

Islesboro Economic Sustainability Corporation – Annual Meeting & Board Meeting

Wednesday August 16th, 2023 – 10AM – Islesboro Community Center Conference Room and via Zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/88911290606?pwd=NldEdEErMXlZQ2RyODVzMU5KMnNvQT09>

Meeting ID: 889 1129 0606

Passcode: 200667

Dial by your location

• +1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US, +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US

Agenda (All Materials Posted on www.sustain04848.com)

- All Online Participants Mute Their Lines
- Call to Order, Establish Quorum & Determine Everyone Can Hear and Be Heard.
- Opening Comments – Roger Heinen
- Annual Meeting
 - Elect Officers for FY2024 – Chair, Vice Chair, Secretary & Treasurer
 - Review & Discuss Auditor's Annual Report - *attached*
 - Collect Signed Code of Conduct & Conflict of Interest Documents - *attached*
 - Adjourn
- Board Meeting
 - Approve Minutes June 13th, 2023 Board Meeting - *attached*
 - Recurring Reports & Topics - *attached*
 - Financial Reports
 - Review status of loan program and the status of assets at risk
- Business:
 - 111-113-115 Main Property Discussion –
 - House and Market Building Maintenance Work
 - Sky Purdy's Proposal for a Food Waster Composter - *attached*
 - Parking & Right of Way for Boardman Rd Status - *attached*
 - Action: *Determine Who/What/When re Further Activity*
 - Brainstorm how to help island entrepreneurs with financial controls/software, health care,...
- Other Business?
- Wrap Up Comments
- Adjourn

Islesboro Economic Sustainability Corporation – Code of Conduct

This Code of Conduct is drafted to assist board members in fulfilling their duties to the corporation. The board is collectively responsible for promoting the success of the corporation and furthering its mission to be a catalyst for the *essential services and businesses* that will serve to improve the viability and sustainability of the Islesboro community for both full-time and seasonal residents. To that end, board members must adhere to certain standards including but not limited to:

Duty of Care

A board member must exercise reasonable care when he or she makes a decision as a steward of the Corporation. This duty is commonly expressed as care that an ordinarily prudent person would exercise in a like position and under similar circumstances.

Duty of Loyalty

The duty of loyalty is a standard of faithfulness; a board member must give undivided allegiance when making decisions affecting the organization. This means that a board member can never use information obtained as a member for personal gain and must act in the best interests of the organization.

Freedom of Access Act and Document Retention

All documents and meetings are open to the public pursuant to 1 MRSA §408-A. All Board Members must complete a course of training on the requirements of FOAA after being appointed to the board and can meet the training requirement by conducting a thorough review of the material on the FAQ section of the State's Freedom of Access website at www.maine.gov/foaa/faq/index.shtml. The certificate of completion form is available here:

<https://www.maine.gov/foaa/Training/CertificationofCompletion.pdf>

All documents, emails, agendas, reports, website content, presentations, notes, articles and other written or visual content that pertain to the operation of the corporation – collectively *documents* are to be retained for operational, historical and legal reasons. Good practice is to at least retain the most current editable version as well as printable versions showing the document's historic evolution. The corporation maintains a safe-deposit box, digital *dataroom* via Google Drive and email archiving system to facilitate this policy. All emails regarding the Corporation must cc a *Dead-letter* email address so as to preserve emails sent to/from board members and staff.

Conflict of Interests

In accordance with Maine law, the corporation shall not enter into a conflict of interest transaction as defined in the Maine Nonprofit Corporation Act, 13-B M.R.S.A. § 718. Pursuant to this obligation the corporation has adopted a Conflict of Interest Policy which must be read and signed each year by all board members.

Whistleblower Policy

The Corporation is committed to lawful and ethical behavior in all of its activities and requires directors, volunteers, employees to act in accordance with all applicable laws, regulations and policies and to observe the highest standards of business and personal ethics in the conduct of their duties and responsibilities.

Each Board Member has an obligation to report what he or she believes is a material violation of law or policy or any questionable accounting or auditing matter by the Corporation, the Board, its officers, directors, employees, volunteers, agents or other representatives. The types of concerns that should be reported include, for purposes of illustration and without being limited to, the following:

- providing false or misleading information on the Corporation's financial documents, grant reports, tax returns or other public documents;
- providing false information to or withholding material information from the Corporation's auditors, accountants, lawyers, directors or other representatives responsible for ensuring compliance with fiscal and legal responsibilities;
- embezzlement, private benefit, or misappropriation of funds;
- material violation of Corporate policy, including among others, confidentiality, conflict of interest, whistleblower, ethics and document retention;
- discrimination based on race, gender, sexual orientation, ethnicity, and disability; or
- facilitation or concealing any of the above or similar actions.

Name of Board Member

Date: _____

Signature

Islesboro Economic and Sustainability Corporation

Board Annual Conflict Statement

1. If you are an Officer, which position do you hold? _____
2. I affirm the following:
 - a. I have received a copy of the IESC Conflict Policy. _____ (initial)
 - b. I have read and understand the policy. _____ (initial)
 - c. I agree to comply with the policy. _____ (initial)
 - d. I understand the IESC is a tax-exempt corporation and in order to maintain its status it must engage primarily in activities which accomplish one or more of its tax-exempt purposes. _____ (initial)
3. Disclosures:
 - a. Do you have a financial interest (current or potential), including a compensation arrangement, as defined in the Conflict of Interest Policy with IESC?
YES NO (circle one)
 - i. If yes, please describe it, including when (approximately):
 - ii. If yes, has the financial interest been disclosed, as provided in the Conflict of Interest Policy? YES NO (circle one)
 - b. In the past, have you had a financial interest, including a compensation arrangement, as defined in the Conflict of Interest Policy with IESC? YES NO (circle one)
 - i. If yes, please describe it, including when (approximately):
 - ii. If yes, has the financial interest been disclosed, as provided in the Conflict of Interest Policy? YES NO (circle one)

Name: _____

Date: _____

Signature of Board Member



Communication with Those Charged with Governance

Board of Directors
Islesboro Economic Sustainability Corporation
Islesboro, Maine

We have audited the financial statements of the Islesboro Economic Sustainability Corporation (the Corporation) as of and for year ended June 30, 2022 and have issued our report thereon dated May 25, 2023. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated August 31, 2022, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Corporation solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

We identified no threats to our independence with respect to this engagement.

