 1099 Contractors	\$ 47,062.13	\$ 49,900.00	\$ 52,500.00	\$ 2,600.00		
6050 Auto Expenses						
6051 Auto Fuel Expense		0.00	0.00	0.00		
6052 Cruiser Fuel		0.00	0.00	0.00		

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NVC General Working Budget 2027						
	FY 2025 Actual Unaudited	FY 2026 Approved	FY 2027 Budget Working	Difference	Department Split	Assumptions/Comments
6053 Truck Fuel	1,006.79	1,500.00	2,000.00	500.00	50%G-25%W-25%S	Estimated
Total 6051 Auto Fuel Expense	\$ 1,006.79	\$ 1,500.00	\$ 2,000.00	\$ 500.00		
6055 Auto Repairs & Maintenance						
6056 Cruiser Maintenance		0.00	0.00	0.00		
6057 Truck Maintenance	11,005.35	4,000.00	2,500.00	-1,500.00	50%G-25%W-25%S	Truck/Sander/Plow - assumes new truck
Total 6055 Auto Repairs & Maintenance	\$ 11,005.35	\$ 4,000.00	\$ 2,500.00	-\$ 1,500.00		
6058 Mileage Expenses				0.00		
6059 Accrue for Truck Replacement		16,350.00	5,000.00	-11,350.00	Varies	See Truck Accrual Tab; assumes new truck purchase in 2026 or 2027
Total 6050 Auto Expenses	\$ 12,012.14	\$ 21,850.00	\$ 9,500.00	-\$ 12,350.00		
6065 Community Events		600.00	600.00	0.00		fbl: should include Doughnuts & Dialogue public refreshments
6070 Employee Wages & Benefits						
6075 Employee Benefits						
6076 Company Paid Benefits	4,842.71	4,000.00	4,000.00	0.00		
6077 Income Protection Plan	711.10	700.00	700.00	0.00		
Total 6075 Employee Benefits	\$ 5,553.81	\$ 4,700.00	\$ 4,700.00	\$ 0.00		
6080 Employees Salaries & Wages						
6083 Lifeguard Wages	8,471.78	10,200.00	10,200.00	0.00		Assumes \$22 per hour; 2 days a week covered by Town of Northport
6084 Office Personnel Wages	20,040.55	20,000.00	20,000.00	0.00	34%G-33%W-33%S	
6084.50 Finance Manager	283.05	4,000.00	4,000.00	0.00	34%G-33%W-33%S	
6085 Police Wages		0.00	0.00	0.00		
6088 Village Agent Wages	44,040.40	44,180.00	44,180.00	0.00		
6088.50 Village Agent Assistant	1,593.75	5,200.00	5,200.00	0.00		
6089 Village Official Wages	492.00	650.00	650.00	0.00		
6090 Winter Road Wages	9,155.21	8,000.00	8,000.00	0.00		
Total 6080 Employees Salaries & Wages	\$ 84,076.74	\$ 92,230.00	\$ 92,230.00	\$ 0.00		
6095 Payroll Processing Fees	1,493.50	2,200.00	2,200.00	0.00	50%G-25%W-25%S	
6096 Payroll Tax Expense	7,589.88	6,800.00	6,800.00	0.00	Per Employee	
Total 6070 Employee Wages & Benefits	\$ 98,713.93	\$ 105,930.00	\$ 105,930.00	\$ 0.00		
6150 Information & Notices	2,036.08	1,500.00	2,000.00	500.00		
Total 6150 Information & Notices	\$ 2,036.08	\$ 1,500.00	\$ 2,000.00	\$ 500.00		

