



STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

ERIC T. SCHNEIDERMAN
ATTORNEY GENERAL

(212) 416-8966

DIVISION OF ECONOMIC JUSTICE
REAL ESTATE FINANCE BUREAU

July 28, 2016

South Bristol Resorts LLC
c/o Nixon Peabody, LLP
Attention: Ashley Champion, Esq.
1300 Clinton Square
Rochester, NY 14604

RE: Bristol Harbour Village Hoa
File Number: H 710015
Date Amendment Filed: 07/21/2016
Receipt Number: 137231

Amendment No: 37
Filing Fee: \$225.00

Dear Sponsor:

The referenced amendment to the offering plan for the subject premises is hereby accepted and filed. Since this amendment is submitted after the post closing amendment has been filed, this filing is effective for twelve months from the date of filing of this amendment. However, any material change of fact or circumstance affecting the property or offering requires an immediate amendment.

Any misstatement or concealment of material fact in the material submitted as part of this amendment renders this filing void ab initio. This office has relied on the truth of the certifications of sponsor, sponsor's principals, and sponsor's experts, as well as the transmittal letter of sponsor's attorney.

Filing this amendment shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, or any waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law. The issuance of this letter is conditioned upon the collection of all fees imposed by law. This letter is your receipt for the filing fee.

Very truly yours,

Kelly Maharaj (02)
Kelly Maharaj
Assistant Attorney General

BRISTOL HARBOUR VILLAGE ASSOCIATION, INC.
OFFERING PLAN
AMENDMENT #37

This Amendment Number 37 is being made for the purposes of: (a) extending the terms of the Offering Plan for an additional twelve (12) months with respect to the Property (as defined below), and (b) complying with the requirements of the Department of Law regarding disclosure.

1. This is Amendment No. 37 for Bristol Harbour Village Association, Inc. (the "Association"). The initial Offering Plan was accepted for filing by the New York State Department of Law on July 2, 1971. Amendment No. 29 was accepted for filing February 5, 2007. Amendment No. 30 was accepted for filing March 10, 2008. Amendment No. 31 was accepted for filing on April 30, 2009. Amendment No. 32 was accepted for filing on July 6, 2010. Amendment No. 33 was accepted for filing on March 13, 2012. Amendment No. 34 was accepted for filing on May 2, 2013. Amendment No. 35 was accepted for filing on May 30, 2014. Amendment No. 36 was accepted for filing on July 17, 2015.
2. On January 15, 2016, Bristol Harbour Resort Property Holdings LLC ("BHRPH") purchased certain assets of South Bristol Resorts, LLC ("SBR"), including the real property currently owned by BHRPH set forth on the attached Exhibit A (the "Property"), as well any development rights associated with such Property.
3. Amendment No. 31 disclosed that 358 units, lots, or homes have been sold by SBR, or its predecessors in title. Since the filing of Amendment No. 31, to BHRPH's knowledge, no additional units, lots, or homes have been sold by SBR or their predecessors in title. Since January 15, 2016, aside from certain marina related properties conveyed to Fields Enterprises Inc. on June 1, 2016, BHRPH has not sold any units, lots, or homes. There are no homes under construction by BHRPH. There are no existing unsold units owned by BHRPH. BHRPH retains vacant undeveloped lands that are not being marketed to individuals at this time.
4. The Board of Directors of the Association is controlled by the homeowners. The Association's Officers and Board of Directors are:

Officers: Steven JantoPresident
Donald Titus, Jr.....Vice-President
Michael Tedeschi..... Treasurer
Henry Savage Secretary

Directors:

Henry Savage	Michael Tedeschi	Donald Titus, Jr.
Daniel Lancto	Douglas Llewellyn	James Bachman
Steven Janto	Robert Pierce	James Olson

No Director has any affiliation with BHRPH.


The homeowner controlled Board of Directors has approved and adopted the Association's Budget for the year 2016. A copy of Association's 2015 YTD Operating Statement to September 30, 2015 and the 2016 Budget is attached hereto as Exhibit B. To BHRPH's knowledge, no other financial statements have been prepared.