Qualitative Aspects of Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Corporation is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2022. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimate affecting the financial statements is as follows:

Management's estimates of the depreciation expense and accumulated depreciation are based on estimated remaining useful lives of capital assets, and the selection of depreciation methods allowed under U.S. GAAP. We evaluated the key factors and assumptions used to develop the estimates for depreciation and the ending balance of accumulated depreciation and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion unit.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The Corporation does not have any particularly sensitive financial statement disclosures.

Identified or Suspected Fraud

We have not identified any information that indicates a fraud may have occurred or is suspected to have occurred. Our audit procedures are not designed to detect fraud and, therefore, a fraud may have occurred that has not been identified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all misstatements identified during the audit and no uncorrected financial statement misstatements remain whose effects in the current and prior periods, as determined by management, would be considered material, both individually and in the aggregate, to the financial statements taken as a whole and each applicable opinion unit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and that were brought to the attention of, and corrected by, management were material, either individually or in the aggregate, to the financial statements as a whole or applicable opinion units.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Corporation's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which were provided to us in a letter that was dated May 25, 2023.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the Corporation, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Corporation's auditors.

Restrictions on Use

This information is intended solely for the information and use of the Board of Directors and management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Berry Talbot Royer". The signature is written in a cursive, flowing style.

Berry Talbot Royer
Certified Public Accountants
Falmouth, Maine
May 25, 2023



MANAGEMENT LETTER For the Year Ended June 30, 2022

Board of Directors
Islesboro Economic Sustainability Corporation
Islesboro, Maine

In planning and performing our audit of the basic financial statements of the Islesboro Economic Sustainability Corporation for the year ended June 30, 2022, in accordance with auditing standards generally accepted in the United States of America, we considered Corporation's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing our opinion on the effectiveness of Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Corporation's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and therefore, significant deficiencies or material weaknesses may exist that have not been identified. However, as discussed below, we identified certain deficiencies that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented or detected and corrected on a timely basis. We did not identify any deficiencies in internal control that we consider to be material weaknesses.

Our comments and recommendations have been discussed with appropriate members of management.

Review of Bank Reconciliation

As reported last year, we recommend that there be a monthly review of the bank reconciliation/statement, preferably by another member of the Board. A board member independent of cash receipt and disbursement activities should review the bank statements and the bank reconciliations for any unusual items and initial the form. This practice would greatly enforce the system of checks and balances necessary for strong cash control.

Cash over Federally Insured Limit

While conducting the audit of cash again this year, we noted the Corporation had deposits in the financial institution in excess of the federally insured limit. This presents a potential for losses to the Corporation in the event of bank or institutional failure. We have discussed this situation with management and we understand that this is due to the speed of the Corporation receiving large deposits of cash receipts. We strongly suggest that management contact the bank to discuss the various arrangements offered by the bank that would assist the Corporation in protecting the deposits and would reduce the potential for loss of monetary amounts in excess of the federally insured level.

Conclusion

Management letters are intended to be critical of accounting processes, or internal control features that do not provide adequate safeguards, or they address areas that could be operationally more efficient. The comments and recommendations will aid the Corporation in attaining its objectives of strengthening internal controls, and maximizing its efficiency by improving the utilization of its resources.

We wish to express our appreciation for the cooperation and courtesies extended to us by the Board during our audit. We want to emphasize that our comments and recommendations are not intended to reflect upon the honesty, integrity, or competence of any individual in Corporation.

We are available to discuss this further at your convenience, and provide any assistance requested.

The purpose of this communication, which is an integral part of our audit, is to describe for management and those charged with governance the scope of our testing of internal control and the results of that testing. Accordingly, this communication is not intended to be and should not be used by any other purpose.

A handwritten signature in black ink that reads "Berry Talbot Royer". The signature is written in a cursive, flowing style.

Berry Talbot Royer
Certified Public Accountants
Falmouth, Maine
May 25, 2023



ISLESBORO ECONOMIC SUSTAINABILITY CORPORATION

(a component unit of the Town of Islesboro)

FINANCIAL REPORT



JUNE 30, 2022

Independently Audited By

Berry · Talbot · Royer
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Islesboro Economic Sustainability Corporation
Islesboro, Maine

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the business-type activities of Islesboro Economic Sustainability Corporation, a component unit of the Town of Islesboro, as of and for years ended June 30, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities of the Islesboro Economic Sustainability Corporation as of June 30, 2022 and 2021, and the respective changes in financial position and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Islesboro Economic Sustainability Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Islesboro Economic Sustainability Corporation's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audits of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audits in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Islesboro Economic Sustainability Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Islesboro Economic Sustainability Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audits, significant audit findings, and certain internal control-related matters that we identified during the audits.



Berry Talbot Royer
Certified Public Accountants
Falmouth, Maine
May 25, 2023



ISLESBORO ECONOMIC SUSTAINABILITY CORPORATION

(a component unit of the Town of Islesboro)

Management's Discussion and Analysis

June 30, 2022

Statement Overview of Financial Report

The Corporation is a not-for-profit corporation organized under the Maine NonProfit Corporations Act that generates income that is exempt from federal taxation under section 115 of the Internal Revenue Code (IRC). The Corporation's primary activities consist of rendering a variety of services to administer certain economic development programs on behalf of the Town of Islesboro (the Town) relating to the attraction, retention and expansion of commerce and industry in the Town. These services and programs include encouragement of construction, acquisition, rehabilitation, and improvement of commercial and industrial enterprises within the Town, and the provision of financial assistance to qualifying business enterprises as a means of helping to create and retain employment therein.

