August 9, 2026 - 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 your name, Bayside address and email address. If your property is not in your name, please provide the property owner's name. Once the information is verified, you will receive Zoom links to NVC meetings. This is a temporary measure taken to address disturbing and disruptive interruptions to recent NVC meetings by unauthorized Zoom participants.

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

Meeting Agenda

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

Action Items and Reports

- Approval of July 12, 2026 meeting minutes.*
- President's Report*
  - Recommend approval of a Community Hall Use Request from Patty Wright for the Northport Food Pantry's "Fill the Hall" Food Drive for August 16, 2026, 8:45 a.m.-12:45 p.m..*
  - Recommend approval of Laurie Kazilionis' request to use upper Bayview Park across from their 8 George Street cottage for the annual Porch Party on August 15 from 6-8:30 p.m.
  - Recommend approval of closure of Clinton Avenue in front of 35 Clinton Avenue for annual "Getting' Chili Party on September 5 from 5:30-8:00 p.m.
  - Recommend approval of Dan Ford Enterprises/Town of Northport Application for Access to Village Property for Construction for Bayview Park shoreline stabilization work.*
  - Trash & recycling removal issue impacting Monday trash/recycling pick up
  - Debrief: Donuts & Dialog
    - Questions raised by attendees at "open forum"
    - Low attendance – cancel remaining D&D?
    - Change timing, format, scheduling? Remote only outside the summer season? Other ideas?
  - Debrief: Events in NVC parks, generally
  - Update: action regarding non-compliant park usage
  - Overseer interest in Google Drive tutorial?
  - Annual Meeting Review/Plan
- Treasurer's Report*
- Village Agent Report*
- Office Manager Report*
- Personnel Committee Report
- Utilities Committee Report
- Parks & Trees/Tree Warden Report*
  - Recommend approval of $2700 for tree work to be done by Grant Tree Care: (1) remove ash tree in Auditorium Park that is dying and present a hazard to ramp and roadway (awaiting approval from CEO due to shoreland zone) $1200; (2) prune ash tree in Ruggles Park for deadwood, broken limbs from recent storm and weight reduction $1200; (3) Remove dead fir on Griffin Street $300.

- Safety Committee Report: Update on traffic and speed data gathering.
- 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)

Report out of Executive Session

Adjourn

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

*Written materials submitted:

- Draft July 12, 2026 meeting minutes
- Community Hall Use Request from Patty Wright for August 16, 2026
- Bayview Park Use Request from Laurie Kazilionis for August 15, 2026
- Dan Ford Enterprises/Town of Northport – Application for Access to Village Property for Construction Activity
- August 2026 Treasurer's Report
- August 2026 Village Agent Report
- August 2026 Office Manager Report
- Parks & Tree Committee Report
- Summary of proposed Grant Tree Care work

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

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

Public Comments:

Dan Webster (670 Shore Road): Stenciling around the park with “No Parking” signs is very helpful. Also, putting cones around the park on busy days is also helpful in telling folks where they can park. There continues to be private use of public space in Bayview Park and Merithew Square. Would like public input and a public hearing on traffic calming measures measures.

The meeting was called to order at 8:05 a.m.

Approval of the Minutes of the Sunday, July 5, 2026 Board meeting.

Action: Fred L. made a motion, seconded by Elaine M., to approve the Minutes of the July 5 Board meeting with the correction that Kris Mix attended via Zoom. Voted – Unanimous.

Approval of the Minutes of the July 12, 2026 Board meeting.

Action: Michael T. made a motion, seconded by Fred L., to approve the minutes as written. Voted – Unanimous.

President’s Report - Janae Novotny

Recommend approval of a Community Hall Use Request from Maya Stein for July 18, 2026, 4:30-8:30 P.M. Ms. Stein is hosting a house concert at her Shore Road home to benefit the Belfast Poetry Festival. She requests Community Hall as a backup location in case of inclement weather.

Action: Elaine M. made a motion, seconded by Fred L., to approve Maya Stein’s Community Hall request. Voted – Unanimous.

Recommend approval of a Community Hall Use Request from Kristen Vermilyea for August 22, 2026, 11 a.m.-1:00 p.m., for a memorial brunch honoring her father.

Action: Michael T. made a motion, seconded by Elaine M., to approve Kristen Vermilyea's request for use of Community Hall on August 22, 2026, 11 a.m.-1:00 p.m.

Maine's Healthy Beaches Program, operated by the State with funding from the EPA, tests water on various Maine beaches. Janae N. contacted the program coordinator to start the process to add NVC to their list. There is no charge to the Village, and we must agree to publicize our results.

Memorial Benches - After a long discussion, Elaine M. made a motion.

Action: Elaine M. made a motion, seconded by Michael T., to notify the three people, in order of pending requests, and offer them the three available benches with a suggested donation of $200-$300 for future maintenance. Voted – Unanimous.

The Overseers will address the memorial benches in their September Overseers meeting.

Treasurer's Report - Wendy Huntoon

Wendy H. referred the Overseers to her report circulated prior to the meeting.

Village Agent Report - Bill Paige

Bill P. referred the Overseers to his written report circulated prior to the meeting.

The removal of a tree in Bayview Park, requested by Vicky Matthews, is scheduled for July 14.

Elaine M. - Perhaps, we could hire a courier for Bill P.'s trips to Wiscasset. Bill P. stated that a courier to Wiscasset is very costly. Utilities Trustees has discussed this in the past; someone has to be reliable, know the lab schedules, and must follow a chain of custody.

Bill P. - a bird deterrent has been installed on the dock house to deter pigeons and seagulls. It has been suggested that we need to install a net under the dock as well. He is still working on these solutions.

Personnel Committee - Janae Novotny

Recommendation to approve the employment of Danielle Hick, Perrin Hathaway, and Aiden Huck as lifeguards at $22/hour for the 2026 season.

Action: Michael T. made a motion, seconded by Fred L., to approve hiring the above lifeguards at $22/hour for the 2026 season. Voted – Unanimous.

Utilities - Fred Lincoln

The meters have been read, and bills will be going out soon. There have been no exceedances in May. The tanks were pumped at the end of June for about $20,000.00. They kept the price the same as last year.

The Utilities Committee begins its budgeting process after the annual warrant is passed at the Annual Meeting.

Parks & Trees/Tree Warden - Vicky Matthews

Recommendation to approve the expenditure of $500 to replace a dead tree in Bayview Park.

Action: Elaine M. made a motion, seconded by Vicky M., to approve the expenditure of $500 to replace a dead tree in Bayview Park. Voted – Unanimous.

Recommendation to clear invasive plants in the area between two trees at the bottom of Ruggles Park, to the north of the kayak/paddle board area, and plant something more appropriate. Tom and Janet Duggan, 1 Park Row, requested the work and offered to share in the planting. Volunteers could clear this area.

Action: Vicky M. made a motion, seconded by Elaine M., to clear the bottom of Ruggles Park and approve appropriate low-growing plants. Voted – Unanimous.

Vicky M. - There is a large stump in front of the Library; it is on Town road property. Janae N. will approach the Town first.

Library Report - Vicky Matthews

A copy of the Bayside Library Report was circulated prior to the meeting. Vicky M. has met with Martha Beiser (20 Bayside Road) and Marnie Reeve (400 Bluff Road). With Vicky's help, they compiled a list of volunteers, both summer and year-round, who will volunteer at the Library.

Safety Committee - Michael Tirrell

Michael T. gave an update on the lifeguards; any time they are not available will be posted on their website.

Speeding & traffic calming - The village cannot do anything regarding any speeding on Town-maintained roads – George Street/Shore Road, Bluff Road and Broadway. Town action is required, and the DOT has regulations that must be followed. With the help of Steve Kazilionis, who has discussed traffic calming with the DOT, we understood that we have options. Michael T. is asking that the Board approve a recommendation to present to the next Town Select Board meeting on Monday, July 13, to get a process started at the Town on this matter.

Action: Michael T. made a motion, seconded by Elaine M., that we request of the Town the installation of new stop signs in a few locations and the testing of temporary speed humps at the following: Stop signs-Griffin Street & Broadway, Sea Street & George, and Bluff & Main Street. Temporary speed humps: George Street and Broadway. Voted – Unanimous.

Expect a means for public input on this issue before any final recommendations or a vote by the Northport Select Board.

Use of Public Spaces - Fred L.

Fred L. - He is aware of three instances where park usage is not compliant with the ordinance. Fred L. thinks we, as a Board, need to discuss how to handle it. If we have policies and don't enforce them, we are wasting our time. After a thorough discussion, it was decided that the President would write a polite letter, noting that the item(s) left overnight in a park would be removed by Bill Paige, in accordance with the Use of Public Spaces ordinance, citing safety reasons, etc.

Town Liaison Report - Janae Novotny

Town's Property Revaluation – Due to lack of certainty about the timing of the tax commitment by the Town, our annual warrant will reflect that Interest charges on overdue taxes will not begin until October 2, 2026.

The Town of Northport has just finished its 2024 Audit.

Bayside is now in an expanded "deer hunting zone" for archers. Due to restrictions on hunting within so many feet of buildings, the new zone is unlikely to impact Baysiders.

Other Business

Vicky Matthews - Eleven junior yacht club instructors have been trained in First Aid. We canceled our Adult CPR Course for lack of participation; we may try again next year. 54 members of our community have been trained and certified in CPR/AED.

Bluff/Shore Footpath - The $400 approved by the Board was covered by donations. The cedar logs were contributed by Dan Reeve (400 Bluff Road). Alma Homola (11 Park Row) donated lilies that have been planted in the pathway.

The meeting was adjourned at 9:54 a.m.

Respectfully submitted,

s/s
Maureen (Beanie) Einstein, Clerk

and

s/s
Janae Novotny, President

Northport Village Corporation
Community Hall Use Request Form
(Please read the attached Community Hall Use Packet before completing this form.)

Application Date 7/13/2024
Name Northport Food Pantry - Patti Wright
Address P.O. Box 27
Email northportfpantry@gmail.com
Telephone number 781-801-0331
Northport/Bayside Resident? Y ✓ N__ **Bayside Taxpayer?** Y ✓ N
Space Requested: Community Hall (upstairs) ✓ Community Room ____
Rental Purpose:
Fill Our Hall Food Drive

Date of requested use 8/16/2024
Start time: 9:45 a.m. ✓ p.m.___ to **End time** 12:45 a.m.___ p.m. ✓
Usage Fees:

- Hourly ($25/hour) ______
- Day ($150/day) ______
- Kitchen (required if food involved, not beverages only) ($50/day) ______

Proof of insurance

Proof of insurance must be received during NVC office hours or by email prior to the event.

Payment is due within 7 days of NVC approval of this request.

By signing this document, you agree that you are the responsible party for this event, you have read the Community Hall usage rules, and you agree to abide by them.

Patricia J. Wright Patricia J. Wright
PRINTED NAME SIGNATURE (upload image or draw) DATE

Approved by NVC Board or President:______
Date approved:______
Payment received $______ by ______ [Date]______
Proof of insurance received and attached to this request on [Date]______ by ______
[pp[.Form approved 2/8/2026

Application for Use of Village Property for Construction Activity

Owner Name: Town of Northport Owner Phone: 338-3819

Owner Mailing Address: 16 Beech Hill Road Owner Email: administrator@northportmaine.org

Bayside Property Address: Baystreet (44.3791, -68.96658)

Village Property Impacted: None Besides subject property

Contractor Name: Dan FORD Enterprises Co. Contractor Phone: 323-2755

Contractor Address: 267 Camden Road, Hope, maine Contractor Email: fordslc@gmail.com

Have you or your contractor ~~met~~ phone call (Bill Paige) with the Village Agent to discuss the project: X Yes _No

Provide a brief description of the nature of the proposed use of Village land (description of equipment to be used, type of materials to be stored, duration of storage needs, method of egress to Village land, whether alternatives have been explored, etc.). Attach additional pages as necessary.

Shoreline stabilization, Granite Steps

Explain why no commercially feasible alternative to the use of public land exists. Attach additional pages as necessary.