5. To BHRPH's knowledge, all applicable real property taxes on lands now owned by BHRPH within Bristol Harbour Village for the period from January 1, 2015 to December 31, 2015 have been paid in full. No homes or lots owned by BHRPH are occupied by any unaffiliated tenants. BHRPH is current on all of its financial obligations. Neither BHRPH nor any of its principals own 10% or more of any other cooperative condominium or homeowner's association. BHRPH will fund its business obligations through its continuing business operations.
6. As of the date hereof, there are no further changes known to BHRPH in or to the documentation provided in the Offering Plan and there are no other material changes of fact or circumstances known to BHRPH affecting the Property subject to the Offering Plan.

[Signature page follows]

Dated:
July 11, 2016

Bristol Harbour Resort Property Holdings LLC

By: 
Name: John Bagby
Title: Member

Swoen on July 11th, 2016

JOHN BAGBY
Notary Public, State of New York
No. 01BA6216061
Qualified in Monroe County
Commission Expires Jan. 11, 2018



EXHIBIT A

PARCELS OWNED BY BRISTOL HARBOUR RESORT PROPERTY HOLDINGS LLC

Tax Map No.	Property Address
153.00-1-26	5285 Co. Rd. 16
153.00-1-69.000	5131 State Rt. 21 S
168.00-1-33.121	Seneca Point Rd.
168.00-1-79.110	Seneca Point Rd.
168.00-1-80.111	Seneca Point Rd.
168.12-1-24.100	5410 Seneca Point Dr.
168.16-1-2.150	Cliffside Dr.
168.16-1-8.12	Shore Dr.
168.20-1-37.000	Seneca Point Rd.
153.00-1-44.100	Monks Rd.
153.00-1-48.100	Monks Rd.
168.00-1-84.000	Seneca Point Rd.
168.15-4-41 -	5878-5900 Villa Dr. and
168.15-4-62	Bristol Harbor Blvd.

Total Parcels: 34

EXHIBIT B

2015 YTD OPERATING STATEMENT TO SEPTEMBER 30, 2015 AND 2016 BUDGET

BRISTOL HARBOUR VILLAGE ASSOCIATION, INC.

OPERATING BUDGET

Approved November 19, 2015

January 1, 2016 – December 31, 2016

Managed by:
KENRICK CORPORATION
3495 Winton Place, D-4
Rochester, NY 14623
www.kenrickfirst.com
585-424-1540

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BRISTOL HARBOUR VILLAGE ASSOCIATION, INC.

Management Plan

Overview

Bristol Harbour Village Association, Inc. is a master association that is responsible for the common elements shared by six subsidiary associations comprised of 92 single family homes, 30 single family patio homes, 36 townhome style units and 179 condominium style units. Additionally, 11 units are owned by the developer and 31 vacant lots are either privately owned or are the responsibility of the Developer.

Construction of the development began in 1971 and the anticipated completion date is unknown at this time. The community contains asphalt pavement and roads, a basketball court, tennis courts, picnic area, beach, fire pit, elevator, Community Center, and a recycling building. Bristol Harbour Village is a resort community situated adjacent to and in relationship to Bristol Harbour Resort owned by the developer. This resort community is nestled on top of a mountain just south of the Town of Canandaigua and north of the towns of Naples and South Bristol.

Purpose

This Asset Management Plan (AMP) will define the goals of the BHVA Board of Directors and Kenrick Corporation, the management company hired to manage the day to day operations of the property. The attached operating budget and notes have been developed by the Property Manager with input from the Finance Committee, Facilities Committee, on-site Kenrick Corporation employees, and Board Members. The operating budget is then approved by a vote of the Board of Directors and then presented to the community.

Current Status

The Bristol Harbour Village Board of Directors is attentive to the concerns of the 337 homeowners who make up our community. The Board is committed to providing the highest possible level of cost-effective service for the property. In doing so, the Bristol Harbour Village Association, Inc. renewed the contract for property management services with Kenrick Corporation for a term of five (5) years.

On-site staff includes one part-time Site Manager, one full time Maintenance Superintendent, one maintenance mechanic and one part-time Administrative Assistant. The Site Manager and Administrative Assistant are shared with Bristol Harbour Condominiums.

The on-site staff, at the direction of the Property Manager, is responsible for ongoing maintenance including weekly checks of the elevator, seasonal servicing of BHVA equipment, landscaping, roadside cleanup, snowplowing, refuse removal, beach maintenance, replying to service requests, and other miscellaneous items.