The Corporation uses a proprietary fund. The Corporation's fund is financed and operated in a manner similar to private businesses.

This Management's Discussion and Analysis (MD&A) serves as an introduction to the audited basic financial statements and notes. The MD&A is the Corporation management's analysis of its financial condition and performance. It is presented to give the reader more insight on the Corporation's finances.

The Corporation's basic financial statements include:

- Statement of Net Position
- Statement of Revenues, Expenses and Changes in Net Position
- Statement of Cash Flows
- Notes to the Basic Financial Statements

2022 Financial Highlights

The net position for the Corporation is \$1,843,575 which is an increase of \$356,317. The Corporation continues to receive donations.

The Corporation has met their initial fundraising goal and have switched their focus to activities that support their mission.

Comparison of Financial Statements for the Current Year

Condensed Statement of Net Position

	<u>2022</u>	<u>2021</u>	<u>\$ Change</u>	<u>% Change</u>
Current Assets	\$ 1,244,561	\$ 875,959	\$ 368,602	42.1%
Non-current Assets	<u>599,014</u>	<u>611,299</u>	<u>(12,285)</u>	-2.0%
Total Assets	<u>1,843,575</u>	<u>1,487,258</u>	<u>356,317</u>	24.0%
Investment in Capital Assets	519,115	554,209	(35,094)	-6.3%
Unrestricted	<u>1,324,460</u>	<u>933,049</u>	<u>391,411</u>	41.9%
Total Net Position	<u>\$ 1,843,575</u>	<u>\$ 1,487,258</u>	<u>\$ 356,317</u>	24.0%

Current Assets

There was a net increase in Cash and Cash Equivalents due to the donations received during the reporting period.

Condensed Statement of Revenues, Expenses and Changes in Net Position

	<u>2022</u>	<u>2021</u>	<u>\$ Change</u>	<u>% Change</u>
Operating Revenue	\$ 507,459	\$ 298,887	\$ 208,572	69.8%
Operating Expenses	<u>(103,555)</u>	<u>(46,852)</u>	<u>(56,703)</u>	121.0%
Net Operating Income	403,904	252,035	151,869	60.3%
Non-Operating Revenue	<u>(47,587)</u>	<u>930</u>	<u>(48,517)</u>	-5216.9%
Change in Net Position	356,317	252,965	103,352	40.9%
Beginning Net Position	<u>1,487,258</u>	<u>1,234,293</u>	<u>252,965</u>	20.5%
Ending Net Position	<u>\$ 1,843,575</u>	<u>\$ 1,487,258</u>	<u>\$ 356,317</u>	24.0%

Operating Revenue

This item consists mainly of donations received by the Corporation. A small portion of the operating revenue is rental income.

Operating Expenses

The reason for the increase in operating expenses is the repairs and maintenance costs associated with the property that was purchased in the prior year.

Non-Operating Revenue

This item is made up of interest and investment earnings, the loss on the sale of assets, and the change in the fair market value of the investments.

Capital Assets

The Corporation recorded purchases of \$11,363, sold the garage, and recorded depreciation expense of \$8,628. As of June 30, 2022, the capital assets, net amount was \$519,115.

Currently Known Facts and Decisions

The Corporation has met its goal of raising \$2M in working capital and is no longer fundraising. We continue to inform the community of what we do, and if they want to support this mission, they can contribute.

The Corporation continues to offer a small business loan program available to island businesses and anticipate that it will continue to offer these. The Board has authorized small loans for up to 5 years. The Board has not set a limit on the total amount of funds at risk, but evaluates the funds at risk and the status of the loan portfolio at each regular board meeting.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Islesboro Economic Sustainability Corporation's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Roger Heinen, Islesboro Economic Sustainability Corporation, P.O. Box 108, Islesboro, ME 04848.

BASIC FINANCIAL STATEMENTS

Islesboro Economic Sustainability Corporation

Statement of Net Position

As of June 30,

	<u>2022</u>	<u>2021</u>
Assets		
Current Assets:		
Cash	\$ 411,605	\$ 359,076
Investments	787,563	498,030
Accrued Interest Receivable	1,847	1,677
Accounts Receivable	12,531	-
Current Portion of Notes Receivable	<u>31,015</u>	<u>17,176</u>
Total Current Assets	1,244,561	875,959
Non-current Assets		
Notes Receivable, less current portion	79,899	57,090
Capital Assets		
Land	120,808	116,513
Buildings	<u>410,185</u>	<u>442,117</u>
	530,993	558,630
Accumulated Depreciation	<u>(11,878)</u>	<u>(4,421)</u>
Net Capital Assets	<u>519,115</u>	<u>554,209</u>
Total Non-current Assets	<u>599,014</u>	<u>611,299</u>
Total Assets	<u>1,843,575</u>	<u>1,487,258</u>
Net Position		
Investment in Capital Assets	519,115	554,209
Unrestricted	<u>1,324,460</u>	<u>933,049</u>
Total Net Position	<u>\$ 1,843,575</u>	<u>\$ 1,487,258</u>

Islesboro Economic Sustainability Corporation
Statement of Revenues, Expenses, and Changes in Net Position
For Years Ended June 30,