N/A Gartley + Dorsky Drew plans + Town put out to Bid

Required Submittals Attached:

- ☐ Timeline for Proposed Use
- ☐ Drawings
- ☐ Any Required Permits (e.g., DEP), If Already Received

Northport Village Corporation Use Only:

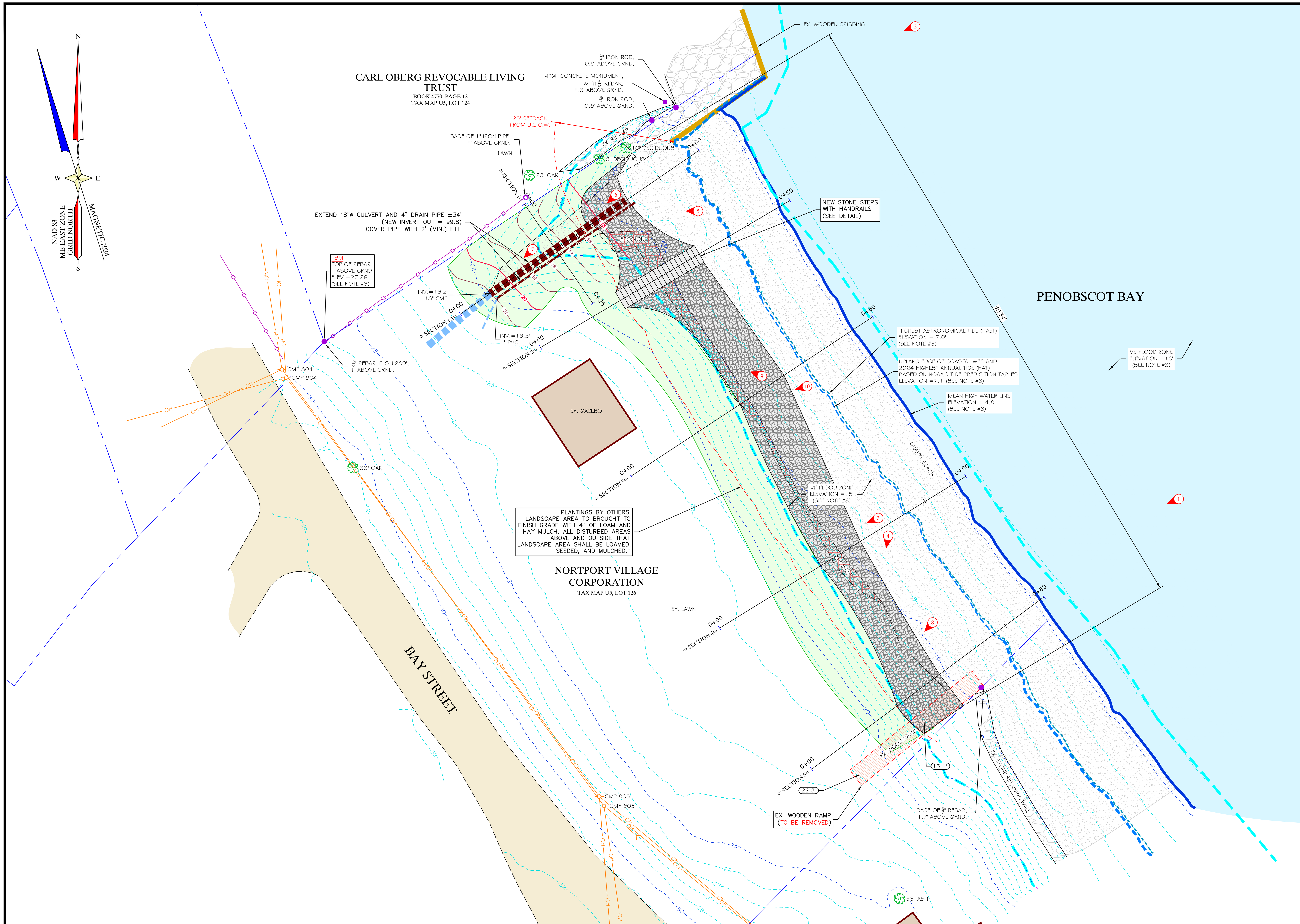
Village Agent: _ Approved _Disapproved Date: ______ Signed: ____________

Board of Overseers: _ Approved _Disapproved Date: ______ Signed: ____________

Tax Parcel of Homeowner's Property: ______

Conditions of Use to Be Incorporated into License and Indemnification Agreement):

Deficiencies of Application and Conditions to be Satisfied Before License and Indemnification Agreement Is Provided:



LEGEND

- APPROXIMATE PROPERTY LINE
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- EXISTING CONTOUR
- SPOT ELEVATION
- PROPOSED CONTOUR
- FEMA FLOOD ZONE DIVISION
- UPLAND EDGE OF COASTAL WETLAND (HIGHEST ANNUAL TIDE LINE)
- HIGHEST ASTRONOMICAL TIDE (HAsT)
- MEAN HIGH WATER LINE (MHW)
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- STORM PIPE
- PICKET FENCE
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPOSED VEGETATED SLOPE
- PROPOSED SHORELINE STABILIZATION RIPRAP
- AREA OF SEVERE EROSION
- PHOTO LOCATION KEY

GENERAL SITE NOTES:

1) LOT INFORMATION:
PHYSICAL ADDRESS:
BAY STREET, NORTHPORT, ME.
TAX MAP: U5 LOT: 126

2) OWNER & APPLICANT:
NORTPORT VILLAGE CORPORATION
C/O CELINE BREWSHER

3) ENGINEER & SURVEYOR:
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
59 UNION STREET UNIT 1, CAMDEN, ME 04843
(207) 236-4365

4) RESOURCE NOTES:

- TOTAL STABILIZATION FRONTAGE = ± 134'
- TOTAL DISTURBANCE ABOVE HAsT
  1. STONE STABILIZATION = ± 1421 S.F.
  2. VEGETATIVE SLOPE = ± 1128 S.F.
- TOTAL DISTURBANCE BELOW HAsT
  1. STONE STABILIZATION = ± 0 S.F.

5) CONSTRUCTION NOTES:

- ALL STONE SHALL BE QUARRIED ANGULAR STONE APPROVED BY THE DESIGN ENGINEER.
- THE REVETMENT SHALL BE BUILT BY THE PLACEMENT OF INDIVIDUAL STONES RATHER THAN DUMPING AND SHAPING.
- COORDINATE WITH OWNER REGARDING SITE ACCESS AND ADDITIONAL PLANTING CHOICES.
- ALL GRANULAR FILL USED FOR TEMPORARY CONSTRUCTION ACCESS SHALL BE REMOVED UPON COMPLETION AND ALL DISTURBED AREAS SHALL BE RE-VEGETATED.
- TREES REQUIRING REMOVAL DURING CONSTRUCTION SHALL BE REPLACED. PLANTING LOCATION, SIZE AND SPECIES OF REPLACEMENT TREES SHALL BE COORDINATED WITH OWNER AND IN COMPLIANCE WITH THE SHORELAND ZONING ORDINANCES.
- REVEGETATED AREA SHALL INCLUDE SALT TOLERANT VEGETATION SPECIES.

PLAN REFERENCES:

1) "TOPOGRAPHIC SURVEY, TOWN OF NORTHPORT BAYVIEW PARK," BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED FEBRUARY 21, 2024.

NOTES FROM PLAN REFERENCE #1:

1) THIS IS NOT A BOUNDARY SURVEY. APPROXIMATE PROPERTY LINES ARE BASED ON TOWN OF NORTHPORT TAX MAPS.

2) PLAN ORIENTATION IS REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY.

3) ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON OCTOBER 14, 2021 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). VDATUM WAS USED TO DETERMINE TIDAL DATUMS SHOWN ON THIS PLAN. HAsT IS AN ACRONYM FOR HIGHEST ASTRONOMICAL TIDE.

4) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY AS WELL AS RTK ENABLED DRONE MAPPING PERFORMED ON FEBRUARY 21, 2024.

5) OWNER INFORMATION IS TAKEN FROM THE TOWN OF NORTHPORT TAX COMMITMENT FOR THE 2023 FISCAL YEAR.

6) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

PROGRESS PRINT
NOT FOR CONSTRUCTION

CLIENT/PROJECT: TOWN OF NORTHPORT BAYVIEW PARK
LOCATION: BAY STREET
TOWN: NORTHPORT COUNTY: WALDO STATE: MAINE

SHEET TITLE: SHORELINE STABILIZATION PLAN
SCALE: 1' = 1'-0"
DATE: APRIL 8, 2026
DRAWN BY: LP
CHECKED BY: WBG

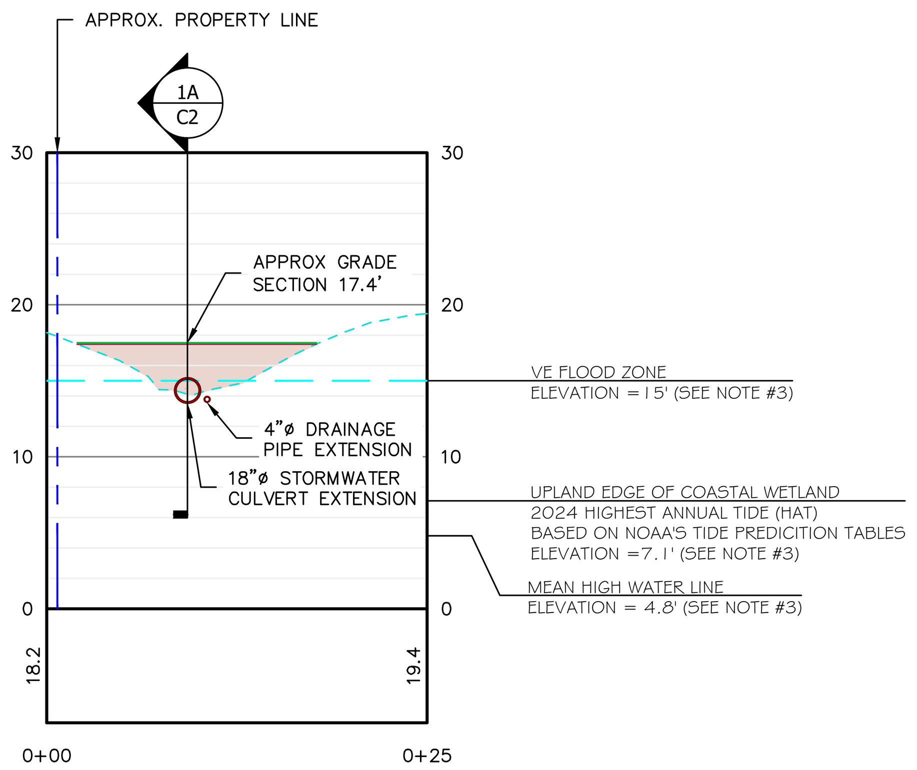
NO.	REVISIONS	DATE

Gartley & Dorsky ENGINEERING SURVEYING
59 Union Street, Unit 1, Camden, ME 04843
Ph. (207) 236-4365 • Fax (207) 236-3055 • Toll Free (888) 282-4365
165 Main Street, Suite 2E, PO Box 1072, Damariscotta, ME 04543
Ph. (207) 790-5005