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NVC General Working Budget 2027						
	FY 2025 Actual Unaudited	FY 2026 Approved	FY 2027 Budget Working	Difference	Department Split	Assumptions/Comments
6160 Insurance						
6161 Property & Casualty Insurance	5,963.06	7,700.00	7,700.00	0.00		
6162 Workers Comp insurance	963.00	5,500.00	5,500.00	0.00		fbI: evaluate components and dept. splits; sometimes refunds
Total 6160 Insurance	\$ 6,926.06	\$ 13,200.00	\$ 13,200.00	\$ 0.00		fbI: potential short-term operating cost borrowing
6170 Interest Paid		2,000.00	2,000.00	0.00		
6190 Legal & Professional Services						
6191 Auditing Services	22,935.93	7,500.00	14,000.00	6,500.00		Increased based on 2026 1st quarter billing
6192 Engineering Fees	2,000.20	10,000.00	10,000.00	0.00		Revisit
6193 Legal Fees	2,040.50	10,000.00	10,000.00	0.00		
Total 6190 Legal & Professional Services	\$ 26,976.63	\$ 27,500.00	\$ 34,000.00	\$ 6,500.00		
6240 Membership Dues	241.40	750.00	750.00	0.00		
6260 Office Supplies	2,589.42	1,500.00	1,500.00	0.00	34%G-33%W-33%S	1/3 of the cost. Maybe office furniture
6285 Postage	201.58	500.00	500.00	0.00		
6330 Repairs & Maintenance						
6331 Building Repairs & Maintenance	8,740.84	33,000.00	33,000.00	0.00		Modern Pest, Choppah's Estimates, other maintena
6332 Cleaning	918.00	2,000.00	2,000.00	0.00	34%G-33%W-33%S	Regular cleaning and yearly upstairs cleaning
6333 Grounds General Maintenance	1,937.07	18,000.00	8,000.00	-10,000.00		Parks and grounds, mulch, pathway, benches?
6334 Road Maintenance	45,448.52	40,000.00	52,000.00	12,000.00		Gravel rate increase, spring & fall general, maintenance, Merithew Sq Parking lot, other summer projects
6336 Tree Maintenance	2,655.00	10,800.00	10,800.00	0.00		
6337 Wharf & Floats Maintenance	20,507.25	41,000.00	60,000.00	19,000.00		Floats (\$15K Bayside Marine and \$3K Browns), yearly wharf maintenance (\$10K) and (New Boat Float (\$30K)
6342 General Repairs & Maintenance		4,100.00	4,100.00	0.00		
6343 Library Operations & Maintenance		500.00	3,900.00	3,400.00		previous expenses have been charged to #6331, possibly up to 10 hrs cleaning between May-Oct., new roof
Total 6330 Repairs & Maintenance	\$ 80,206.68	\$ 149,400.00	\$ 173,800.00	\$ 24,400.00		
6344 Safety Committee Operations		150.00	150.00	0.00		
6345 Software	3,710.80	3,500.00	3,500.00	0.00	34%G-33%W-33%S	

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NVC General Working Budget 2027						
	FY 2025 Actual Unaudited	FY 2026 Approved	FY 2027 Budget Working	Difference	Department Split	Assumptions/Comments
6360 Tax Collection Fees	12,337.77	11,870.00	11,870.00	0.00		2% of the total tax revenue collected plus \$970 for software fbl:Jan. 2026 invoice was \$12,338, \$250 for postage
Total 6370 Training	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00		
6390 Uniforms, Equipment, & Supplies						
6391 Lifeguard - Uniforms, Equipment, & Supplies	927.84	1,000.00	1,500.00	500.00		AED supplies, safety equip., personal LG apparel
6392 Police - Uniforms, Equipment, & Supplies	156.00	0.00	0.00	0.00		
Total 6390 Uniforms, Equipment, & Supplies	\$ 1,083.84	\$ 1,000.00	\$ 1,500.00	\$ 500.00		
6400 Utilities						
6401 Electricity Expense	1,348.17	1,200.00	1,800.00	600.00	34%G-33%W-33%S for CH Only	Rate increase
6402 Oil/Propane	868.06	500.00	1,300.00	800.00	34%G-33%W-33%S	Rate increase
6403 Fire Remediation	6,428.52	25,000.00	25,000.00	0.00		Wavier is being drafted; includes fire hydrant rental
6405 Street Lights	7,239.41	8,000.00	8,600.00	600.00		Rate increase
6406 Telephone & Internet Expenses	723.04	600.00	1,000.00	400.00	34%G-33%W-33%S	Rate increase
6407 Water & Sewer	3,461.11	3,200.00	4,000.00	800.00	34%G-33%W-33%S for CH Only	Rate increase
Total 6400 Utilities	\$ 20,068.31	\$ 38,500.00	\$ 41,700.00	\$ 3,200.00		
6800 Bond Expenses						
6812 2009 MMBB Bond Principal		0.00	0.00	0.00		
6813 2099 MMBB Bond Interest		0.00	0.00	0.00		
6816 2013 MMBB Refinance Bond Principal	6,067.08	6,285.50	6,526.00	240.50		
6817 2013 MMBB Refinance Bond Interest	2,731.32	2,512.91	2,273.00	-239.91		
6818 2015 BHBT Bond Principal	21,162.81	0.00	0.00	0.00		
6819 2015 BHBT Bond Interest	417.63	0.00	0.00	0.00		
6820 2021 MMBB Bond Principal	45,019.90	45,429.41	45,916.00	486.59		
6821 2021 MMBB Bond Interest	38,014.86	37,605.18	37,119.00	-486.18		
Total 6800 Bond Expenses	\$ 113,413.60	\$ 91,833.00	\$ 91,834.00	\$ 1.00		
9999 Uncategorized Expense	-0.10	0.00	0.00	0.00		
Unapplied Cash Bill Payment Expenditure						
Total Expenditures	\$ 427,580.27	\$ 521,483.00	\$ 546,834.00	\$ 25,351.00		
Net Operating Revenue	\$ 130,123.21	\$ 30,700.00	\$ 6,399.00	-\$ 24,301.00		
Other Expenditures						