	<u>2022</u>	<u>2021</u>
Operating Revenues		
Rental Income	\$ 22,400	\$ 7,550
Donations	<u>485,059</u>	<u>291,337</u>
Total Operating Revenues	507,459	298,887
Operating Expenses		
Insurance	7,865	7,611
Professional Services	6,925	11,045
Office Expense	860	689
Property Taxes	7,138	2,956
Rent & Lease	4,200	-
Repairs and Maintenance	67,233	18,218
Utilities	266	739
Miscellaneous	440	1,173
Depreciation	<u>8,628</u>	<u>4,421</u>
Total Operating Expenses	103,555	46,852
Net Operating Expenses	403,904	252,035
Non-operating Revenue (Expenses)		
Interest Income	7,246	2,922
Loss on Sale of Asset	(37,829)	-
Change in Fair Market Value	<u>(17,004)</u>	<u>(1,992)</u>
Total Non-operating Revenue (Expenses)	(47,587)	930
Change in Net Position	356,317	252,965
Net Position - At Beginning of Year	<u>1,487,258</u>	<u>1,234,293</u>
Net Position - At End of Year	<u>\$ 1,843,575</u>	<u>\$ 1,487,258</u>

Islesboro Economic Sustainability CorporationStatement of Cash Flows
For Years Ended June 30,

	<u>2022</u>	<u>2021</u>
Cash Flows from Operating Activities		
Cash Received from Contributors and Lessees	\$ 494,928	\$ 298,887
Cash Payments to Suppliers and Contractors	<u>(94,927)</u>	<u>(42,431)</u>
Net Cash Provided by Operating Activities	400,001	256,456
 Cash Flows from Capital and Related Financing Activities		
Purchase of Capital Assets	(11,363)	(558,630)
 Cash Flows from Investing Activities		
Purchase of Investments	(300,000)	(500,000)
Additions to Notes Receivable	(55,000)	(84,706)
Repayments of Notes Receivable	18,352	10,439
Amounts Added to Investments	(6,707)	(1,698)
Interest Income Received	<u>7,246</u>	<u>2,922</u>
Net Cash Provided (Used) by Investing Activities	<u>(336,109)</u>	<u>(573,043)</u>
 Net Increase (Decrease) in Cash and Cash Equivalents	52,529	(875,217)
 Cash and Cash Equivalents - At Beginning of Year	<u>359,076</u>	<u>1,234,293</u>
 Cash and Cash Equivalents - At End of Year	<u><u>\$ 411,605</u></u>	<u><u>\$ 359,076</u></u>
 Supplemental Disclosure of Cash Flows Information		
Cash Components:		
Operating	<u>411,605</u>	<u>359,076</u>
	<u><u>\$ 411,605</u></u>	<u><u>\$ 359,076</u></u>
 Reconciliation of Operating Income to Net Cash Provided by Operating Activities		
Net Operating Income	\$ 403,904	\$ 252,035
Adjustments to Reconcile Operating Income to Net Cash		
Provided by Operating Activities		
Depreciation	8,628	4,421
(Increase) Decrease in Accounts Receivable	<u>(12,531)</u>	<u>-</u>
Net Cash Provided by Operating Activities	<u><u>\$ 400,001</u></u>	<u><u>\$ 256,456</u></u>

Islesboro Economic Sustainability Corporation
(a component unit of the Town of Islesboro)
Notes to the Basic Financial Statements
Year Ended June 30, 2022

NOTE 1: SUMMARY OF ACCOUNTING POLICIES

This summary of significant accounting policies of the Islesboro Economic Sustainability Corporation, hereinafter called IESC or the Corporation, is presented to assist in understanding the representations of the Corporation's management who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Nature of Business

The Corporation is a not-for-profit corporation organized under the Maine NonProfit Corporations Act that generates income that is exempt from federal taxation under section 115 of the Internal Revenue Code (IRC). The Corporation's primary activities consist of administering certain economic development programs on behalf of the Town of Islesboro (the Town) relating to the attraction, retention and expansion of commerce and industry in the Town. These services and programs include encouragement of construction, acquisition, rehabilitation, and improvement of commercial and industrial enterprises within the Town, and the provision of financial assistance to qualifying business enterprises as a means of helping to create and retain employment therein.

Basis of Accounting

The Corporation follows enterprise fund reporting; accordingly, the accompanying financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when the liability is incurred or the economic asset used. In its accounting and financial reporting, the Corporation follows the pronouncements of the Governmental Accounting Standards Board (GASB).

Basis of Presentation

Proprietary Funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Corporation's proprietary funds are the rentals of the Corporation's owned property and donations. Operating expenses include project and program costs and general administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating income and expenses.

Revenue Recognition

The Corporation's property rental revenue is recognized on a straight-line basis over the term of the lease and donations are recognized when received.

Cash and Investments

For purposes of the statement of cash flows, the Corporation includes cash on hand, and deposits in banks, including money market funds.

The Corporation invests its funds in an effort to ensure preservation of capital, remain sufficiently liquid, and attain a reasonable market rate of return.

Islesboro Economic Sustainability Corporation
(a component unit of the Town of Islesboro)
Notes to the Basic Financial Statements
Year Ended June 30, 2022

NOTE 1: SUMMARY OF ACCOUNTING POLICIES (Continued)

Investments

Investments held by IESC are recorded at fair value.

Notes Receivable

IESC has provided loans to Town businesses to advance certain economic development objectives. The loans are repayable over a five (5) year period.

Capital Assets

Capital assets are defined by IESC as assets with an estimated useful life in excess of one year and a minimum cost of \$2,500. Such assets are recorded at cost and depreciated over their estimated useful lives. Donated capital assets are recorded at their estimated fair value at the date of donation. Estimated useful life is management's estimate of how long the asset is expected to meet service demands.

Capital assets consist of land (not depreciated) and buildings that are depreciated using the straight-line method over the asset's estimated life of 50 years. The costs of normal repairs and maintenance that do not add to the value of the asset or materially extend assets lives are not capitalized.

Net Position Classifications

Net position is required to be classified into the following components:

Investment in capital assets - This component consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted - This component consists of constraints placed on the use of net position which are either externally imposed by debt covenants, grantors, contributors, or laws or regulations of other governments, or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted – This component consists of net position that does not meet the definition of “restricted” or “investment in capital assets”.

Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2: DEPOSITS AND INVESTMENTS

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of the bank's failure, the Corporation will not be able to recover the value of its deposits and investments that are in the possession of an outside party.

Islesboro Economic Sustainability Corporation
(a component unit of the Town of Islesboro)
Notes to the Basic Financial Statements
Year Ended June 30, 2022

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

Cash Deposits

The Corporation has a deposit policy for custodial credit risk. Individual bank account or certificates of deposit will not exceed the FDIC insured amount. As of June 30, 2022, the Corporation reported a bank balance of \$414,285. Of the Corporation's bank balances, \$250,000 was covered by FDIC insurance and \$164,285 was exposed to custodial credit risk. The balance exposed to custodial credit risk was uninsured and uncollateralized.

Investments

The Corporation's investment policy authorizes the Corporation to invest in short-term certificates of deposits, obligations of the U.S. Treasury, or investment grade fixed income securities rated A or better by Standard & Poor's or Moody's. As of June 30, 2022, \$237,827 of the Corporation's investment balance of \$787,563 was insured by FDIC and the balance of \$549,736 was exposed to custodial credit risk. The balance exposed to custodial credit risk was placed in securities held by the related trust department, but not in the Corporation's name.

At June 30, 2022, the Corporation had the following investments and maturities:

	<u>Fair Value</u>	<u>Not Applicable</u>	<u><1</u>	<u>1-5</u>
Cash and Cash Equivalents	\$ 253,247	\$ 103,986	\$ 119,250	\$ 30,011
US Agencies	534,316	-	49,937	484,379
	<u>\$ 787,563</u>	<u>\$ 103,986</u>	<u>\$ 169,187</u>	<u>\$ 514,390</u>

Credit Risk

At June 30, 2022, the Corporation's investment in US Agencies was rated by Moody's as follows:

Credit Risk Rating:

US Agencies with Aaa Ratings \$ 534,316

Concentration of Credit Risk

At June 30, 2022, the Corporation has individual investments that exceeded 5% of the Corporation's investments as follows:

	<u>Fair Market Value</u>	<u>Percentage</u>
Certificates of Deposit:		
US Agencies	\$ 510,136	74.63%
Goldman Sachs Bank	37,084	5.42%

Fair Value Measurements – Fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into these levels: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Certificates of deposits, categorized as Level 1, are valued at the unadjusted prices quoted in active principal markets for identical assets. US Agencies securities, categorized as Level 2, are valued based on models using observable inputs.

Islesboro Economic Sustainability Corporation
(a component unit of the Town of Islesboro)
Notes to the Basic Financial Statements
Year Ended June 30, 2022

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

Investment Income

Investment income includes unrealized gains and losses on investments as well as interest earned on bank accounts, certificates of deposit, and securities.

NOTE 3: NOTES RECEIVABLE

The Corporation has provided loans to Town businesses to advance certain economic development objectives consistent with their corporate mission. At June 30, 2022, the loan portfolio consisted of 5 loans that bear an interest rate at 0.5% and mature at various dates through May 30, 2027.

Scheduled maturities of principal for these loans are as follows:

<u>Year Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 31,015	\$ 544	\$ 31,559
2024	27,963	335	28,298
2025	28,101	197	28,298
2026	17,182	73	17,255
2027	6,653	14	6,667
	<u>\$ 110,914</u>	<u>\$ 1,163</u>	<u>\$ 112,077</u>

NOTE 4: CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2022 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
<i>Capital Assets Not Being Depreciated</i>				
Land	\$ 116,513	\$ 4,295	\$ -	\$ 120,808
<i>Capital Assets Being Depreciated</i>				
Buildings	442,117	7,068	(39,000)	410,185
Total Capital Assets Cost	558,630	11,363	(39,000)	530,993
Accumulated depreciation	(4,421)	(8,628)	1,171	(11,878)
Capital Assets, Net	<u>\$ 554,209</u>	<u>\$ 2,735</u>	<u>\$ (37,829)</u>	<u>\$ 519,115</u>

NOTE 5: INCOME TAX STATUS

The Corporation qualifies as a tax-exempt organization under the provisions of the Internal Revenue Code Section 115 and, accordingly, its revenue is not subject to any State or Federal income taxes.

Islesboro Economic Sustainability Corporation
(a component unit of the Town of Islesboro)
Notes to the Basic Financial Statements
Year Ended June 30, 2022

NOTE 6: OTHER DISCLOSURES

Litigation

The Corporation is subject to certain legal proceedings and claims which arise in the ordinary course of conducting its activities. In the opinion of management, the Corporation has defensible positions, and any ultimate liabilities are covered by insurance or will not materially affect the financial position of the Corporation.

Risk Management

The Corporation is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors, and omissions; and natural disaster for which the Corporation carries commercial insurance. Based on the coverage provided by commercial insurance purchased, the Corporation is not aware of material actual or potential claim liabilities, which is to be recorded at June 30, 2022.

NOTE 7: SUBSEQUENT EVENTS

In preparing these financial statements, the Corporation has evaluated events and transactions for potential recognition or disclosure through May 25, 2023, the date the financial statements were available to be issued.