STATE OF MAINE WILLIAM B. GARTLEY No. 7961 LICENSED PROFESSIONAL ENGINEER 4-8-26

PROJ. NO. 2023-0149

C1



SECTION 1
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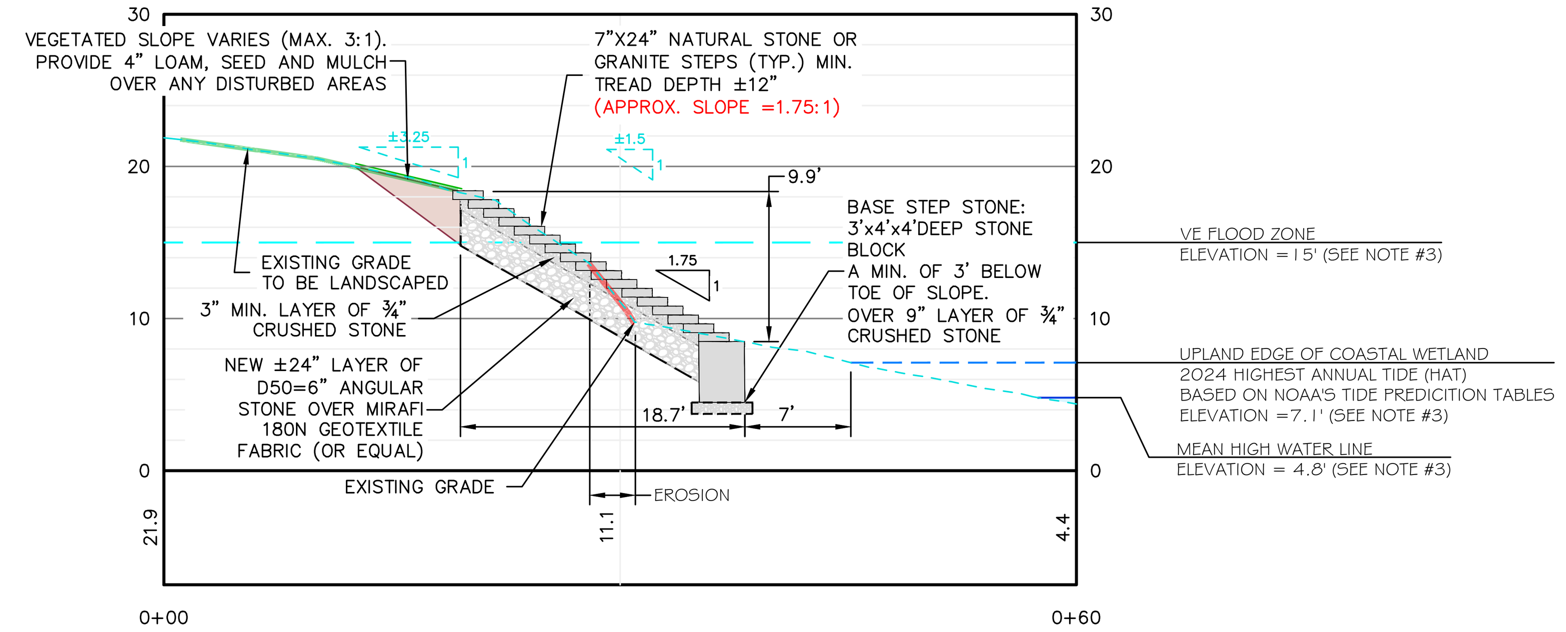

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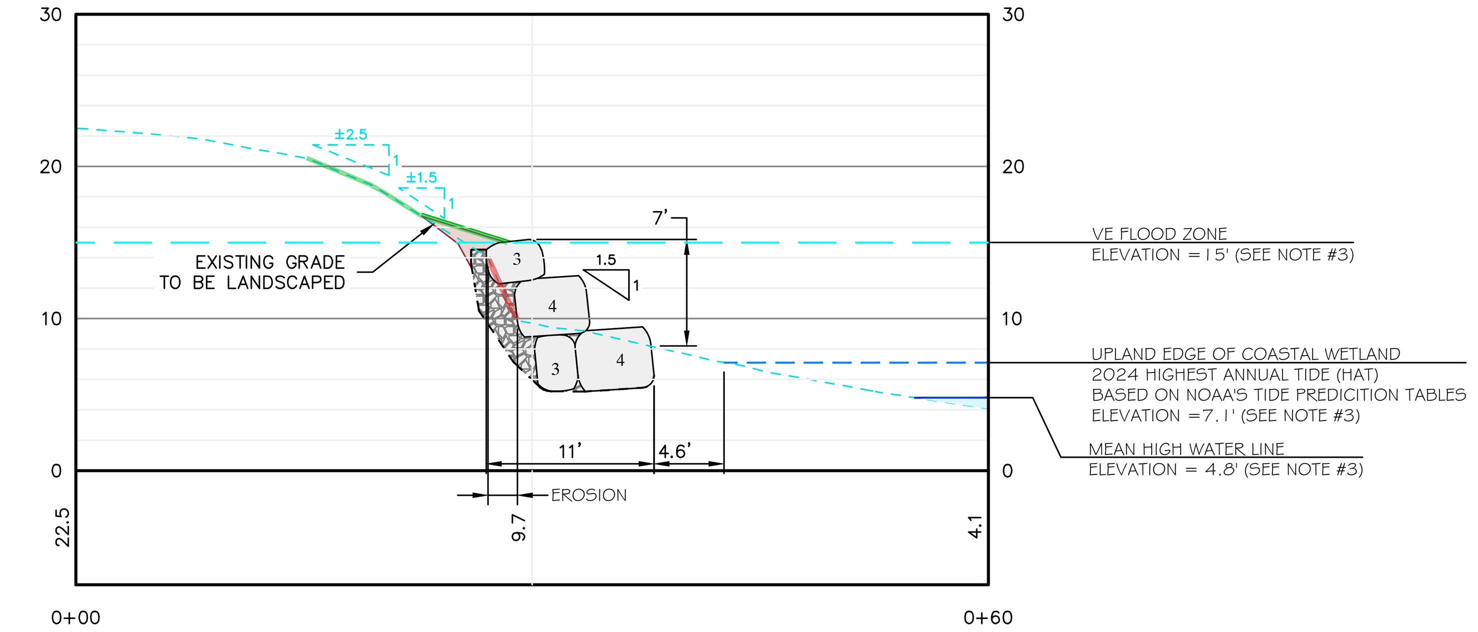

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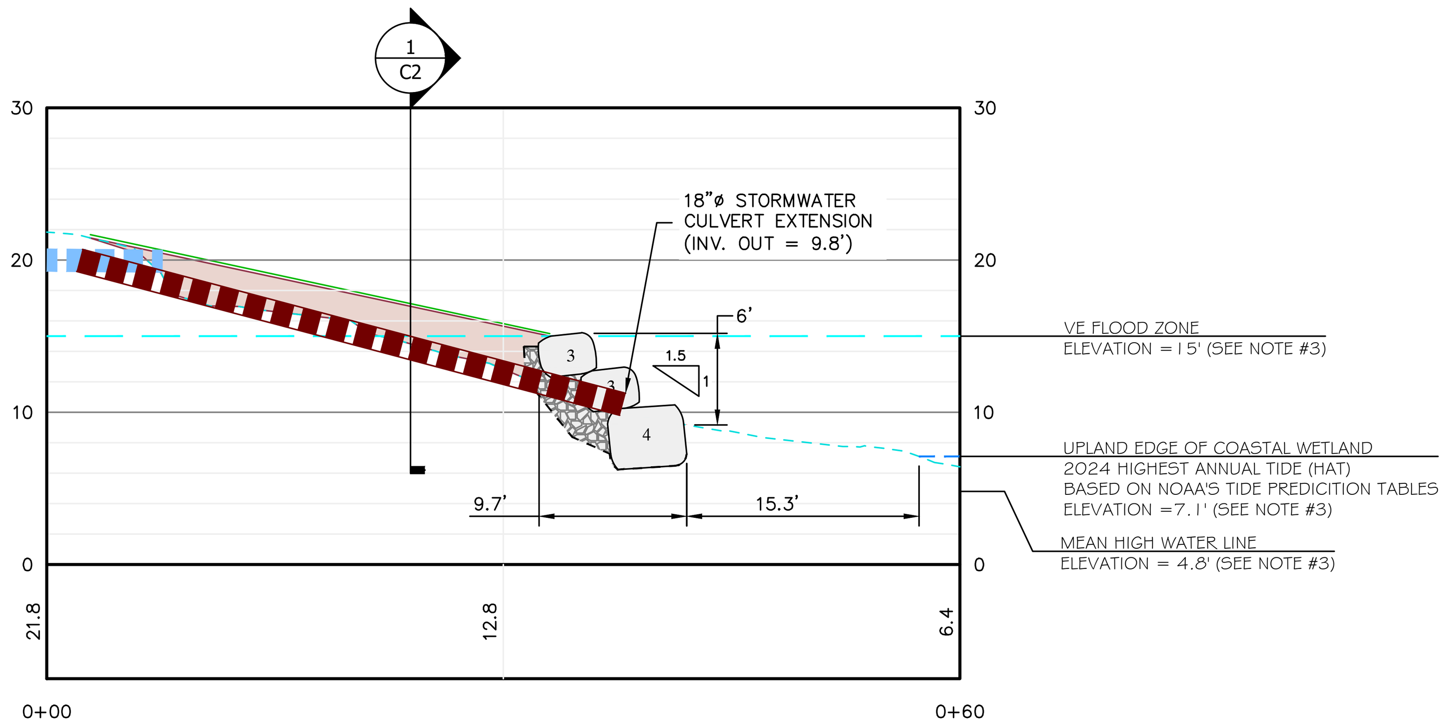

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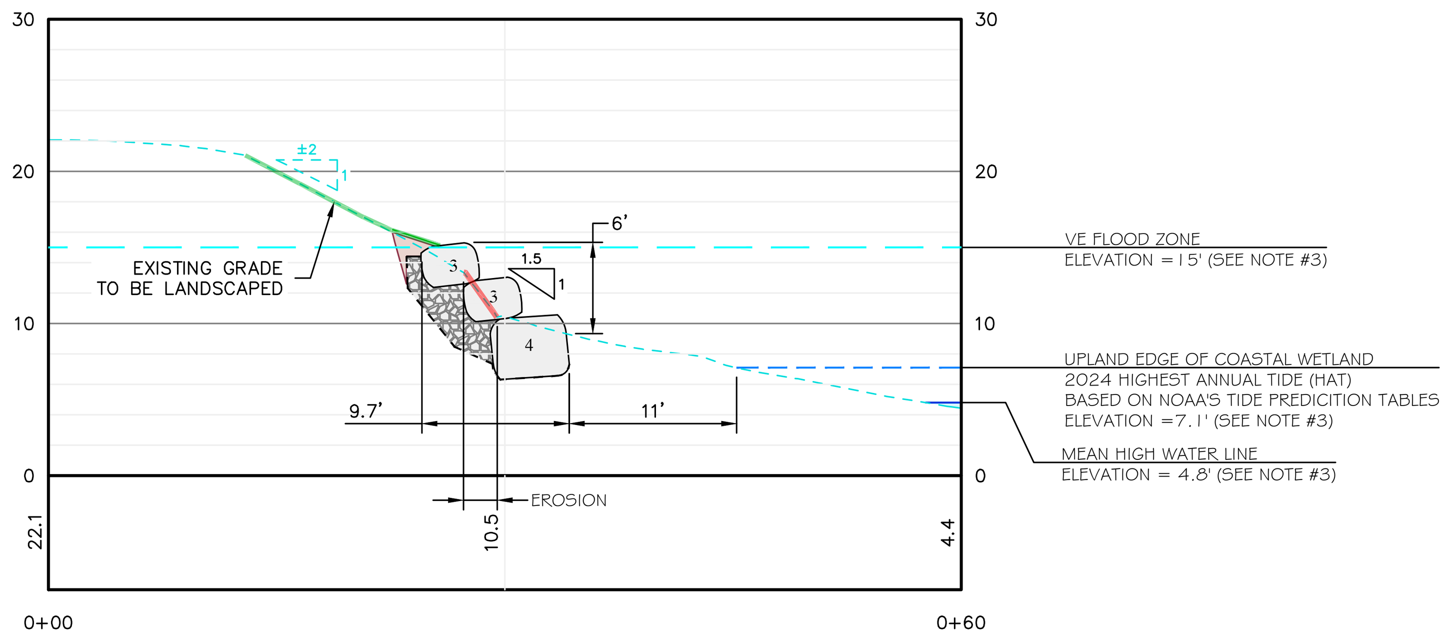
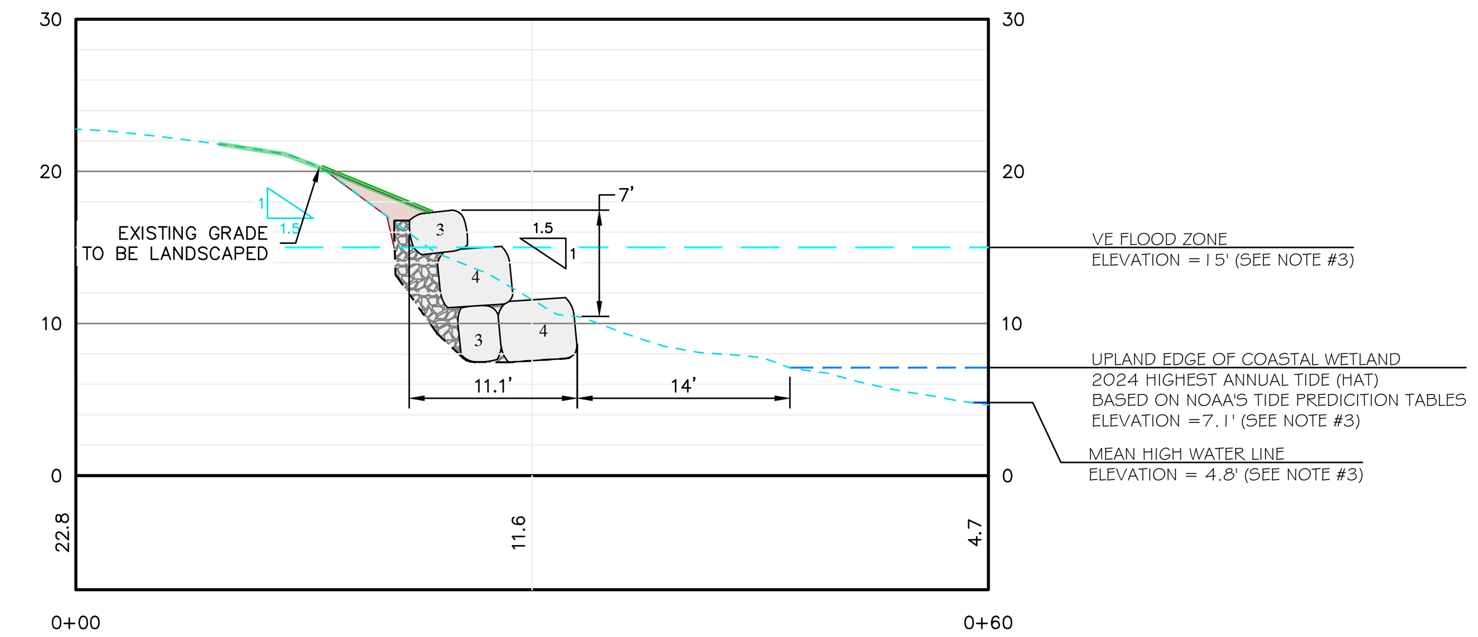