The administrative responsibilities for the on-site staff include distribution of the Villager, oversight of the Community Center rentals, review of contractual services, mailings, Annual Meeting preparation, completion of maintenance schedules, monthly management and superintendent reports.

For 2016, the BHVA Board of Directors has established the following goals:

Operating Goals

1. Strengthen the ties between the different neighborhoods at Bristol Harbour in order to more effectively advocate for the entire Bristol Harbour community and clearly state our expectations to the Sponsor, Town Board, Bristol Water Works Corporation and Bristol Sewage Disposal Corp.
2. Review Bristol Harbour Association's repair/maintenance responsibilities and implement preventative measures and reduce operating expenses where possible.
3. Reduce the Association's insurance "risk" throughout the property to assure that the Association's policy is with an admitted carrier and to reduce or maintain yearly premiums.

Reserve Project Goals

1. Hogan – top pave
2. Elevator Walkway Coating (2nd coat)
3. Community Center Brick Sidewalk
4. Tree Replacement (6 trees & equipment)
5. Entrance Enhancement
6. Repair Depression in Asphalt at Cliffside Drive
7. Engineering of Beach Staircase
8. Elevator Roof Replacement
9. New Light Poles (8)
10. Tennis Court Fencing
11. Beach Security

Strategies

The following strategies are intended to accomplish the goals as previously outlined.

Operating

1. Develop a good working relationship with the condominiums, homeowners associations, townhomes and single family residents.
2. The Site Manager and Property Manager will review and compile a list of responsibilities as outlined in the Declaration and By-Laws on a yearly basis and assign maintenance personnel as needed.
3. The Site Manager and Property Manager will inspect the grounds and clubhouse regularly and take measures to keep areas as safe as possible. The insurance brokerage firm will conduct an annual risk analysis as needed and on-site personnel will implement their recommendations.

Reserve Projects

1. The Facilities Committee, with the assistance from the Property Manager and site staff, will evaluate and prioritize the proposed projects and prepare recommendations for Board of Directors approval.

Bristol Harbour Village Association, Inc.

January 1 – December 31, 2016 Operating Budget

CODE	REVENUE	Approved 2014 Operating Budget	Approved 2015 Operating Budget	2015 year to date a/o 09.30.15	Approved 2016 Operating Budget	Notes
4010	Assessment Fee	511,680	519,480	390,780	525,720	1
4011	Developer Assessments	16,770	16,770	12,578	16,770	2
4012	Community Center Income	1,500	1,500	1,329	1,500	3
4013	Village / Website Income	500	500	750	500	4
4015	Lot Assessments	16,380	13,650	10,823	12,090	5
4020	Late Fee	-	-	1,075	-	6
4025	Community Center Assessment	40,788	41,256	31,269	41,688	7
	Fines			-	-	
	NSP Fees			10	-	
4090	Other Income	-	-	2,278	-	8
4100	Interest Income	-	-	33	-	9
	Can / Bottle Collection				500	10
	Revenue Total	587,618	593,156	450,925	598,768	
	ADMINISTRATIVE					
5020	Audit	3,200	3,250	3,300	3,275	11
5030	Legal	4,000	6,000	1,100	6,000	12
5040	Professional	700	700	209	700	13
5042	Village / Website Expenses	1,500	1,500	1,170	1,500	14
5050	Management Fees	38,491	39,264	29,448	40,044	15
5055	Facility Fee / rent	10,000	8,000	6,267	8,500	16
5060	Insurance	8,000	10,000	6,510	12,000	17
5070	Office Expense	11,000	11,000	4,592	8,000	18
5095	NYS Franchise Tax	200	200	177	200	19
5100	Real Estate Tax	6,100	7,500	6,089	7,500	20
5173	Miscellaneous	1,000	1,000	-	1,000	21
5075	Contributions (Bristol Daze)	1,200	1,200	1,200	1,200	22
	Administrative Total	85,391	89,614	60,062	89,919	
	UTILITIES					
5210	Telephone / Internet / Cable	5,500	5,500	4,060	5,500	23
5220	Electric	14,000	14,000	9,468	14,000	24
5231	Propane	5,000	5,000	2,721	4,500	25
5232	Gasoline	6,500	7,000	5,345	7,000	26
5240	Water	1,200	1,200	849	1,200	27
	Utilities Total	32,200	32,700	22,443	32,200	
	PAYROLL / BENEFITS					
5404	PR - Community Center	27,200	21,710	19,318	22,940	28
5430	PR - Maintenance Dept	103,400	87,930	82,592	109,540	29
5490	PR - Payroll Benefits	46,400	39,900	30,557	48,050	30
	Payroll / Benefit Total	177,000	149,540	132,468	180,530	
	CONTRACTED SERVICES					
5501	Cleaning Service	6,000	6,000	2,678	6,000	31
5502	Salt	7,000	7,000	6,524	7,000	32
5503	Elevator Service	9,000	9,000	4,767	9,000	33
5505	Vehicle Expense	5,500	6,500	2,458	4,000	34
5510	Recycling / Refuse	28,000	30,000	17,366	30,000	35
5511	Tools / Equipment	5,000	6,000	2,548	6,000	36
5525	Exercise Equipment	1,500	3,500	666	2,500	37
5530	Landscape Maintenance	7,000	7,000	7,485	7,500	38
5560	Building Repairs	6,000	6,000	3,189	6,000	39
5576	Roadway Repairs	5,000	10,000	11,090	10,000	40
	Contracted Services Total	80,000	91,000	58,771	88,000	
	SUPPLIES					