Islesboro Economic Sustainability Corporation – Board Meeting

Tuesday June 13th, 2023 - 3:30PM - Town Office and via Zoom

Agenda (Materials Posted on www.sustain04848.com)

- Call to Order: *Quorum was established – Board members present: Roger Heinen, Bonnie Hughes, Barry Wherren, Pete Anderson, Glad Jones and Lois Chiles. No guests were present. Roger Heinen took the minutes.*
- Opening Comments: *Roger opened the meeting by welcoming Pete Andersen to the Board. This welcome was reinforced by all the board members and everyone volunteered to meet with Pete offline to help him come up to speed. Roger reviewed the agenda and noted that the primary purpose of the meeting was to catch up on all the developments since he prior Board meeting in December.*
- Approve Minutes of December 5th, 2022 Meeting – *A motion to approve was made (Hughes) and seconded (Wherren). Following a short discussion, the minutes were approved via a unanimous show of hands.*
- Recurring Reports & Topics – *Bonnie led the board’s review of the attached balance sheet, income statement and loan program report. It was noted that three new loans were granted since the previous board meeting – Wilbur, The Fen and Silas Babbidge. Also it was noted that the loan to Kim Grindle and the Islesboro Oyster Company was delinquent. Roger reported that upon advise of Jensen Baird counsel, a friendly “time to pay up” note was emailed to Kim. Roger noted that we have remedies for this situation, but the board would have to have a discussion and vote re whether to enact those remedies. Consensus was to see what happens on Kim’s side. A motion was made to approve the current level of “loans outstanding” risk (Hughes) and seconded (PAnderson). Following a short discussion the motion was approved via a unanimous show of hands.*
- Business:
 - 111-113-115 Main Road Property Status
 - *Barry Wherren reviewed his notes (attached) re the status of the island market building. The new HVAC system was installed by Midcoast Energy Systems, but the generator installation was on hold pending the installation of the new foundation wall associated with the remodel of the rear deck. That remodel was stymied by our inability to engage a contractor. Barry reported that he still had several contractor options. One of which would do the project if we handled the foundation work. The consensus of the board was to have Barry follow up with that firm. He noted that we owed the Purdy’s for 160 gallons of heating oil that was transferred from the Market building to the house tank – Roger action.*
 - *Roger then read a report from Tom Tutor on the status of the house. The report (attached) added details to the remediation of the lead paint situation – now closed. In addition, the report explained that the executive committee had discussed what might be the best rental situation and settled on renting the home for \$1,000/mo to Dave Dyer, the Town’s Code Enforcement Officer. Glad representing the entire board thanked Tom for all his hard work in getting the house through this process.*
 - *Roger walked the board through the status of the parking lot remodel. Following the removal of the Leach’s garage building we set out to remodel the parking lot to make it work better for the Island Market. Roughly a year ago, this work was complicated by Michael MacDougall’s criticism of the state of the Boardman Rd right-of-way (ROW). MacDougall owns property at the other extreme end of Boardman Rd. His complaints revolved around market customers sometimes parking within the deeded location of the ROW which had never been delineated on the ground since the creation of the ROW some decades ago by Leach and Verrill. (History backgroundOver last summer the board worked to mark the ROW as no parking and engaged L & M Design, an island architectural firm to prepare some scenarios for the parking lot. In addition, MacDougall engaged surveyors and the board engaged surveyors to mark the deeded ROW on the ground so there was no ambiguity re its location. L&M prepared two scenarios – parking lot without relocation of the ROW and parking lot with a slight relocation of the ROW. At a prior board meeting the board determined after consulting with the Island market business owners,*

that the plan with the relocated ROW was the best and the board set out last fall to implement that vision. Surveyors were engaged to plot the relocation and Jensen Baird was engaged to get the approval of all the ROW holders for the work. It was noted that the plans would need Planning Board approval before implementation.) Roger reported that as of June 1, in consultation with Jensen Baird, we had failed to get MacDougall's approval for the relocation absent his insistence of including new definitional ROW language re plowing, utilities and restrictions on who could use the ROW . The language re plowing and utilities was acceptable. However, the language restricting usage of the ROW by the public is unacceptable to the IESC in that we had no means of policing such a stipulation and it added restrictions on the other ROW holders re public access to Boardman Rd. Discussion ensued. Glad shared his legal wisdom on the situation with the board. Roger asked for a motion to abandon our efforts to relocate the ROW and kick off a new process to implement the L&M Designs plan that does not require relocation of the ROW. This motion was made (Hughes) and seconded (Chiles). Following a short discussion, it was approved by a unanimous show of hands. Roger took the action to communicate this decision to the parties working on this.

- *Review Results of the 2023 Survey: Roger walked the board through the survey results. Little new was uncovered by the survey. The results will be posted on our website.*
- *Brainstorm how to help island businesses: Bonnie suggested that we prepare and publish some boiler plate agreements that could be cloned by island contractors to help them have better business practices re contractual obligations and payment plans. She noted that a recent loan recipient needed help because they were working as a subcontractor on a large project and would not be paid until the entire job was completed. Thus, this individual businessperson was in a cash-flow crunch. Bonnie and Glad agreed to see if they could find some easy-to-use boiler plate agreements that would help. If found we will post them on the website.*

- Other Business?
- Wrap Up Comments
- Adjourn: A motion was made (Jones) to adjourn at 4:17PM which was seconded (Hughes). Approved by a voice vote.



Islesboro Economic Sustainability Corporation

P.O. Box 108

Islesboro, ME 04848

<https://www.sustain04848.com/>

I'm sorry I am unable to attend today. I am in Kentucky leading an AP Calculus professional development workshop for a dozen high school teachers.

I would like to update you on the Island Market house. IESC contracted with a second lead abatement contractor, Bangor Lead Abatement, after Earl Grindle was unable to satisfactorily complete the work; once their work was completed we were tested for the presence of lead on 3/10/23 and seven of the twenty swabs were above the 10 ug/ft² maximum. The contractor, as previously negotiated, returned, cleaned again and a final test was performed on 3/30/23 which was finally negative. A final payment of \$3,300 (half of the total \$6,600) was made to them in April.

On 4/11/23 a letter of compliance was issued by the Environmental Coordinator of the Maine CDC Childhood Lead Poisoning Prevention Program documenting that the house was safe for occupancy. We were informed that we must provide prospective tenants with the brochure "Protect Your Family From Lead in Your Home" and have them sign a disclosure form which verifies that they have been informed about the presence of lead in our building and the availability of reports. We have done so.