SECTION 4
SCALE: 1"=10'



SECTION 5
SCALE: 1"=10'

ROCK SIZE TABLE

ROCK TYPE	MIN. ROCK WEIGHT (POUNDS)	AVERAGE DIMENSION
1	660 LB – 2,400 LB	1'-6" – 2'-6"
2	1,500 LB – 4,500 LB	2'-6" – 3'-6"
3	4,500 LB – 10,000 LB	3'-6" – 4'-6"
4	10,000 LB – 18,000 LB	4'-6" to 5'-6"

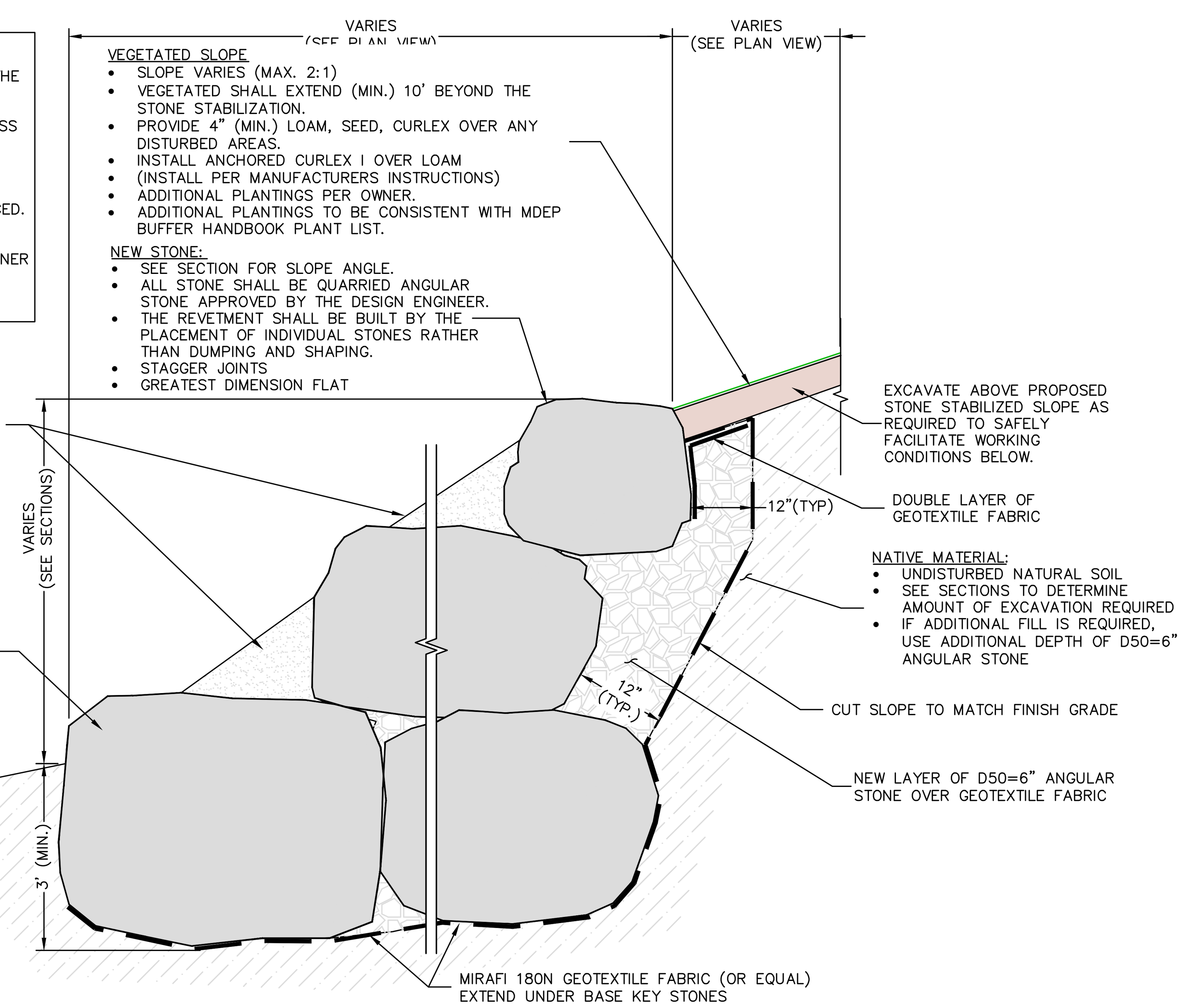
CONSTRUCTION NOTES:

- ALL STONE SHALL BE QUARRIED ANGULAR STONE APPROVED BY THE DESIGN ENGINEER.
- ALL GRANULAR FILL USED FOR TEMPORARY CONSTRUCTION ACCESS SHALL BE REMOVED UPON COMPLETION AND ALL DISTURBED AREAS SHALL BE REVEGETATED.
- TREES REMOVED DURING CONSTRUCTION SHALL BE REPLACED. PLANTING LOCATION, SIZE AND SPECIES OF REPLACEMENT TREES SHALL BE COORDINATED WITH OWNER AND SHALL COMPLY WITH SHORELAND ZONING ORDINANCE REQUIREMENTS.

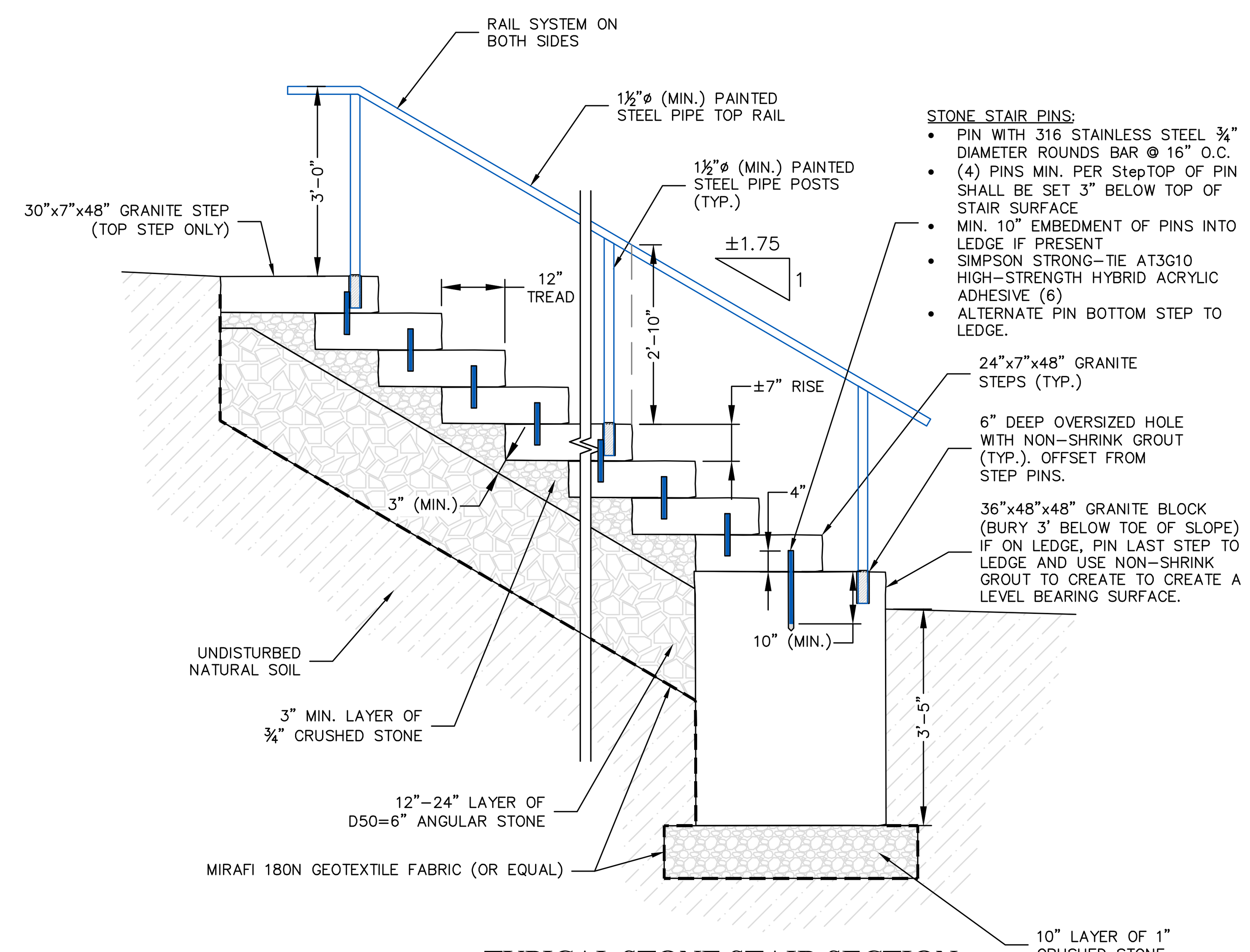
WHEN SEDIMENT IS EXCAVATED TO ALLOW FOR STABILIZATION IN OR ADJACENT TO A COASTAL WETLAND, THE EXCAVATED SEDIMENT MUST BE EVENLY DISTRIBUTED ACROSS THE STABILIZATION STRUCTURE, IF DETERMINED TO BE FEASIBLE BY THE DEPARTMENT WITHOUT INCREASING THE AREA OF THE STRUCTURE IN THE COASTAL WETLAND.