Bristol Harbour Village Association, Inc.

January 1 – December 31, 2016 Operating Budget

CODE	REVENUE	Approved 2014 Operating Budget	Approved 2015 Operating Budget	2015 year to date a/n 09.30.15	Approved 2016 Operating Budget	Notes
5601	Tennis	1,500	1,500	2,593	1,500	41
5602	Maintenance Supplies	4,000	4,000	4,793	4,000	42
5603	Beach	4,500	8,500	5,950	6,500	43
5604	Community Center Supplies	3,000	3,000	3,460	3,000	44
5605	Recreation	3,000	3,000	436	3,000	45
5610	Grounds Supplies	2,000	2,000	2,439	2,000	46
	Supplies Total	18,000	22,000	19,671	20,000	
	Total Operating Expense	392,591	384,854	293,415	410,649	
	Maintenance Reserve	147,167	167,046	125,285	146,431	47
	Pick-up Truck Allocation	4,000	-	-	-	
	Dump Truck Allocation	3,072	-	-	-	
	Community Center Fund Allocation	40,788	41,256	30,942	41,688	
	Total Expenditures	587,618	593,156	449,642	598,768	

NOTES TO OPERATING BUDGET

1. **ASSESSMENT FEE** – \$130 per home plus Condominium I, II, and III Townhouses.
 $\$130/\text{month} \times 337 \times 12 \text{ months} = \$525,720$.
2. **DEVELOPER ASSESSMENTS** – 31 rooms $\times 26 = 7.75$ developer units plus one full assessment for the marina, water/sewer corporation, and the lodge for a total of 10.75 units. $10.75 \text{ units} \times \$130/\text{month} \times 12 \text{ months} = \$16,770$.
3. **COMMUNITY CENTER INCOME** – Rental income estimated at \$800 for rental of the Bernice J. Caprini Great Hall: 4 hours \$50 or 8 hours \$90. Titus Meeting Hall: 4 hours \$50 or 8 hours \$90; Conference Room or Resident Business \$40 and for Combination Great Room and Meeting Hall 4 hours \$75 or 8 hours \$140. This includes any other donations that may be made to the Community Center.
4. **VILLAGER / WEBSITE INCOME** – Projected income for business card ads published in the Villager and on the website. Businesses are offered the opportunity to advertise in both the Villager and website or the Villager only.
5. **LOT ASSESSMENTS** – Lots are assessed 1/4 of the monthly fee of \$130 or \$32.50/month. $31 \text{ lots} \times \$32.50/\text{month} \times 12 \text{ months} = \$12,090$
6. **LATE FEES** – No late fees budgeted.
7. **COMMUNITY CENTER ASSESSMENT** – Based on 337 homes - 66 pre-paid residents = $271 \text{ homes} \times \$12/\text{month} \times 12 \text{ months} = \$39,024$ + $31 \text{ lots} \times \$3/\text{month} \times 12 \text{ months} = \$1,116$ + $10.75 \text{ developer units} \times \$12/\text{month} \times 12 \text{ months} = \$1,548$ totaling \$41,688.
8. **OTHER INCOME** – No other income budgeted.
9. **INTEREST INCOME** – No interest income budgeted.
10. **CAN & BOTTLE COLLECTION** – Funds collected from can & bottle returns
11. **AUDIT** – Annual audit to be conducted for the 2015 fiscal year.
12. **LEGAL** – Legal counsel to represent Bristol Harbour Village Association for legal services required by BHVA.
13. **PROFESSIONAL** – Keyless entry consultant services as needed.
14. **VILLAGER/WEBSITE EXPENSES** – Contractual services for the Villager publication and website maintenance. (Villager/website expense will be offset by income received from Villager and website advertisers)
15. **MANAGEMENT FEE** – Professional management service with Kenrick Corporation. Services include collection of assessments, disbursement of approved expenditures,