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NVC General Working Budget 2027						
	FY 2025 Actual Unaudited	FY 2026 Approved	FY 2027 Budget Working	Difference	Department Split	Assumptions/Comments
7100 Contingency Expenses		30,700.00	10,700.00	-20,000.00		Includes salary adjustments and bonuses for 2027; minimal contingency and funds for reserve
Total Other Expenditures	\$ 0.00	\$ 30,700.00	\$ 10,700.00	-\$ 20,000.00		
Net Other Revenue	\$ 0.00	-\$ 30,700.00	-\$ 10,700.00	\$ 20,000.00		
Net Revenue	\$ 130,123.21	\$ 0.00	-\$ 4,301.00	-\$ 4,301.00		Currently over budget

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

Recommendation:

Recommend authorization to spend up to \$6,000 for the deconstruction, removal and disposal of the old swim float.

Recent activities

- Water, water, water! I have been very busy meeting plumbers and turning on seasonal water. Trying to finish the water meters so I can move on to normal spring work.
- I have been looking at prices, getting ready to order replacements for expiring accessories for the AEDs. I will be ordering those shortly.
- Started some road maintenance work around the village, as weather has permitted.
- Our lawn and grounds contractor has started work. I'm looking to purchase some good loam to spread and plant grass seed needed in Bayview Park.
- MMA Risk Management repair list: I have finished getting estimates for this list and I have forwarded the estimates to the 2027 Budget Workshop.

Wharf and floats

- This month: I have instructed Scott Munroe to have all NVC floats in the water and hooked up by Memorial Day weekend, weather permitting. In the past, Scott put the boat float in first, moored the swim float and hooked it up later, which creates more work.
- Our marine engineer inspects the wharf after the floats are in. He usually comes in June.

- Wharf: Expect to hear from Scott Munroe soon about finishing piling repairs (a small, nuisance job for most contractors). Scott Munroe is looking into ways to implement the marine engineer's recommendation to paint the fender pilings to protect the fiberglass.
- Boat float: A boat float skid needs to be repaired now unless the Board includes a new boat float in the 2027 budget.
- Wharf and Float Maintenance: Looking into scheduling repairs for the wharf and float. Also looking at budgeting for 2027 repairs.

Utilities

- Utility billing: 44 water customers and 37 sewer customer have not paid bills that were invoiced in March 2025; May 18 is the shut off date for customers that still have not paid their bills. The unpaid bills amount to a total of over \$25,000. Late payments generate a lot of work for staff. We are required to provide 14 day's notice of service disconnection. Amy must be in the office on the day I disconnect service, so customers actually have a lot more than 14 days notice. Before disconnecting service, if we have a record of a phone number, I also try to call customers.
- Completed the 2" water line repair in Ruggles Park and now waiting for the hot top repair on the road and the public walkway between 3 and 5 Park Row, which has been delayed by the weather.

- Working on a new water line on Oak Street.
- Weekly trips to the wastewater lab in Wiscasset. Sometimes there are extra trips due to holidays and retests.
- Dig Safe requests are ongoing.
- Still reviewing and organizing older Utility information, files, maps and other documents as we move NVC files from under the stage to new storage on the office level.
- Looking at scheduling sewer and water maintenance projects for 2026 and working on budgeting for future projects in 2027.

Roads

- Scheduling road work for 2026 and working on road projects for budgeting purposes for 2027.

Miscellaneous

- I continue to talk or meet with Town Administrator James Kossuth on a regular basis about items that impact the village.
- 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

- Potential need to plow more streets: 32 West Street is being winterized. If the owners use it year-round, we will need to plow West Street. New owners of 2 Bayview Park and have inquired about winter water. Potential requests for road plowing in areas we have not plowed will present practical problems.
- Sander: We are planning to replace sander for winter 2028.
- Community Hall: We are missing 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. I have found costs of replacements and will make a related recommendation for the 2027 budget.
- MMA Risk Management recommendations: I have finished getting estimates for this list and I have forwarded the estimates to the Budget Workshop.
- 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. This project is related to the potential Auditorium Park shoreline stabilization project. The Town applied for a grant to study storm water drainage issues throughout the Town, and this area is part of the proposed study.