BASE KEYSTONES:

- BURY KEYSTONES WITH WIDEST DIMENSION FLAT
- BURY KEYSTONES 3' BELOW TOE OF SLOPE
- ON LEDGE, PIN TO LEDGE WITH 1"ø 316 STAINLESS STEEL ROUND BAR @ 18" O.C.
- (2) PINS MIN. PER STONE. MIN. 10" EMBEDMENT.
- ANCHOR WITH SIMPSON STRONG-TIE AT3G HIGH-STRENGTH HYBRID ACRYLIC ADHESIVE (OR EQUAL)



TYPICAL STONE STABILIZATION DETAIL
NO SCALE



TYPICAL STONE STAIR SECTION
NO SCALE

PROGRESS PRINT
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE

SHEET TITLE: SHORELINE STABILIZATION SECTIONS & DETAIL

SCALE: 1" = 10'

DATE: APRIL 8, 2026

DRAWN BY: LP
CHECKED BY: WBG

CLIENT/PROJECT: TOWN OF NORTHPORT BAYVIEW PARK

LOCATION: BAY STREET

TOWN: NORTHPORT COUNTY: WALDO STATE: MAINE

Gartley & Dorsky
ENGINEERING SURVEYING
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STATE OF MAINE
WILLIAM B. GARTLEY
No. 7961
LICENSED
PROFESSIONAL ENGINEER
4-8-26

PROJ. NO. 2023-0149

C2

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

Recent activities

- Perrin and Aiden, our two lifeguards covering July are done for the season, and Danielle Hicock started August 3.

Recent microburst

- After I received an alert, I drove down to the dock and told Aiden to get everyone out of the water. Then I headed to the fire station. Northport was responding to calls about injured people. Tree limbs, trees, chairs, etc. were flying on Route 1. Sheriff and Northport responded to call about a family of paddleboarders in the water off Bayside. At the dock, no one could see the family. Jim Coughlin found them on a boat in the anchorage and initially brought in two children, who were pretty shaken up.
- Then concentrated on downed trees and power lines. Coned off downed trees and power lines on Broadway, George Street and Broadway. Worked with CMP to open roads they needed to get to downed lines. Folks ignored warnings and drove and walked over downed live power lines.
- When I called Matt Brown, he left an active worksite to bring his equipment down to clean up village roads. Also cleaned up some town roads rather than wait for the road commissioner who was dealing with roads throughout the town. Hauled away 6-wheeler loads of downed debris. Village volunteers cleared away and piled up the tree debris blocking the road in Ruggles Park and debris in Auditorium Park that we hauled away. Coned off a semi-uprooted tree in Auditorium that later fell over completely. We had most everything cleaned up by the next day.
- Vicky M. contacted Grant's Tree to take care of the ash trees in Ruggles Park.
- My phone blew up during the day, and I couldn't respond to everyone who called – too much to do. Also had calls about downed trees on private property.
- Throughout the day, monitored the wastewater treatment plant and pump stations to make sure the generators were working. On the water side, we couldn't get into the vault on Route 1 for 3 days because of downed power lines, so we lost 3 days of recorder data.

Wharf and floats

- Scott Munroe says that he will finish piling repairs (a small, nuisance job for most contractors).
- Pigeons: The bird deterrent on the dock house came down during the microburst and has been replaced. The pigeons continue to create a mess on the dock, and I am looking at more ways to deter them.
- Wharf and Float Maintenance**:** Scheduling any needed repairs for the wharf and float.

Roads

- All planned road work has been completed for the season.
- The summer problem of people who walk and run in the middle of the road and don't yield to traffic is here.

- Freshened up “no parking” stenciling and add a few more on Sea Street. I still have a few areas to stencil, and I have a new “Do Not Enter” sign for the bottom of Ruggles Park road.

Utilities

- Arranged for delivery of loam for plantings around the wastewater treatment plant. Received an estimate of $6,000 to build permanent stairs and a landing to the generator.
- Weekly trips to the wastewater lab in Wiscasset.
- Dig Safe requests are ongoing.
- Looking at scheduling sewer and water maintenance projects for 2026 and working on budgeting for future utilities projects in 2027.

Miscellaneous

- I met with Town Administrator James Kossuth and Town fundraising committee members and again with James and Janae Novotny regarding the Town’s event in Ruggles Park on August 2. I continue to talk with James 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. Potential requests for road plowing in areas we have not plowed will present practical problems.
- Sander: We are planning to replace sander for winter 2028.
- Community Hall: We are missing several of our wood/metal tables and a few black folding chairs. A couple of plastic tables have been “donated.”   Our tables are really showing age and wear and need to be replaced.
- MMA Risk Management recommendations**:** I have finished getting estimates for this list and forwarded the estimates to the Budget Workshop; work on these items will begin in 2027.
- Roads/storm drainage: Area in front of mailboxes at Merithew Square to North Ave and down North Ave to the new hot top needs to be hot-topped, and another storm added. The project needs to be engineered to decide how to how to handle storm runoff. Lower Clinton Avenue from Merithew Square down needs curbing or storm drain to handle water that is currently washing out the embankment at the bottom of the street. This project is related to the potential Auditorium Park shoreline stabilization project. The Town applied for a grant to study storm water drainage issues throughout the Town, and this area is part of the proposed study.

Respectfully submitted,
William Paige, Village Agent

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

Office Manager Report - August 2026

Submitted for: Overseers Meeting - Sunday, August 9th, 2026

August 3rd, 2026

Thank you for your time and consideration in the review of my Office Manager's report as submitted for the NVC Overseer's meeting on Sunday, August 9th, 2026.

OFFICE DAY TO DAY:

The office has been generally busy the last month, residents visit the office daily with varying requests - watercraft registrations, Community Hall event needs, Utilities payments, and general Village questions.

Since our last meeting, residents have registered 7 Dinghies and 23 Kayaks, etc. The total registrations to date are 39 Dinghies and 63 Kayaks, etc. for a total value of $4,675 so far this summer. I would expect registrations to drop off over the next couple weeks, based on previous reports. One note for future seasons: I think we should add payment methods accepted, specifically making 'no cash' clear, to the Watercraft Registration form for 2027 when that is revised and approved.

In July we had a few requests to borrow our tables and chairs for various events hosted by or at the Yacht Club. In order to keep our inventory in line, and ensure return of all equipment to Community Hall in good condition, I created a form to complete whenever our tables and/or chairs are used offsite for events. The arrangement will only apply to the Northport Yacht Club, Bayside Historical Preservation Society, and Bayside Arts. Consideration will not be offered for private individual use. The form is linked for your reference here:

NVC Equipment Use Request Form.pdf

In mid-July the officemanager@ email account was listed in correspondence sent to Bayside residents regarding traffic safety planning concerns. I was more than happy to field resident emails and was sure to thank them for their time in communicating their concerns. I compiled the emails received and added a folder to the NVC Shared Drive. The folder is nested in this format in the NVC Shared Drive: Overseers, Committees, Officers - Safety Committee - 2026 Resident Traffic Concerns. Here is the direct link:

2026 Resident Traffic Concerns

I have assisted in answering what we think are the final questions from the auditors for 2025. I have mostly assisted in locating invoices and reports here at the office, as well as looking into some QBO entry questions. I am proactively compiling a list of tasks to complete and reports to review to ensure we are prepared for the 2026 audit. An example is reorganizing deposit and expense documents in the drive by month and year, then uploading specific statements and invoices into QBO to attach to applicable transactions and reports. A second example is reviewing notes on journal entries and expense transactions, and adding relevant information where appropriate so the auditors have fewer “back and forth” questions regarding small line items that could easily be found if entered in QBO rather than stored elsewhere. Previous experience in QBO with multi-ledger accounts and reporting has proven it is best to note everything and anything that could possibly be relevant, so I endeavor to do just that ahead of time the best I can. Hopefully I don’t have to bother Chuck and Bill too much! Please note: any documents uploaded to QBO will continue to be stored in the NVC Shared Drive for Overseer reference, as QBO access is limited.

I included several journal entry reports for approval with the warrants this month, as we are all caught up and back on track. I have communicated to the accountant that I will inform her of meeting material submission deadlines from September 2026 - August 2027 when dates are confirmed, to ensure reconciliations are completed within deadlines for consistent review and approval prior to each Overseers meeting.

DEPOSITS MADE JULY 2026:

The values listed below are deposits made for each department in July 2026.

I split the figures for the revenue account codes for the accountant, so left that relevant information here for your reference.

Please note: Utilities bills were mailed on July 20th, 2026. Amy processes payments weekly on Mondays, and we had not received many checks via mail as of the 27th. We sure have now!! After checking the mail today, we have a total of 80 account payments that were received in the mail or dropped at the counter over the past week! Amy is off this week on vacation, so I know we will be seeing high numbers for check deposit amounts into Water and Sewer next week, which will be in time to report at the upcoming Utilities Committee meeting on August 14th, 2026.

General Government Acct. 2618: $2,325.00

Watercraft Registration #4240 $2,125.00

- Checks: $1,575.00
- Credit Cards: $550.00

Community Hall Rentals #4320 $200.00

- Checks: $200

Water Acct. 3143: $2,408.40

Water Revenue #4210 $2,408.40

- Checks: $1,143.52
- Credit Cards: $1,264.88

Wastewater Acct. 2620: $3,595.00

Sewer Revenue #4410 $1,823.00

- Checks: $1,880.00
- Credit Cards: $1,715.00

TOTAL DEPOSITS: $5,577.88

BANK BALANCES: as of August 4th, 2026. Interest noted was accrued for July 2026.

Please note: The Autopay balances for the ELAN Visa, Wex, CMP, and Payroll as listed on the July warrants are paid via ACH in July and reflected in the balances below. Funds to cover those expenses will be transferred with the funds to cover check payments mailed following warrant approval.

General Gov't Checking *2618
Current Balance: $8,850.14

Wastewater Checking *2620
Current Balance: $29,311.19

Water Checking *3143
Current Balance: $28,501.01

BUSINESS COMPLETE *9504
Current Balance: $2,000.00

BUSINESS COMPLETE *1771
Current Balance: $14,209.01

General Gov't Money Market *4006
Current Balance: $12,091.36
Interest Earned: $32.75

Wastewater Sav - ICS B *4739
Current Balance: $65,575.90
Interest Earned: $210.12

Water Sav - ICS B *4747
Current Balance: $142,986.91
Interest Earned: $386.52

General Gov't Sav - ICS B *9857
Current Balance: $347,594.71
Interest Earned: $938.85

Total Deposit Accounts: **$651,120.23**

QBO BUDGETS VS ACTUALS REPORTS:

The following reports represent the Actuals for the period of January 2026 - June 2026 in relation to the Budget of 2026, for each individual general ledger as recorded in Quickbooks.