monthly financial reporting, regular property inspections, attendance at Board Meetings/Annual Meeting, and general overseeing of day-to-day operations of the property as outlined in the management contract.

16. **FACILITY FEE/RENT** – Rent of current barn area for monthly maintenance office and storage plus cost of electric and propane. Costs shared between BHVA and the condominiums.
17. **INSURANCE** – Coverage with Erie Insurance Company through the Quinton Insurance Protection Team for liability and property coverage, directors and officers insurance, umbrella policy and auto policy.
18. **OFFICE EXPENSES** – Includes expense from both the BHVA office and the Kenrick office. Office supplies, \$700 for a recording secretary for Board Meetings (\$50) and Annual Meeting (\$100), postage, postage machine rental, resident directory publication, Annual Meeting mailing, purchase of keyless entry system cards, copier lease and supplies, miscellaneous equipment and copies. (Office expense offset by reimbursement for copies from the condominiums, reimbursement from residents for second entry or lost cards, reimbursements from residents for copies @ \$.15/each, and reimbursement from resident for faxes (\$1/1st page/\$.50/ea. additional page)
19. **FEDERAL/STATE INCOME TAX** – NYS Franchise Tax
20. **REAL ESTATE TAX** – School/county taxes based on taxes paid for the Community Center and common area.
21. **MISCELLANEOUS** – Refreshments and room rental for Annual Meeting, miscellaneous meetings, and other miscellaneous supplies/items.
22. **CONTRIBUTIONS** – Bristol Daze event held on Labor Day weekend.
23. **TELEPHONE/INTERNET/CABLE** – Office phone/fax machine, Community Center phone (lower level of Community Center) elevator phone, beach phone used by lifeguards, cable service, internet service, emergency phone service for the elevator, and cell phone for the Site Manager and superintendent. Also covers any replacement cost.
24. **ELECTRIC** – Costs associated with street lights, Community Center, tennis court, beach stairway, and elevator lights. Also, reimbursement to six residents on Andrews Way who have the street lights connected to their homes.
25. **PROPANE** – Propane to heat Community Center plus twice-yearly service for furnaces.
26. **GASOLINE** – Gas for equipment and vehicles (expense offset by reimbursement from condominiums).
27. **WATER / SEWER** – Monthly payments for sewer and per quarter for water for Community Center.