The Executive Committee began to look for a new renter beginning with the Purdys. Our conversation with them was candid and cordial. They are comfortable renting Gabe Pendleton's house, are hesitant to move their children back into the Island Market house but desired to rent the house to accommodate their employees. The Committee were reluctant to serve as landlords to multiple individuals and looked further afield.

Janet Anderson, a member of our Board, inquired about housing David Dyer, the Town Codes Enforcement Officer. The Executive Committee decided this was the best use of the house and consistent with the IESC goal of supporting essential workers of the town.

I addressed some final details—trimming out two new closets, rehanging a couple of doors and painting the new trim, cutting up a down limb in the back yard, getting the grass mowed—and the Dyer's were pleased to accept our offer of \$1,000/month rent. That amount was chosen after consultation with Jenny Hess about the range of prices for year-round rentals.

The Dyer's have begun to move their belongings and will inhabit soon.

Island Market Loading Dock/Bathroom Changes

6/13/23

Fuel-Sky \$160.⁰⁰
gallons

Background:

- Chris Bolduc scheduled and agreed to do the work in the fall of 2022, but then he elected to postpone till spring of 2023. Contacted him in Feb 2023 and he was still on board for a spring start, but then in mid March he canceled.
- Have contacted 12 contractors and most aren't interested or are unavailable till mid 2024.
- Of the 12, three are possible.
 - New Leaf says they might be available in the fall 2023.
 - Broad Cove hasn't returned calls, so could be possible, or not.
 - Maine Coast is interested but not till summer of 2024, and requires more detailed information on the drawings.

Kinks:

- Mid Coast Energy delayed installing the backup generator so as to not have it in the way of the dock/bath construction. They will need to complete the gen install in the fall so as not to incur pricing changes because of the delays.
- One of the refrigeration units, that is currently on the portion of deck that will be removed, needs to be moved on to a concrete slab along the side of the store. This is the store's responsibility, and they have been trying to get the HVAC guy they use to do this work since last summer.

Option:

One of the vendors contacted (Long Hill Construction) is agreeable to doing the demo work, and then building the enclosed loading dock and bathroom. We would need to arrange for someone to excavate the foundation area, and then actually pour the foundation. Long Hill would not do the plumbing or electrical, so we would need to source that too. So, we would manage the project but not actually do the work.

Islesboro Economic Sustainability Corporation

Balance Sheet

As of July 31, 2023

ASSETS

Current Assets

Bank Accounts

Checking (5715)	15,923
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MoneyMarket (5798)	238,309
--------------------	---------

Total Bank Accounts	254,232
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Other Current Assets

Charles Schwab 6827-0461

Charles Schwab Cash	17,958
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Charles Schwab Securities at Face Value	615,000
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Prepaid Interest & Premium	(14,973)
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Total Charles Schwab 6827-0461	617,986
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Interest Receivable (Schwab)	1,798
------------------------------	-------

Prepayments and Deposits (Generator)	12,126
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Total Current Assets	886,142
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Fixed Assets

Accumulated Depreciation	(11,878)
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House - 111 Main Road	189,431
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Island Market Building	230,224
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Island Market Equipment	69,595
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Land - 111/113/115 Main Road	120,808
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Total Fixed Assets	598,180
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Notes Receivable	337,691
------------------	---------

TOTAL ASSETS	1,822,012
--------------	-----------

LIABILITIES AND EQUITY

Liabilities	0
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Equity

Retained Earnings	1,817,276
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Net Income	4,736
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Total Equity	1,822,012
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TOTAL LIABILITIES AND EQUITY	1,822,012
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Islesboro Economic Sustainability Corporation

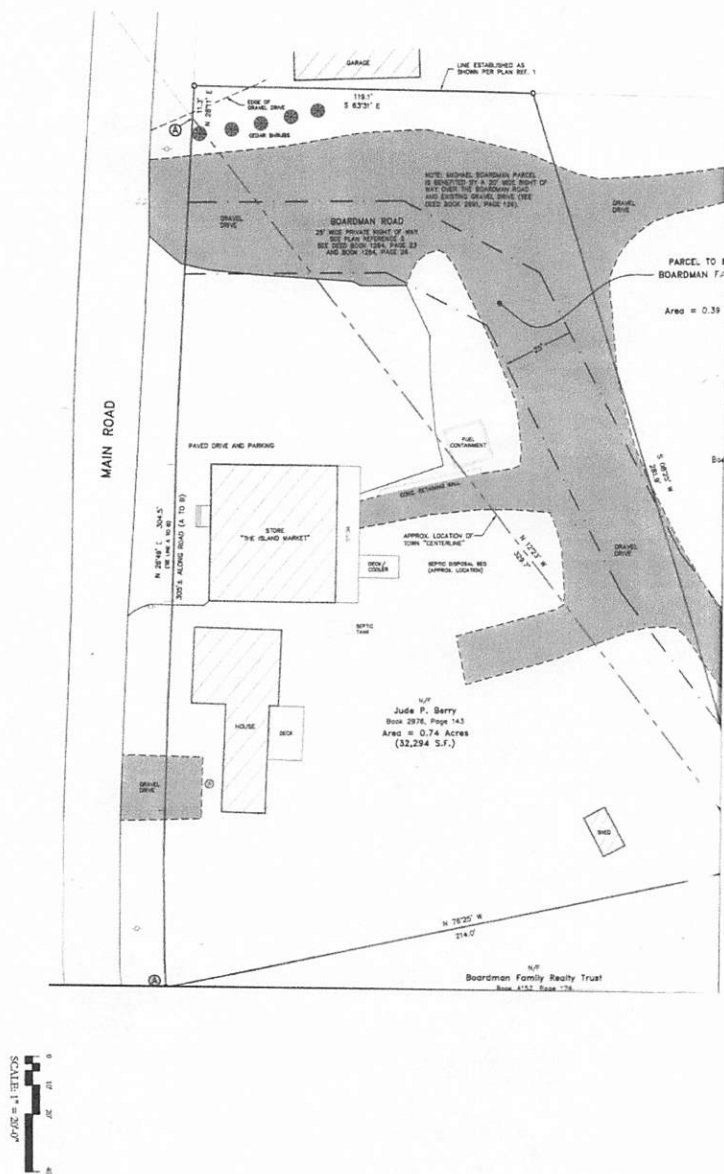
Income by Category - ~~Current Year to Date~~ **LAST FISCAL YEAR**
July 2022 - June 2023