Northport Village Corporation - General

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

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
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		0.00	0.00	0.00		
4217 2026 RE Tax Revenue		509,823.00	-509,823.00	509,823.00		100.00 %
4220 Town of Northport Revenue	30,000.00	0.00	30,000.00	-30,000.00		
4230 Rent from Utilities		30,000.00	-30,000.00	30,000.00		100.00 %
4240 Watercraft Registration Revenue	2,595.00	5,760.00	-3,165.00	3,165.00	45.05 %	54.95 %
Total 4200 General Operating Revenue	**32,595.00**	**545,583.00**	**-512,988.00**	**512,988.00**	**5.97 %**	**94.03 %**
4300 General Non-operating Revenue						
4310 Interest Income	9,069.45	6,000.00	3,069.45	-3,069.45	151.16 %	-51.16 %
4320 Community Hall Rentals	250.00	600.00	-350.00	350.00	41.67 %	58.33 %
4330 Donations		0.00	0.00	0.00		
4340 Miscellaneous Revenue	26.88	0.00	26.88	-26.88		
Total 4300 General Non-operating Revenue	**9,346.33**	**6,600.00**	**2,746.33**	**-2,746.33**	**141.61 %**	**-41.61 %**
Total 4100 General Government Revenue	**41,941.33**	**552,183.00**	**-510,241.67**	**510,241.67**	**7.60 %**	**92.40 %**
Billable Expenditure Revenue		0.00	0.00	0.00		
Services		0.00	0.00	0.00		
Unapplied Cash Payment Revenue		0.00	0.00	0.00		
Uncategorized Income		0.00	0.00	0.00		
Total Revenue	**$41,941.33**	**$552,183.00**	**$ -510,241.67**	**$510,241.67**	**7.60 %**	**92.40 %**
Expenditures						
6000 1099 Contractors						
6010 Casual Labor		0.00	0.00	0.00		
6020 Contracted Services		0.00	0.00	0.00		
6021 Mowing and Trimming Service	2,500.00	15,000.00	-12,500.00	12,500.00	16.67 %	83.33 %
6022 Trash Collection	12,000.00	24,900.00	-12,900.00	12,900.00	48.19 %	51.81 %
Total 6020 Contracted Services	**14,500.00**	**39,900.00**	**-25,400.00**	**25,400.00**	**36.34 %**	**63.66 %**
6036 Bookkeeping	4,993.92	10,000.00	-5,006.08	5,006.08	49.94 %	50.06 %
Total 6000 1099 Contractors	**19,493.92**	**49,900.00**	**-30,406.08**	**30,406.08**	**39.07 %**	**60.93 %**
6050 Auto Expenses						
6051 Auto Fuel Expense		0.00	0.00	0.00		
6052 Cruiser Fuel		0.00	0.00	0.00		
6053 Truck Fuel	816.54	1,500.00	-683.46	683.46	54.44 %	45.56 %
Total 6051 Auto Fuel Expense	**816.54**	**1,500.00**	**-683.46**	**683.46**	**54.44 %**	**45.56 %**
6055 Auto Repairs & Maintenance						
6056 Cruiser Maintenance		0.00	0.00	0.00		
6057 Truck Maintenance	2,001.43	4,000.00	-1,998.57	1,998.57	50.04 %	49.96 %
Total 6055 Auto Repairs & Maintenance	**2,001.43**	**4,000.00**	**-1,998.57**	**1,998.57**	**50.04 %**	**49.96 %**
6059 Accrue for Truck Replacement		16,350.00	-16,350.00	16,350.00		100.00 %
Total 6050 Auto Expenses	**2,817.97**	**21,850.00**	**-19,032.03**	**19,032.03**	**12.90 %**	**87.10 %**
6065 Community Events		600.00	-600.00	600.00		100.00 %
6070 Employee Wages & Benefits						
6075 Employee Benefits						
6076 Company Paid Benefits	1,986.20	4,000.00	-2,013.80	2,013.80	49.66 %	50.35 %
6077 Income Protection Plan	342.85	700.00	-357.15	357.15	48.98 %	51.02 %
Total 6075 Employee Benefits	**2,329.05**	**4,700.00**	**-2,370.95**	**2,370.95**	**49.55 %**	**50.45 %**
6080 Employees Salaries & Wages						

Northport Village Corporation - General

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

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6083 Lifeguard Wages		10,200.00	-10,200.00	10,200.00		100.00 %
6084 Office Personnel Wages	8,683.19	20,000.00	-11,316.81	11,316.81	43.42 %	56.58 %
6084.50 Finance Manager	172.99	4,000.00	-3,827.01	3,827.01	4.32 %	95.68 %
6085 Police Wages		0.00	0.00	0.00		
6086 Treatment Plant Operator Wages		0.00	0.00	0.00		
6088 Village Agent Wages	20,544.74	44,180.00	-23,635.26	23,635.26	46.50 %	53.50 %
6088.50 Village Agent Assistant		5,200.00	-5,200.00	5,200.00		100.00 %
6089 Village Official Wages	205.21	650.00	-444.79	444.79	31.57 %	68.43 %
6090 Winter Road Wages	7,361.11	8,000.00	-638.89	638.89	92.01 %	7.99 %
Total 6080 Employees Salaries & Wages	**36,967.24**	**92,230.00**	**-55,262.76**	**55,262.76**	**40.08 %**	**59.92 %**
6095 Payroll Processing Fees	667.00	2,200.00	-1,533.00	1,533.00	30.32 %	69.68 %
6096 Payroll Tax Expense	3,264.53	6,800.00	-3,535.47	3,535.47	48.01 %	51.99 %
Total 6070 Employee Wages & Benefits	**43,227.82**	**105,930.00**	**-62,702.18**	**62,702.18**	**40.81 %**	**59.19 %**
6150 Information & Notices	944.44	1,500.00	-555.56	555.56	62.96 %	37.04 %
6160 Insurance						
6161 Property & Casualty Insurance	3,283.24	7,700.00	-4,416.76	4,416.76	42.64 %	57.36 %
6162 Workers Comp insurance	-320.00	5,500.00	-5,820.00	5,820.00	-5.82 %	105.82 %
Total 6160 Insurance	**2,963.24**	**13,200.00**	**-10,236.76**	**10,236.76**	**22.45 %**	**77.55 %**
6170 Interest Paid		2,000.00	-2,000.00	2,000.00		100.00 %
6190 Legal & Professional Services						
6191 Auditing Services	5,509.82	7,500.00	-1,990.18	1,990.18	73.46 %	26.54 %
6192 Engineering Fees		10,000.00	-10,000.00	10,000.00		100.00 %
6193 Legal Fees		10,000.00	-10,000.00	10,000.00		100.00 %
Total 6190 Legal & Professional Services	**5,509.82**	**27,500.00**	**-21,990.18**	**21,990.18**	**20.04 %**	**79.96 %**
6240 Membership Dues	740.00	750.00	-10.00	10.00	98.67 %	1.33 %
6260 Office Supplies	1,089.00	1,500.00	-411.00	411.00	72.60 %	27.40 %
6285 Postage	78.00	500.00	-422.00	422.00	15.60 %	84.40 %
6330 Repairs & Maintenance						
6331 Building Repairs & Maintenance	1,617.74	33,000.00	-31,382.26	31,382.26	4.90 %	95.10 %
6332 Cleaning	459.00	2,000.00	-1,541.00	1,541.00	22.95 %	77.05 %
6333 Grounds General Maintenance	1,924.49	18,000.00	-16,075.51	16,075.51	10.69 %	89.31 %
6334 Road Maintenance	20,608.50	40,000.00	-19,391.50	19,391.50	51.52 %	48.48 %
6336 Tree Maintenance	1,560.00	10,800.00	-9,240.00	9,240.00	14.44 %	85.56 %
6337 Wharf & Floats Maintenance	32,326.75	41,000.00	-8,673.25	8,673.25	78.85 %	21.15 %
6342 General Repairs & Maintenance		4,100.00	-4,100.00	4,100.00		100.00 %
6343 Library Operations & Maintenance	224.29	500.00	-275.71	275.71	44.86 %	55.14 %
Total 6330 Repairs & Maintenance	**58,720.77**	**149,400.00**	**-90,679.23**	**90,679.23**	**39.30 %**	**60.70 %**
6344 Safety Committee Operations		150.00	-150.00	150.00		100.00 %
6345 Software	1,528.01	3,500.00	-1,971.99	1,971.99	43.66 %	56.34 %
6360 Tax Collection Fees		11,870.00	-11,870.00	11,870.00		100.00 %
6370 Training						
6371 Police Training		0.00	0.00	0.00		
Total 6370 Training		**0.00**	**0.00**	**0.00**		
6390 Uniforms, Equipment, & Supplies						
6391 Lifeguard - Uniforms, Equipment, & Supplies	1,027.57	1,000.00	27.57	-27.57	102.76 %	-2.76 %
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
Total 6390 Uniforms, Equipment, & Supplies	**1,027.57**	**1,000.00**	**27.57**	**-27.57**	**102.76 %**	**-2.76 %**
6400 Utilities						
6401 Electricity Expense	771.36	1,200.00	-428.64	428.64	64.28 %	35.72 %
6402 Oil/Propane	306.00	500.00	-194.00	194.00	61.20 %	38.80 %

Northport Village Corporation - General

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

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6403 Fire Remediation	8,333.33	25,000.00	-16,666.67	16,666.67	33.33 %	66.67 %
6405 Street Lights	3,765.66	8,000.00	-4,234.34	4,234.34	47.07 %	52.93 %
6406 Telephone & Internet Expenses	314.26	600.00	-285.74	285.74	52.38 %	47.62 %
6407 Water & Sewer	1,023.32	3,200.00	-2,176.68	2,176.68	31.98 %	68.02 %
Total 6400 Utilities	**14,513.93**	**38,500.00**	**-23,986.07**	**23,986.07**	**37.70 %**	**62.30 %**
6800 Bond Expenses						
6812 2009 MMBB Bond Principal		0.00	0.00	0.00		
6813 2099 MMBB Bond Interest		0.00	0.00	0.00		
6816 2013 MMBB Refinance Bond Principal		6,285.50	-6,285.50	6,285.50		100.00 %
6817 2013 MMBB Refinance Bond Interest	1,256.46	2,512.91	-1,256.45	1,256.45	50.00 %	50.00 %
6818 2015 BHBT Bond Principal		0.00	0.00	0.00		
6819 2015 BHBT Bond Interest		0.00	0.00	0.00		
6820 2021 MMBB Bond Principal		45,429.41	-45,429.41	45,429.41		100.00 %
6821 2021 MMBB Bond Interest	18,802.59	37,605.18	-18,802.59	18,802.59	50.00 %	50.00 %
Total 6800 Bond Expenses	**20,059.05**	**91,833.00**	**-71,773.95**	**71,773.95**	**21.84 %**	**78.16 %**
9999 Uncategorized Expense		0.00	0.00	0.00		
Total Expenditures	**$172,713.54**	**$521,483.00**	**$ -348,769.46**	**$348,769.46**	**33.12 %**	**66.88 %**
NET OPERATING REVENUE	**$ -130,772.21**	**$30,700.00**	**$ -161,472.21**	**$161,472.21**	**-425.97 %**	**525.97 %**
Other Expenditures						
7100 Contingency Expenses	1,591.20	30,700.00	-29,108.80	29,108.80	5.18 %	94.82 %
7200 Depreciation		0.00	0.00	0.00		
Reconciliation Discrepancies		0.00	0.00	0.00		
Total Other Expenditures	**$1,591.20**	**$30,700.00**	**$ -29,108.80**	**$29,108.80**	**5.18 %**	**94.82 %**
NET OTHER REVENUE	**$ -1,591.20**	**$ -30,700.00**	**$29,108.80**	**$ -29,108.80**	**5.18 %**	**94.82 %**
NET REVENUE	**$ -132,363.41**	**$0.00**	**$ -132,363.41**	**$132,363.41**	**0.00%**	**0.00%**

NVC- Sewer

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

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Revenue						
4000 Revenue						
4400 Sewer Operating Revenue						
4410 Sewer Fees	221,262.15	335,080.00	-113,817.85	113,817.85	66.03 %	33.97 %
Total 4400 Sewer Operating Revenue	**221,262.15**	**335,080.00**	**-113,817.85**	**113,817.85**	**66.03 %**	**33.97 %**
4600 Sewer Non-operating Revenue						
4610 Interest Income	1,590.94	2,000.00	-409.06	409.06	79.55 %	20.45 %
4620 Grants	19,155.12	0.00	19,155.12	-19,155.12		
4630 Miscellaneous Revenue		0.00	0.00	0.00		
4640 RTS fee	1,772.00		1,772.00	-1,772.00		
Total 4600 Sewer Non-operating Revenue	**22,518.06**	**2,000.00**	**20,518.06**	**-20,518.06**	**1,125.90 %**	**-1,025.90 %**
Total 4000 Revenue	**243,780.21**	**337,080.00**	**-93,299.79**	**93,299.79**	**72.32 %**	**27.68 %**
Billable Expenditure Revenue		0.00	0.00	0.00		
Services		3,010.00	-3,010.00	3,010.00		100.00 %
Unapplied Cash Payment Revenue		0.00	0.00	0.00		
Uncategorized Income		0.00	0.00	0.00		
Total Revenue	**$243,780.21**	**$340,090.00**	**$ -96,309.79**	**$96,309.79**	**71.68 %**	**28.32 %**
GROSS PROFIT	**$243,780.21**	**$340,090.00**	**$ -96,309.79**	**$96,309.79**	**71.68 %**	**28.32 %**
Expenditures						
6000 1099 Contractors						
6010 Casual Labor		0.00	0.00	0.00		
6020 Contracted Services						
6021 Mowing and Trimming Service		0.00	0.00	0.00		
6022 Trash Collection		0.00	0.00	0.00		
Total 6020 Contracted Services		**0.00**	**0.00**	**0.00**		
6036 Bookkeeping	4,847.04	9,600.00	-4,752.96	4,752.96	50.49 %	49.51 %
6047 Sewer Utilities Superintendent	12,447.91	30,000.00	-17,552.09	17,552.09	41.49 %	58.51 %
Total 6000 1099 Contractors	**17,294.95**	**39,600.00**	**-22,305.05**	**22,305.05**	**43.67 %**	**56.33 %**
6050 Auto Expenses						
6051 Auto Fuel Expense						
6052 Cruiser Fuel		0.00	0.00	0.00		
6053 Truck Fuel	408.27	750.00	-341.73	341.73	54.44 %	45.56 %
Total 6051 Auto Fuel Expense	**408.27**	**750.00**	**-341.73**	**341.73**	**54.44 %**	**45.56 %**
6055 Auto Repairs & Maintenance						
6056 Cruiser Maintenance		0.00	0.00	0.00		
6057 Truck Maintenance	1,000.72	1,000.00	0.72	-0.72	100.07 %	-0.07 %
Total 6055 Auto Repairs & Maintenance	**1,000.72**	**1,000.00**	**0.72**	**-0.72**	**100.07 %**	**-0.07 %**
6058 Mileage Expenses		0.00	0.00	0.00		
6059 Accrue for Truck Replacement		2,000.00	-2,000.00	2,000.00		100.00 %
Total 6050 Auto Expenses	**1,408.99**	**3,750.00**	**-2,341.01**	**2,341.01**	**37.57 %**	**62.43 %**
6065 Community Events		0.00	0.00	0.00		
6070 Employee Wages & Benefits						
6075 Employee Benefits						
6076 Company Paid Benefits	1,492.49	4,000.00	-2,507.51	2,507.51	37.31 %	62.69 %
6077 Income Protection Plan	548.12	2,500.00	-1,951.88	1,951.88	21.92 %	78.08 %
Total 6075 Employee Benefits	**2,040.61**	**6,500.00**	**-4,459.39**	**4,459.39**	**31.39 %**	**68.61 %**
6080 Employees Salaries & Wages						
6081 Collection System Operator	6,969.55	18,000.00	-11,030.45	11,030.45	38.72 %	61.28 %
6081.5 Assistant CSO		5,000.00	-5,000.00	5,000.00		100.00 %