28. **PAYROLL / COMMUNITY CENTER** – Includes payroll for one part time (20 hours) Administrative Assistant, Community Center attendant, and lifeguards.
29. **PAYROLL / MAINTENANCE DEPARTMENT** – Includes payroll for one part-time Onsite Manager, superintendent, maintenance mechanic, seasonal help, and overtime.
30. **PAYROLL TAX / BENEFITS** – 25% of gross payroll for expenses including cost of liability insurance, Workers Compensation, NYS Disability, Federal and State Unemployment Insurance, Social Security, and payroll processing. Also includes health insurance for the On-site Manager, Superintendent, and Administrative Assistant.
31. **CLEANING SERVICE** – Contracted for weekly cleaning of the Community Center and carpet cleaning.
32. **SALT** – Used for ice melting on BHVA roads and parking lots. The cost is for cost of salt as well as delivery charges.
33. **ELEVATOR SERVICE** – There is a five-year agreement with ThyssenKrupp Elevator. Service on holidays is not included in this agreement.
34. **VEHICLE** – Repairs and annual servicing/licenses/registrations for three vehicles. Also included is mileage reimbursement for Site Manager and Administrative Assistant
35. **RECYCLING/REFUSE** – Contracted service for refuse removal with Feher Rubbish Removal plus extra refuse disposal (2 roll off dumpsters for brush) in spring/fall.
36. **TOOLS/EQUIPMENT** – Purchase of miscellaneous tools and equipment, including maintenance and annual servicing for miscellaneous tools and equipment owned by BHVA.
37. **EXERCISE EQUIPMENT** – Maintenance contract with G & G Fitness and cost of repair on equipment.
38. **LANDSCAPE MAINTENANCE** – Contracted landscaping services (planting butterfly on Cliffside Drive, supplies for annual mulching/planting, contracted services for fertilizer and weed control, tree trimming/removal, and bee spraying twice a year.
39. **BUILDING REPAIRS** – Contracted services and minor repairs for recycling center, Community Center, stairway to beach, mailbox posts (cost of mailbox is homeowner expense), electrical repairs, HVAC, fire extinguisher inspection, signage.
40. **ROADWAY REPAIR** – Patching and miscellaneous repairs as needed.
41. **TENNIS** – Supplies for tennis court maintenance.
42. **MAINTENANCE SUPPLIES** – Plumbing supplies, lumber, cleaning supplies, paint and paint supplies, light bulbs etc. used for repairs and maintenance.

- 43. **BEACH SUPPLIES** – Required to maintain beach area, e.g. replace beach chairs, purchase of sand, lifeguard equipment, swim buoys, and carpet for sun docks.
- 44. **COMMUNITY CENTER SUPPLIES** – Paper products, cleaning supplies and light bulbs and new Titus Room chairs (folding).
- 45. **RECREATION COMMITTEE** – Supplies for playground maintenance, Community Center recreation supplies for Memorial and Labor Day events, and to support various recreation programs/events in the community
- 46. **GROUNDS SUPPLIES** – Topsoil, seed, mulch, plants, bushes, and playground cover.
- 47. **MAINTENANCE RESERVE CONTRIBUTION** – Annual contribution

BHVA RESERVE BUDGET

January 1, 2016 – December 31, 2016

ESTIMATED BEGINNING BALANCE - January 1, 2016	170,000
MAINTENANCE RESERVE CONTRIBUTION	<u>146,431</u>
TOTAL	\$316,431

EXPENSES – includes Facilities Committee recommendations

1. Hogan – top pave	13,000
2. Elevator Walkway Coating (2nd coat)	3,000
3. Community Center Brick Sidewalk	2,500
4. Tree Replacement (6 trees & equipment)	2,500
5. Entrance Enhancement	6,500
6. Repair Depression in Asphalt at Cliffside Drive	10,000
7. Engineering of Beach Staircase	12,000
8. Elevator Roof Replacement	8,200
9. New Light Poles (8)	10,000
10. Tennis Court Fencing	15,000
11. Beach Security	10,000
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Total proposed	92,700
Total Expenditures	92,700
Estimated Ending Balance - December 31, 2016	223,731

BHVA COMMUNITY CENTER FUND

January 1, 2016 – December 31, 2016

ESTIMATED BEGINNING BALANCE - January 1, 2016	(244,649)
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COMMUNITY CENTER FUND ALLOCATION	<u>41,688</u>
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TOTAL	(202,961)
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EXPENSES

MORTGAGE INTEREST PAYMENT TO CNB	(13,350)
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ADDITIONAL PRINCIPLE PAYMENTS	-
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TOTAL EXPENDITURES	<u>(13,350)</u>
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ESTIMATED ENDING BALANCE - December 31, 2016	(216,311)
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Bristol Harbour Village Association, Inc.
January 1 - December 31, 2016 Operating Budget