	HOUSE	LEAD ABATEMENT	TOTAL HOUSE	ISLAND MARKET	LOANS	NOT SPECIFIED	TOTAL
Income							
Donations						15,300.00	\$15,300.00
Interest Earned					1,576.00	282.01	\$1,858.01
Investment Earnings						13,085.84	\$13,085.84
Rental Income	(450.00)		(450.00)	14,300.00			\$13,850.00
Total Income	\$ (450.00)	\$0.00	\$ (450.00)	\$14,300.00	\$1,576.00	\$28,667.85	\$44,093.85
GROSS PROFIT	\$ (450.00)	\$0.00	\$ (450.00)	\$14,300.00	\$1,576.00	\$28,667.85	\$44,093.85
Expenses							
Advertising & Marketing						290.50	\$290.50
Bank Charges & Fees						60.00	\$60.00
Insurance	1,702.00		1,702.00	3,723.00		2,219.19	\$7,644.19
Legal & Professional Services	25.00		25.00	6,618.53	50.00	8,067.50	\$14,761.03
Office Supplies & Software						915.00	\$915.00
Other Business Expenses				370.00		75.00	\$445.00
Property Tax	3,816.00		3,816.00	2,761.20			\$6,577.20
Rent & Lease	2,000.00		2,000.00				\$2,000.00
Repairs & Maintenance	15,547.69	19,114.45	34,662.14	1,562.86			\$36,225.00
Utilities	1,214.50	259.37	1,473.87				\$1,473.87
Total Expenses	\$24,305.19	\$19,373.82	\$43,679.01	\$15,035.59	\$50.00	\$11,627.19	\$70,391.79
NET OPERATING INCOME	\$ (24,755.19)	\$ (19,373.82)	\$ (44,129.01)	\$ (735.59)	\$1,526.00	\$17,040.66	\$ (26,297.94)
NET INCOME	\$ (24,755.19)	\$ (19,373.82)	\$ (44,129.01)	\$ (735.59)	\$1,526.00	\$17,040.66	\$ (26,297.94)

Islesboro Economic Sustainability Corporation
Outstanding Loan Balances
August 7, 2023

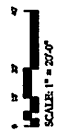
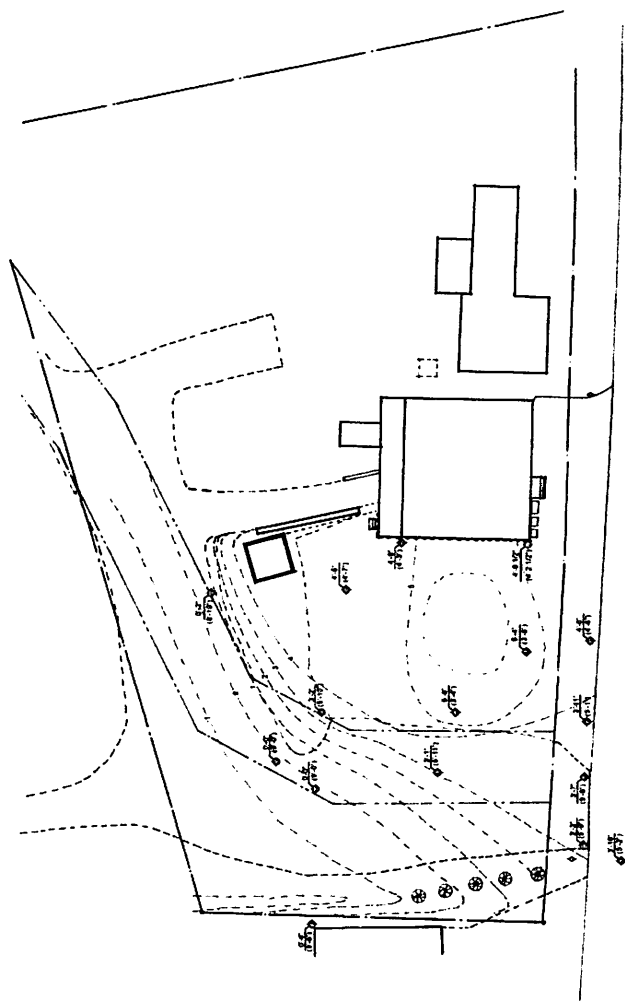
	<u>Balance</u>	<u>Last Payment</u>
Bruce Babbidge	43,618.41	7/27/23
Dustin Reidy	29,183.33	7/28/23
John Apelquist	140,984.15	7/1/23
Kim Grindle	23,046.43	12/13/22
Loony Mahan	19,222.44	7/25/23
Seth Wilbur	25,000.00	None
Silas Babbidge	14,315.50	7/27/23
Dylan Purington	17,598.80	4/10/23
The Fen	22,612.07	7/20/23
TOTAL	335,581.13	

ISLESBORO ISLAND MARKET

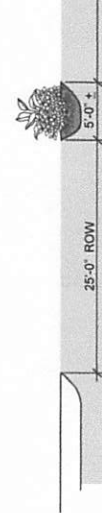


ISLESBORO ISLAND MARKET

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- SECTION B - THROUGH BOULDER RETAINING WALL, TYPE
NYC



ELEVATION OF ENTRY / EXIT DRIVE