NVC- Sewer

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

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6082 Distribution Officer Wages	1,691.25	0.00	1,691.25	-1,691.25		
6082.5 Assistant DO Wages		0.00	0.00	0.00		
6083 Lifeguard Wages		0.00	0.00	0.00		
6084 Office Personnel Wages	10,592.96	18,100.00	-7,507.04	7,507.04	58.52 %	41.48 %
6084.5 Finance Manager	417.88	4,000.00	-3,582.12	3,582.12	10.45 %	89.55 %
6085 Police Wages		0.00	0.00	0.00		
6086 Treatment Plant Operator	17,942.50	38,425.00	-20,482.50	20,482.50	46.69 %	53.31 %
6087 Utility Billing Wages	2,075.11	5,500.00	-3,424.89	3,424.89	37.73 %	62.27 %
6088 Village Agent Wages	2,561.29	0.00	2,561.29	-2,561.29		
6088.50 Village Agent Assistant		0.00	0.00	0.00		
6089 Village Official Wages		0.00	0.00	0.00		
6090 Winter Road Wages		0.00	0.00	0.00		
Total 6080 Employees Salaries & Wages	**42,250.54**	**89,025.00**	**-46,774.46**	**46,774.46**	**47.46 %**	**52.54 %**
6095 Payroll Processing Fees	434.75	1,100.00	-665.25	665.25	39.52 %	60.48 %
6096 Payroll Tax Expense	3,843.34	7,000.00	-3,156.66	3,156.66	54.90 %	45.10 %
Total 6070 Employee Wages & Benefits	**48,569.24**	**103,625.00**	**-55,055.76**	**55,055.76**	**46.87 %**	**53.13 %**
6150 Information & Notices		300.00	-300.00	300.00		100.00 %
6160 Insurance Paid						
6161 Property & Casualty Insurance	1,922.88	3,500.00	-1,577.12	1,577.12	54.94 %	45.06 %
6162 Workers Comp Insurance		1,300.00	-1,300.00	1,300.00		100.00 %
Total 6160 Insurance Paid	**1,922.88**	**4,800.00**	**-2,877.12**	**2,877.12**	**40.06 %**	**59.94 %**
6190 Legal & Professional Services						
6191 Auditing Services	5,463.84	10,000.00	-4,536.16	4,536.16	54.64 %	45.36 %
6192 Engineering Fees	25,391.44	0.00	25,391.44	-25,391.44		
6193 Legal Fees		0.00	0.00	0.00		
Total 6190 Legal & Professional Services	**30,855.28**	**10,000.00**	**20,855.28**	**-20,855.28**	**308.55 %**	**-208.55 %**
6210 Licenses, Permits, & Fees		2,500.00	-2,500.00	2,500.00		100.00 %
6240 Membership Dues		300.00	-300.00	300.00		100.00 %
6260 Office Supplies	931.48	1,500.00	-568.52	568.52	62.10 %	37.90 %
6285 Postage	156.00	1,500.00	-1,344.00	1,344.00	10.40 %	89.60 %
6305 Regulatory Fees	1,341.06	1,500.00	-158.94	158.94	89.40 %	10.60 %
6330 Repairs & Maintenance						
6331 Building Repairs & Maintenance	312.83	500.00	-187.17	187.17	62.57 %	37.43 %
6332 Cleaning	445.50	850.00	-404.50	404.50	52.41 %	47.59 %
6335 Sludge Removal	32,005.00	50,000.00	-17,995.00	17,995.00	64.01 %	35.99 %
6337 Wharf & Floats Maintenance		2,500.00	-2,500.00	2,500.00		100.00 %
6342 General Repairs & Maintenance	1,965.25	12,000.00	-10,034.75	10,034.75	16.38 %	83.62 %
Total 6330 Repairs & Maintenance	**34,728.58**	**65,850.00**	**-31,121.42**	**31,121.42**	**52.74 %**	**47.26 %**
6344 Safety Committee Operations		0.00	0.00	0.00		
6345 Software	1,483.07	5,000.00	-3,516.93	3,516.93	29.66 %	70.34 %
6350 Supplies & Chemicals	4,404.11	12,000.00	-7,595.89	7,595.89	36.70 %	63.30 %
6360 Tax Collection Fees		0.00	0.00	0.00		
6370 Training						
6371 Police Training		0.00	0.00	0.00		
Total 6370 Training		**0.00**	**0.00**	**0.00**		
6390 Uniforms, Equipment, & Supplies						
6391 Lifeguard - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
Total 6390 Uniforms, Equipment, & Supplies		**0.00**	**0.00**	**0.00**		
6400 Utilities						

NVC- Sewer

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

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6401 Electricity Expense	2,534.49	5,500.00	-2,965.51	2,965.51	46.08 %	53.92 %
6402 Oil	297.00	600.00	-303.00	303.00	49.50 %	50.50 %
6403 Hydrant Rental		150.00	-150.00	150.00		100.00 %
6404 Propane	95.41	750.00	-654.59	654.59	12.72 %	87.28 %
6405 Street Lights		0.00	0.00	0.00		
6406 Telephone & Internet Expenses	618.00	1,500.00	-882.00	882.00	41.20 %	58.80 %
6407 Water & Sewer	523.70	1,800.00	-1,276.30	1,276.30	29.09 %	70.91 %
Total 6400 Utilities	**4,068.60**	**10,300.00**	**-6,231.40**	**6,231.40**	**39.50 %**	**60.50 %**
6500 Water Testing	4,344.68	11,000.00	-6,655.32	6,655.32	39.50 %	60.50 %
6700 Depreciation Expense		0.00	0.00	0.00		
6800 Bond Expenses						
6810 2008 MMBB Bond Principal		6,998.00	-6,998.00	6,998.00		100.00 %
6811 2008 MMBB Bond Interest	360.38	360.00	0.38	-0.38	100.11 %	-0.11 %
6814 2012 MMBB Refinance Bond Principal	5,582.59	5,583.00	-0.41	0.41	99.99 %	0.01 %
6815 2012 MMBB Refinance Bond Interest	1,930.41	1,930.00	0.41	-0.41	100.02 %	-0.02 %
6816 2013 BHBT Bond Principal		12,571.00	-12,571.00	12,571.00		100.00 %
6817 2013 BHBT Bond Interest	2,512.91	5,026.00	-2,513.09	2,513.09	50.00 %	50.00 %
6821 Loan Payment to Water - Principal	4,858.57	19,532.00	-14,673.43	14,673.43	24.87 %	75.13 %
6822 Loan Payment to Water - Interest	749.05	1,304.00	-554.95	554.95	57.44 %	42.56 %
Total 6800 Bond Expenses	**15,993.91**	**53,304.00**	**-37,310.09**	**37,310.09**	**30.01 %**	**69.99 %**
Unapplied Cash Bill Payment Expenditure		0.00	0.00	0.00		
Uncategorized Expense		0.00	0.00	0.00		
Total Expenditures	**$167,502.83**	**$326,829.00**	**$ -159,326.17**	**$159,326.17**	**51.25 %**	**48.75 %**
NET OPERATING REVENUE	**$76,277.38**	**$13,261.00**	**$63,016.38**	**$ -63,016.38**	**575.20 %**	**-475.20 %**
Other Expenditures						
7100 Contingency Expenses	1,544.40	6,361.00	-4,816.60	4,816.60	24.28 %	75.72 %
7300 Sewer Reserve Fund		7,200.00	-7,200.00	7,200.00		100.00 %
Reconciliation Discrepancies		0.00	0.00	0.00		
Total Other Expenditures	**$1,544.40**	**$13,561.00**	**$ -12,016.60**	**$12,016.60**	**11.39 %**	**88.61 %**
NET OTHER REVENUE	**$ -1,544.40**	**$ -13,561.00**	**$12,016.60**	**$ -12,016.60**	**11.39 %**	**88.61 %**
NET REVENUE	**$74,732.98**	**$ -300.00**	**$75,032.98**	**$ -75,032.98**	**-24,910.99 %**	**25,010.99 %**

NVC- WATER

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

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Revenue						
4100 Water Revenue						
4200 Water Operating Revenue						
4210 Water Sales	153,908.61	210,800.00	-56,891.39	56,891.39	73.01 %	26.99 %
4220 Rate Increase		0.00	0.00	0.00		
4230 Water Service Fee Revenue		8,000.00	-8,000.00	8,000.00		100.00 %
4240 Hydrant Rental Revenue		25,000.00	-25,000.00	25,000.00		100.00 %
Total 4200 Water Operating Revenue	**153,908.61**	**243,800.00**	**-89,891.39**	**89,891.39**	**63.13 %**	**36.87 %**
4300 Water Non-operating Revenue						
4310 Interest Income	2,699.22	3,000.00	-300.78	300.78	89.97 %	10.03 %
4320 Interest on Loan Receivable Sewer	749.05	1,304.00	-554.95	554.95	57.44 %	42.56 %
4330 Lead Pipe Study Grant		0.00	0.00	0.00		
4340 Miscellaneous Revenue	467.00	0.00	467.00	-467.00		
Total 4300 Water Non-operating Revenue	**3,915.27**	**4,304.00**	**-388.73**	**388.73**	**90.97 %**	**9.03 %**
Total 4100 Water Revenue	**157,823.88**	**248,104.00**	**-90,280.12**	**90,280.12**	**63.61 %**	**36.39 %**
Unapplied Cash Payment Revenue		0.00	0.00	0.00		
Uncategorized Income		0.00	0.00	0.00		
Total Revenue	**$157,823.88**	**$248,104.00**	**$ -90,280.12**	**$90,280.12**	**63.61 %**	**36.39 %**
Cost of Goods Sold						
5000 Cost of Goods Sold						
5100 Water Purchases	13,333.50	30,000.00	-16,666.50	16,666.50	44.45 %	55.56 %
Total 5000 Cost of Goods Sold	**13,333.50**	**30,000.00**	**-16,666.50**	**16,666.50**	**44.45 %**	**55.56 %**
Total Cost of Goods Sold	**$13,333.50**	**$30,000.00**	**$ -16,666.50**	**$16,666.50**	**44.45 %**	**55.56 %**
GROSS PROFIT	**$144,490.38**	**$218,104.00**	**$ -73,613.62**	**$73,613.62**	**66.25 %**	**33.75 %**
Expenditures						
6000 1099 Contractors						
6010 Casual Labor		0.00	0.00	0.00		
6020 Contracted Services						
6021 Mowing and Trimming Service		0.00	0.00	0.00		
6022 Trash Collection		0.00	0.00	0.00		
Total 6020 Contracted Services		**0.00**	**0.00**	**0.00**		
6036 Bookkeeping	4,847.04	9,600.00	-4,752.96	4,752.96	50.49 %	49.51 %
6047 Water Utilities Superintendent	9,566.91	25,000.00	-15,433.09	15,433.09	38.27 %	61.73 %
Total 6000 1099 Contractors	**14,413.95**	**34,600.00**	**-20,186.05**	**20,186.05**	**41.66 %**	**58.34 %**
6050 Auto Expenses						
6051 Auto Fuel Expense						
6052 Cruiser Fuel		0.00	0.00	0.00		
6053 Truck Fuel	408.27	750.00	-341.73	341.73	54.44 %	45.56 %
Total 6051 Auto Fuel Expense	**408.27**	**750.00**	**-341.73**	**341.73**	**54.44 %**	**45.56 %**
6055 Auto Repairs & Maintenance						
6056 Cruiser Maintenance		0.00	0.00	0.00		
6057 Truck Maintenance	1,000.72	1,000.00	0.72	-0.72	100.07 %	-0.07 %
Total 6055 Auto Repairs & Maintenance	**1,000.72**	**1,000.00**	**0.72**	**-0.72**	**100.07 %**	**-0.07 %**
6058 Mileage Expenses		0.00	0.00	0.00		
6059 Accrue for Truck Replacement		2,000.00	-2,000.00	2,000.00		100.00 %
Total 6050 Auto Expenses	**1,408.99**	**3,750.00**	**-2,341.01**	**2,341.01**	**37.57 %**	**62.43 %**
6065 Community Events		0.00	0.00	0.00		
6070 Employee Wages & Benefits						
6075 Employee Benefits						