CODE	REVENUE	Approved 2016 Operating Budget
4010	Assessment Fee	525,720
4011	Developer Assessments	16,770
4012	Community Center Income	1,500
4013	Village / Website Income	500
4015	Lot Assessments	12,090
4020	Late Fee	-
4025	Community Center Assessment	41,688
	Fines	-
	NSF Fees	-
4090	Other Income	-
4100	Interest Income	-
	Can / Bottle Collection	500
	Revenue Total	598,768
	ADMINISTRATIVE	
5020	Audit	3,275
5030	Legal	6,000
5040	Professional	700
5042	Village / Website Expenses	1,500
5050	Management Fees	40,044
5055	Facility Fee / rent	8,500
5060	Insurance	12,000
5070	Office Expense	8,000
5095	NYS Franchise Tax	200
5100	Real Estate Tax	7,500
5173	Miscellaneous	1,000
5075	Contributions (Bristol Daze)	1,200
	Administrative Total	89,919
	UTILITIES	
5210	Telephone / Internet / Cable	5,500
5220	Electric	14,000
5231	Propane	4,500
5232	Gasoline	7,000
5240	Water	1,200
	Utilities Total	32,200
	PAYROLL / BENEFITS	
	Payroll / Benefit Total	180,530

	CONTRACTED SERVICES	
5501	Cleaning Service	6,000
5502	Salt	7,000
5503	Elevator Service	9,000
5505	Vehicle Expense	4,000
5510	Recycling / Refuse	30,000
5511	Tools / Equipment	6,000
5525	Exercise Equipment	2,500
5530	Landscape Maintenance	7,500
5560	Building Repairs	6,000
5576	Roadway Repairs	10,000
	Contracted Services Total	88,000
	SUPPLIES	
5601	Tennis	1,500
5602	Maintenance Supplies	4,000
5603	Beach	6,500
5604	Community Center Supplies	3,000
5605	Recreation	3,000
5610	Grounds Supplies	2,000
	Supplies Total	20,000
	Total Operating Expense	410,649
	Maintenance Reserve Contributions	146,431
	Pick-up Truck Allocation	-
	Dump Truck Allocation	-
	Community Center Fund Allocation	41,688
	Total Expenditures	598,768

BRISTOL HARBOUR VILLAGE ASSOCIATION, INC.
MAINTENANCE RESERVE SUMMARY
FIVE (05) MONTHS ENDING MAY 31, 2016

	Current Month	Year To Date	Annual Budget
Beginning Balance	\$ 112,461.98	\$ 164,324.82	\$ 170,000.00
Regular Allocations	\$ 12,202.58	\$ 61,012.90	\$ 146,431.00
Interest	\$ 20.79	\$ 123.16	\$ -
Audit Entry - 2015		\$ (89,550.35)	
Other Revenue	\$ 2,925.00	\$ 2,925.00	\$ -
Total Revenues	\$ 127,610.35	\$ 138,835.53	\$ 316,431.00
Expenses	\$ 4,052.39	\$ 15,277.57	\$ 92,700.00
Ending Balance	<u>\$ 123,557.96</u>	<u>\$ 123,557.96</u>	<u>\$ 223,731.00</u>

BRISTOL HARBOUR VILLAGE ASSOCIATION, INC.
 MAINTENANCE RESERVE FUND DETAIL
 EXPENSES DETAIL
 FIVE (05) MONTHS ENDING MAY 31, 2016

	VENDOR	DESCRIPTION	AMOUNT
01/06/16	NYS Dept Environmental Co	Bridge Waste Storage	2,846.63
01/21/16	Dansville Electric Supply	New light poles	8,378.55
05/13/16	Seneca Gorham Security Syst.	Access control - maglock	1,193.25
05/13/16	Seneca Gorham Security Syst.	Access control - cameras	759.15
05/19/16	Anita Smith	Reimbursement fo B-Ball backboard	2,099.99

\$ 15,277.57

BRISTOL HARBOUR VILLAGE ASSOCIATION, INC.
COMMUNITY CENTER FUND
FIVE (05) MONTHS ENDING MAY 31, 2016

	<u>Current Month</u>	<u>Year To Date</u>	<u>Annual Budget</u>
Beginning Balance	\$ (194,193.26)	\$ (247,592.22)	\$ (242,609.36)
Regular Allocations	\$ 3,474.00	\$ 17,370.00	\$ 41,688.00
Audit Entry - 2015 Interest		\$ 43,783.36	\$ -
Total Revenues	\$ (190,719.26)	\$ (186,438.86)	\$ (200,921.36)
Expenses	\$ 1,029.22	\$ 5,309.62	
Ending Balance	<u>\$ (191,748.48)</u>	<u>\$ (191,748.48)</u>	<u>\$ (200,921.36)</u>

FIVE (05) MONTHS ENDING MAY 31, 2016

\$ 5,309.62