Submitted by William Paige, Village Agent

BEACH FIRE SAFE PRACTICES

Fires on the beaches in the Northport Village Corporation must comply with the NVC Fire Ordinance and Maine State Law, but any fires on our beaches during the summer season require an additional degree of care and courtesy to protect the community. Following these beach fire safety practices is important:

1. All beach fires greater than 3ftx3ft (basically, all fires) require a permit, which can be obtained free:

The online burn permit system is made possible by the Maine Department of Agriculture, Conservation, and Forestry's Maine Forest Service. Burn permits are available at www.maineburnpermit.com and are valid for 24 hours. Handwritten burn permits may also be obtained through local fire departments and town offices. Read the conditions on the burn permit and keep it with you while the fire is burning.

2. Because of the high risk to wooden structures in Bayside, beach fires are only permitted during **Class 1 (low)** and **Class 2 (moderate)** days when the wind is below 10mph. Fire danger classes are determined by the Maine Forest Service based on current weather and conditions. They are updated daily at 9 am and can be found at mainefireweather.org. Bayside is in Region 11. Even if the fire weather is moderate or good, beach fires should not be lit when winds are blowing inland because of the risk of embers blowing towards structures. Bayside wind patterns are different from those at surrounding fire weather stations, so good judgment is required.
3. All fires must be continuously monitored, and tools/water to extinguish the fire must be within arm's reach at all times.
4. All beach fires should be completely extinguished by 10 pm. The Northport Fire Department is small and relies heavily on volunteers who do not want to be called out of bed because of a report of a fire on the beach at midnight.
5. All debris from any beach fire must be removed promptly the next day.
6. CALL 911 immediately if the fire gets out of control.

Recommended Repairs to Village Benches - 2026

1. Merithew Square Murcell Bench - replace missing bolt
2. Auditorium Park Hodgman Bench - Replace broken slat, perhaps at this time consider replacing all slat on this bench
3. Blaisdell Park green bench (no name) needs repainting
4. Shady Grove bench (no name at this time - Shermans??) needs repainting
5. Begin resetting benches on appropriately based cement blocks to prevent sinkage. This could be done one area at a time each summer therefore not recommending all benches be done at once.
6. Replace Memorial slate on Hoag Bench in Bayview Park (this was removed and lost when the bench was repaired). Consult with Beverly Crofoot and Gail Savitz on the replacement
7. SMove memorial plaques to the center front of the bench.

Ad Hoc Committee Recommendations for Future Memorials on Village Property

1. Offer a memorial bench that currently has no name attached:
Auditorium Park - 2 benches
Ruggles Park - 1 Bench
Blaisdell Park - 1 bench
*If a bench is chosen a fee for restoring the bench and resetting could be requested
2. Memorials on Rocks
3. A memorial wall for placing plaques
4. Plant a tree with a memorial plaque
5. A memorial garden with plaques interspersed with flowers plants and bushes

Guidelines for Memorials on Village Property

1. A donation form shall be filled out as memorials are donations to the village
2. The wording on memorial plaques shall be approved by the overseers
3. Memorials will not be placed or altered without informing overseers and without overseer approval
4. Future new memorial benches
 - will be no longer than 72 inches
 - Durable materials will be used



Date: May XX, 2026

Subject: Bayside Memorial Benches

Dear **(Name of Family/Donor)**,

The Northport Village Corporation (NVC) ad hoc committee for Village Memorials extends its appreciation to all those who responded to our March 2026 inquiry regarding donated memorials located on village property in Bayside. The consensus expression of continued interest in preserving and maintaining the village's memorial benches was quite positive.

Since March, and with winter in the rearview mirror, the committee has had an opportunity to further assess the condition of each bench and are pleased to report that the overall condition of the benches is good (with a couple minor exceptions). That said, NVC's future upkeep of the memorial benches in proper condition, for both safety and aesthetics, comes with a financial cost. Monetary donations of any size will be accepted and appreciated for this purpose. Please reference the village's Donation policy link below for guidance:

[Donating to Bayside – Northport Village Corporation](#)

Related inquiries regarding memorial bench upkeep should be directed to the NVC Parks & Trees Chair and Overseers, Victoria Matthews, by email at vmatthews@nvcmaine.gov or by postal mail to the Northport Village Corporation, Attention Victoria Matthews, 813 Shore Road, Northport, Maine 04849.

Sincerely Yours,

NVC Ad hoc Committee for Village Memorials:

Victoria Matthews (NVC Overseer), Frederic Lincoln (NVC Overseer), and
Beverly Crofoot (Vice President, Bayside Historical Preservation Society)