NVC- WATER

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

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
6076 Company Paid Benefits	1,495.63	4,000.00	-2,504.37	2,504.37	37.39 %	62.61 %
6077 Income Protection Plan	347.02	1,200.00	-852.98	852.98	28.92 %	71.08 %
Total 6075 Employee Benefits	**1,842.65**	**5,200.00**	**-3,357.35**	**3,357.35**	**35.44 %**	**64.56 %**
6080 Employees Salaries & Wages						
6081 Collection System Operator		0.00	0.00	0.00		
6082 Distribution Officer Wages	16,100.21	41,600.00	-25,499.79	25,499.79	38.70 %	61.30 %
6082.5 Assistant DO Wages		4,000.00	-4,000.00	4,000.00		100.00 %
6083 Lifeguard Wages		0.00	0.00	0.00		
6084 Office Personnel Wages	8,427.79	18,100.00	-9,672.21	9,672.21	46.56 %	53.44 %
6084.50 Finance Manager	167.90	4,000.00	-3,832.10	3,832.10	4.20 %	95.80 %
6085 Police Wages		0.00	0.00	0.00		
6087 Utility Billing Wages	1,888.41	5,500.00	-3,611.59	3,611.59	34.33 %	65.67 %
6088 Village Agent Wages		0.00	0.00	0.00		
6088.50 Village Agent Assistant		0.00	0.00	0.00		
6089 Village Official Wages		0.00	0.00	0.00		
6090 Winter Road Wages		0.00	0.00	0.00		
Total 6080 Employees Salaries & Wages	**26,584.31**	**73,200.00**	**-46,615.69**	**46,615.69**	**36.32 %**	**63.68 %**
6095 Payroll Processing Fees	333.50	1,100.00	-766.50	766.50	30.32 %	69.68 %
6096 Payroll Tax Expense	2,335.90	6,000.00	-3,664.10	3,664.10	38.93 %	61.07 %
Total 6070 Employee Wages & Benefits	**31,096.36**	**85,500.00**	**-54,403.64**	**54,403.64**	**36.37 %**	**63.63 %**
6150 Information & Notices		300.00	-300.00	300.00		100.00 %
6160 Insurance Paid						
6161 Property & Casualty Insurance	1,419.76	3,220.00	-1,800.24	1,800.24	44.09 %	55.91 %
6162 Workers Comp Insurance		1,000.00	-1,000.00	1,000.00		100.00 %
Total 6160 Insurance Paid	**1,419.76**	**4,220.00**	**-2,800.24**	**2,800.24**	**33.64 %**	**66.36 %**
6170 Interest		0.00	0.00	0.00		
6190 Legal & Professional Services						
6191 Auditing Services	8,296.68	14,000.00	-5,703.32	5,703.32	59.26 %	40.74 %
6192 Engineering Fees		0.00	0.00	0.00		
6193 Legal Fees		0.00	0.00	0.00		
Total 6190 Legal & Professional Services	**8,296.68**	**14,000.00**	**-5,703.32**	**5,703.32**	**59.26 %**	**40.74 %**
6210 Licenses, Permits, & Fees		600.00	-600.00	600.00		100.00 %
6240 Membership Dues		300.00	-300.00	300.00		100.00 %
6260 Office Supplies	806.93	1,500.00	-693.07	693.07	53.80 %	46.20 %
6285 Postage	468.00	1,500.00	-1,032.00	1,032.00	31.20 %	68.80 %
6305 Regulatory Fees	780.00	1,200.00	-420.00	420.00	65.00 %	35.00 %
6330 Repairs & Maintenance						
6331 Building Repairs & Maintenance	372.23	500.00	-127.77	127.77	74.45 %	25.55 %
6332 Cleaning	519.75	850.00	-330.25	330.25	61.15 %	38.85 %
6342 General Repairs & Maintenance	11,255.50	12,000.00	-744.50	744.50	93.80 %	6.20 %
Total 6330 Repairs & Maintenance	**12,147.48**	**13,350.00**	**-1,202.52**	**1,202.52**	**90.99 %**	**9.01 %**
6345 Software	1,742.40	5,000.00	-3,257.60	3,257.60	34.85 %	65.15 %
6350 Supplies	3,650.05	5,500.00	-1,849.95	1,849.95	66.36 %	33.64 %
6360 Tax Collection Fees		0.00	0.00	0.00		
6370 Training						
6371 Police Training		0.00	0.00	0.00		
Total 6370 Training		**0.00**	**0.00**	**0.00**		
6390 Uniforms, Equipment, & Supplies						
6391 Lifeguard - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		
6392 Police - Uniforms, Equipment, & Supplies		0.00	0.00	0.00		

NVC- WATER

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

January - December 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Total 6390 Uniforms, Equipment, & Supplies		**0.00**	**0.00**	**0.00**		
6400 Utilities						
6401 Electricity Expense	3,622.10	5,000.00	-1,377.90	1,377.90	72.44 %	27.56 %
6402 Oil/Propane	297.00	600.00	-303.00	303.00	49.50 %	50.50 %
6403 Hydrant Rental		0.00	0.00	0.00		
6405 Street Lights		0.00	0.00	0.00		
6406 Telephone & Internet Expenses	618.01	1,500.00	-881.99	881.99	41.20 %	58.80 %
6407 Water & Sewer	523.70	1,500.00	-976.30	976.30	34.91 %	65.09 %
Total 6400 Utilities	**5,060.81**	**8,600.00**	**-3,539.19**	**3,539.19**	**58.85 %**	**41.15 %**
6500 Water Testing	314.00	1,100.00	-786.00	786.00	28.55 %	71.45 %
6600 Lead Pipe Testing Expenses		0.00	0.00	0.00		
6700 Reserve Accrual - Loan from Sewer Interest		1,304.00	-1,304.00	1,304.00		100.00 %
6800 Bond Expenses						
6812 2009 MMBB Bond Principal		0.00	0.00	0.00		
6813 2099 MMBB Bond Interest		0.00	0.00	0.00		
6816 2013 MMBB Refinance Bond Principal		23,047.00	-23,047.00	23,047.00		100.00 %
6817 2013 MMBB Refinance Bond Interest	4,607.01	9,214.00	-4,606.99	4,606.99	50.00 %	50.00 %
6818 2015 BHBT Bond Principal		0.00	0.00	0.00		
6819 2015 BHBT Bond Interest		0.00	0.00	0.00		
6820 2021 MMBB Bond Principal		0.00	0.00	0.00		
6821 2021 MMBB Bond Interest		0.00	0.00	0.00		
Total 6800 Bond Expenses	**4,607.01**	**32,261.00**	**-27,653.99**	**27,653.99**	**14.28 %**	**85.72 %**
6900 Depreciation Expense		0.00	0.00	0.00		
Unapplied Cash Bill Payment Expenditure		0.00	0.00	0.00		
Uncategorized Expense	0.00	0.00	0.00	0.00		
Total Expenditures	**$86,212.42**	**$214,585.00**	**$ -128,372.58**	**$128,372.58**	**40.18 %**	**59.82 %**
NET OPERATING REVENUE	**$58,277.96**	**$3,519.00**	**$54,758.96**	**$ -54,758.96**	**1,656.09 %**	**-1,556.09 %**
Other Expenditures						
7100 Contingency Expenses	3,088.80	3,819.00	-730.20	730.20	80.88 %	19.12 %
Reconciliation Discrepancies		0.00	0.00	0.00		
Total Other Expenditures	**$3,088.80**	**$3,819.00**	**$ -730.20**	**$730.20**	**80.88 %**	**19.12 %**
NET OTHER REVENUE	**$ -3,088.80**	**$ -3,819.00**	**$730.20**	**$ -730.20**	**80.88 %**	**19.12 %**
NET REVENUE	**$55,189.16**	**$ -300.00**	**$55,489.16**	**$ -55,489.16**	**-18,396.39 %**	**18,496.39 %**

Parks and Trees Committee Report
August 4, 2026

The committee did a ‘walk about’ of our village parks in June and identified areas of concern. Overall our parks and trees are in very good condition. 3 benches in Auditorium Park were moved back from the ledge as a safety precaution. The dying Katsura tree in Bayview Park was removed and a new tree will be planted in the fall. A soil test has been sent to the University of Maine for testing and we are awaiting the results. The River Birch in Merithew Square was pruned.   The Juniper at the granite bench by the basketball court was pruned. A Beech tree in Merithew Square has been sprayed for Beech Leaf Disease. The product used was Fosphite. Recent experience with this product by a committee member seemed to be effective. We will assess the effectiveness and consider followup at a later date.

The utility building landscaping is progressing. Planters were built, soil placed and plants planted. A watering system was installed. Many thanks to John Woolsey, Alma Homola and Lisa Webster. We are awaiting for some work to be done by the utility committee to decide on additional plantings.

The Shore/Bluff Footpath has seen some improvements also. We cleared leaves and overgrowth from the path. At the suggestion of a resident user we added additional ‘route blazes’ for ease of usage.   With the help of volunteers a border of lilies was planted starting at the Bluff Road Trailhead.   They mark the abutting property line. The lilies were donated by Alma Homola. With the help of volunteers again, 28 steps were added to a steep section of the path. Supplies were donated by Coastal Mountains Land Trust.

The recent storm on July 16th left a fair amount of damage to a tree in Ruggles Park and in Auditorium Park. A quick response from Grant Tree

Care took care of some immediate hazards and he will be returning with follow up tree care.

We have had a very productive and satisfying summer so far and we are not done yet. Although we are all very tired we will hopefully get back to work after a brief rest.

Victoria Matthews
Chairperson ,Parks and Tree Committeee
Tree Warden

Parks and Trees Committee Action Item for August 9, 2026

Approve a total of $2700 for tree work to be done by Grant Tree Care:

1. Remove Ash tree in Auditorium Park that is dying and presents a hazard to the ramp and roadway $1200 (awaiting approval from code officer due to shoreland zone)
2. Prune Ash tree in Ruggles Park for deadwood, broken limbs (from recent storm) and weight reduction $1200
3. Remove dead Fir on Griffin Street $300

The tree next to the Community Hall is scheduled to be removed and has previously been approved.