

Crofton Perdue Associates, Inc.  
**BRISTOL HARBOUR VILLAGE ASSOCIATION**  
**OCTOBER 2021**

**OPERATING FUND**

Checking Account as of 9/30/21	399.87	
Homeowners Maintenance Fees	194,030.94	
	194,430.81	
Other Income - Key Fobs, Comm. Ctr. Rental	0.00	
	194,430.81	
Disbursements - October	(169,343.04)	
Checking Account Balance as of 9/30/21	25,087.77	

**MAINTENANCE RESERVE FUND**

<b>M&amp;T BANK</b>		
	291,800.95	
Deposit - General Reserve	20,100.00	
Deposit - Special Assessment	125,792.00	
Interest	82.21	
Withdrawal - Transfer to Operating (repairs)	(66,202.21)	371,572.95
<b>CANANDAIGUA BANK</b>	99,830.13	
Deposit	0.00	
Interest	0.00	99,830.13
<b>TOTAL MAINTENANCE RESERVE FUND</b>		471,403.08

**Monthly Maintenance Fees**

Homeowners Maintenance Fees	63,683.05	
Community Center	4,555.89	
Special Assessment	125,792.00	
Other	0.00	
	194,030.94	

**Maintenance Reserve Accounts Year to Date**

**Reserve Fund as of 12/31/20** 304,595.83

**Deposits**

Reserve	195,555.00	
Special Assessment	251,376.94	
Interest	547.50	447,479.44

**Withdrawals**

Reserve - Elevator	(16,573.12)	
Reserve - Bank Charge Line of Credit	(200.00)	
Reserve - Legal	(113,519.30)	
Reserve - Pole Barn	(111,584.62)	
Reserve - Engineer (road, stairs, building)	(38,795.15)	(280,672.19)

**Total Fund** 471,403.08



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**Constant Simmons**  
 Senior Property Manager

Crofton Perdue Associates, Inc.  
**BRISTOL HARBOUR VILLAGE ASSOCIATION**  
**DISBURSEMENTS**  
**OCTOBER 2021**

<b>ADMINISTRATIVE</b>		
Crofton Perdue - Copies, Postage, Over Night Letter to Fields		792.46
<b>AUDIT</b>		0.00
<b>BUILDING REPAIRS</b>		
Powers Archaeology - Cultural Resource Investigation for Facility Project	1,475.00	
Town & Country Heating - Boiler Heater for New Barn	6,184.11	
Gagne Construction - Service Elevator	4,140.00	
Transfer from Reserve (Powers Archaeology, T&C Heating, Gagne)	(11,799.11)	
Mountain Spring Builders - Pole Barn - Draw #3	53,913.00	
Jeff Smith - Reimburse for Building Permit for Pole Barn	81.60	
Andy Morey - Reimburse for Core Machine Rental-Pole Barn	408.50	
Transfer from Reserve (Mountain Spring, A. Morey, J. Smith)	(54,403.10)	
CB Phillips - HVAC Repair @ Clubhouse	<u>635.44</u>	635.44
<b>COMMUNITY CENTER</b>		
TimeWise Cleaning - Cleaning		508.48
<b>ELECTRIC &amp; WATER</b>		
Nocco Electric	347.98	
Bristol Water Works Corp.	338.00	
Bristol Sewerage Disposal Corp.	0.00	
Rochester Gas & Electric	<u>600.91</u>	1,286.89
<b>ELEVATOR</b>		0.00
<b>EXERCISE EQUIPMENT</b>		
KS Statebank - Fitness Equipment		348.04
<b>FUEL</b>		0.00
<b>INSURANCE</b>		
Philadelphia Insurance Companies		0.00
<b>LANDSCAPE MAINTENANCE</b>		0.00
<b>LEGAL &amp; PROFESSIONAL</b>		
Young Sommer LLC - Engagement of Services Retainer	2,850.00	
Deposit - 14CD Foreclosure Legal Fees	<u>(14,712.54)</u>	(11,862.54)
<b>LOANS</b>		
Canandaigua Bank - Loan Plus Extra Principal		3,927.33
<b>PAYROLL</b>		
Crofton Perdue - Repairs		13,517.54
<b>MAINTENANCE BARN RENTAL</b>		
Bristol Harbor Property Holdings - Rent, Improvement Fee, Utilities	1,145.64	
Deposit - Reimbursements from Kenrick	<u>(417.81)</u>	727.83
<b>MAINTENANCE SUPPLIES</b>		
Lowe's - Supplies	74.39	
Saxby Implement - Blade Set	75.09	
Mobile Graphics - Alum Sign	<u>43.00</u>	192.48
<b>MANAGEMENT</b>		
Crofton Perdue Associates, Inc.		4,534.00
<b>MISCELLANEOUS</b>		0.00
<b>RECREATION SUPPLIES</b>		
Tailored Events - Chair Rental - 50	151.37	
J. Matrachisia - Reimburse for Sound Bar	<u>313.19</u>	464.56
<b>REFUSE</b>		
Casella Waste Services - September Service		6,748.33
<b>ROADWAY REPAIRS &amp; SUPPLIES</b>		0.00
<b>TAXES</b>		0.00
<b>TELEPHONE, INTERNET &amp; CABLE</b>		
Spectrum - Telephone, Internet & Voicemail	502.91	
Frontier Communications	<u>91.55</u>	594.46
<b>VEHICLE EXPENSE</b>		
KS Statebank - Chevy Truck		1,035.74
<b>RESERVE - MAINTENANCE</b>		20,100.00
<b>RESERVE - LEGAL FUND</b>		<u>125,792.00</u>
<b>TOTAL DISBURSEMENTS</b>		169,343.04

	A	B	C	D	E	F	G
1			Crofton Perdue Associates, Inc.				PAGE 3 OF 4
2			BRISTOL HARBOUR VILLAGE ASSOCIATION				
3			OCTOBER 2021				
4	MONTH	MONTH				ANNUAL	REMAINING
5	BUDGETED	ACTUAL	CATEGORY	BUDGET YTD	ACTUAL YTD	BUDGET	BALANCE
6			INCOME				
7	60,200.00	63,683.05	Maintenance Fee	602,000.00	630,237.26	722,400.00	92,162.74
8	3,927.00	4,555.89	Community center	39,270.00	37,287.56	47,124.00	9,836.44
9	458.33	0.00	Other Income	4,583.30	1,050.99	5,500.00	4,449.01
10	0.00	125,792.00	Special Assessment	150,500.00	251,376.94	150,500.00	(100,876.94)
11							
12							
13	64,585.33	194,030.94	TOTAL INCOME	796,353.30	919,952.75	925,524.00	5,571.25
14							
15							
16							
17							
18	705.83	792.46	ADMINISTRATIVE	7,058.30	9,628.49	8,470.00	(1,158.49)
19	0.00	0.00	AUDIT	1,025.00	1,025.00	1,025.00	0.00
20	291.67	635.44	BUILDING REPAIRS	2,916.70	7,915.33	3,500.00	(4,415.33)
21	720.83	508.48	COMMUNITY CENTER	7,208.30	5,013.63	8,650.00	3,636.37
22	1,416.67	1,286.89	ELECTRIC & WATER	14,166.70	12,249.50	17,000.00	4,750.50
23	541.67	0.00	ELEVATOR	5,416.70	4,941.26	6,500.00	1,558.74
24	416.67	348.04	EXERCISE EQUIPMENT	4,166.70	3,724.77	5,000.00	1,275.23
25	995.83	0.00	FUEL	9,958.30	6,842.94	11,950.00	5,107.06
26	132.09	0.00	INSURANCE	21,188.81	26,603.22	21,453.00	(5,150.22)
27	4,728.58	0.00	LANDSCAPE MAINTENANCE	33,100.00	18,537.84	33,100.00	14,562.16
28	833.33	(11,862.54)	LEGAL & PROFESSIONAL	8,333.30	3,557.56	10,000.00	6,442.44
29	3,927.33	3,927.33	LOANS	39,273.30	39,273.30	47,128.00	7,854.70
30	15,289.50	13,517.54	PAYROLL	152,895.00	159,439.25	183,474.00	24,034.75
31	574.50	727.83	MAINTENANCE BARN RENTAL	5,745.00	5,829.32	6,894.00	1,064.68
32	929.17	192.48	MAINTENANCE SUPPLIES	9,291.70	5,892.86	11,150.00	5,257.14
33	4,534.00	4,534.00	MANAGEMENT	45,340.00	45,340.00	54,400.00	9,060.00
34	83.33	0.00	MISCELLANEOUS	833.30	0.00	1,000.00	1,000.00
35	716.67	464.56	RECREATION SUPPLIES	7,166.70	2,617.38	8,600.00	5,982.62
36	4,541.00	6,748.33	REFUSE	45,410.00	62,518.96	54,492.00	(8,026.96)
37	0.00	0.00	ROADWAY REPAIRS & SUPPLIES	9,000.00	8,907.10	12,023.00	3,115.90
38	0.00	0.00	TAXES	9,500.00	9,120.59	9,500.00	379.41
39	646.67	594.46	TELEPHONE, INTERNET & CABLE	6,466.70	6,092.68	7,760.00	1,667.32
40	1,441.67	1,035.74	VEHICLE EXPENSE	14,416.70	11,791.26	17,300.00	5,508.74
41							
42	43,467.01	23,451.04	TOTAL OPERATING EXP.	459,877.21	456,862.24	540,369.00	83,506.76
43							
44	19,550.00	20,100.00	RESERVE - MAINTENANCE	195,555.00	195,555.00	234,655.00	39,100.00
45	0.00	125,792.00	RESERVE - LEGAL FUND	150,500.00	251,376.94	150,500.00	(100,876.94)
46							
47	63,017.01	169,343.04	TOTAL	805,932.21	903,794.18	925,524.00	21,729.82