

## Minutes - KFAMA Inc. Officers' Meeting (via Zoom) May 21, 2025

Meeting attendance - Board members: Mark Kheim, Susanne Koenig, Emily McFarland, Jody Rosier, Lee Snyder

### Treasurer's Report & Financial Items

BCT Operating Account - \$212,195; BCT Savings Reserve - \$10,053; Developer Escrow - \$16,271

(Keyes Crossing dollar for dollar matching funds for road projects); BCT 12-Mo.CD \$50,178; Accounts Receivable - \$76,753

---

### Administrative

- 1) **Website status** - password, etc. need to be reestablished for website access via Hostinger

### Road Related Issues

- 2) **Potomac Ed follow-up** - if no action by May 23rd (date promised by Comcast), KFAMA to reach Public Service Commission for further intervention. Comcast trucks have been seen in subdivision, apparently assessing poles (though it's *unknown* whether this has any relevance to our pole removal request)
- 3) **2025 roads projects\_**  
**Carroll Construction** - once work starts, if any key Board contacts are out of town, other members expect to be available as backup coordinators

### Common Areas | Roadside Drainage | Culverts

- 4) **Ditch clearing**- Board approved contractor's request for a load of dirty crusher run to be delivered to corner of Wh. Dogwood Road and Wh. Dogwood Place
  - 5) **Ditch clearing/restoration** - list of areas that need attention as a result of recent heavy rains will be forwarded to contractor to price out
  - 6) **Sewer project** -work is presently suspended due to internal organizational issues
  - 7) **Fire hydrant care** - lot owners ***be on notice*** that the Fire Chief is enforcing a 15-foot minimum radius clearance-mowed or snow removed-around each hydrant upon threat of a fine for non-compliance. (You DON'T want responders spending time clearing hydrant access rather than saving your structure or possibly loved ones.) ***Please be responsible for hydrant care nearest your lot.*** To suppress sapling growth, KFAMA will trim around hydrants annually.
  - 8) **Short Drive lighting**- solar power options are being considered to light mailboxes and make entry more visible, for a cost of probably less than \$600
- 3:15 meeting adjourned**

**Next routine Officers' meeting- 2:00pm June 18th**

# Keyes Ferry Acres Maintenance Association

## Financial Statements

5/21/2025

Account Balances as of 5/21/2025

*Judy Kavin*

BCT Operating: \$212,194.63

BCT Savings/Reserve: \$10,052.91

BCT Developer Escrow: \$16,270.81

BCT 12M CD 7/2025: \$50,178.44

Accounts Receivable: \$76,753.02

# Keyes Ferry Acres Maintenance Association Inc

## Balance Sheet

As of May 21, 2025

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
BCT - Checking	212,194.63
CD 12MO Acct 11362618 (M6/25)	50,178.44
Developer Escrow	16,270.81
Reserve for Snow and Other Emergencies	10,052.91
<b>Total Bank Accounts</b>	<b>\$288,696.79</b>
Other Current Assets	
Prepaid Lot Fees	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$288,696.79</b>
<b>TOTAL ASSETS</b>	<b>\$288,696.79</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Developer Escrow Liability	16,125.50
Early Lot Payments Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$16,125.50</b>
<b>Total Current Liabilities</b>	<b>\$16,125.50</b>
<b>Total Liabilities</b>	<b>\$16,125.50</b>
Equity	
Retained Earnings	166,035.97
Net Income	106,535.32
<b>Total Equity</b>	<b>\$272,571.29</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$288,696.79</b>

# Keyes Ferry Acres Maintenance Association Inc

## Profit and Loss

January 1 - May 21, 2025

	TOTAL
Income	
Court/Serving/Collection Fees	236.10
Maintenance Fee Revenue	129,652.08
Unapplied Cash Payment Income	-453.23
<b>Total Income</b>	<b>\$129,434.95</b>
<b>GROSS PROFIT</b>	<b>\$129,434.95</b>
Expenses	
Court & Collection Fees	352.70
Insurance	2,102.50
Mowing	1,060.00
Office Supplies & Software	541.50
Post Office Expense	232.00
Professional Fees	250.00
Repairs & Maintenance	10,272.17
Road Work	1,425.00
Snow Removal	4,941.56
<b>Total Expenses</b>	<b>\$21,177.43</b>
<b>NET OPERATING INCOME</b>	<b>\$108,257.52</b>
Other Income	
Donations	100.00
Interest Earned	16.22
<b>Total Other Income</b>	<b>\$116.22</b>
Other Expenses	
Bad Debts	1,838.42
<b>Total Other Expenses</b>	<b>\$1,838.42</b>
<b>NET OTHER INCOME</b>	<b>\$-1,722.20</b>
<b>NET INCOME</b>	<b>\$106,535.32</b>

# Keyes Ferry Acres Maintenance Association Inc

## Transaction Report

January 1 - May 21, 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	BALANCE
<b>Mowing</b>						
04/12/2025	Check	1293	K & E Landscaping	INV. 11 Mowing 4/25	1,060.00	1,060.00
<b>Total for Mowing</b>					<b>\$1,060.00</b>	
<b>Repairs &amp; Maintenance</b>						
05/06/2025	Check	1355	Inwood Quarry	Inv. 111575a: Kelly Drive/Wayne Pangle	592.41	592.41
05/14/2025	Check	1294	B&K Grove Enterprise	Job 2025-1 Culvert Maintenance	2,700.00	3,292.41
05/19/2025	Check	1357	Inwood Quarry	inv.111879: Storm Repair-Wagon Trail Rut. Culvert backup	604.76	3,897.17
05/19/2025	Check	1358	URBAN LTD	JOB: 2025-2 SHORELINE SURVEY	6,375.00	10,272.17
<b>Total for Repairs &amp; Maintenance</b>					<b>\$10,272.17</b>	
<b>Road Work</b>						
01/17/2025	Check	1292	K & E Landscaping	0007Balance Rollison Road-Storm Debby	1,425.00	1,425.00
<b>Total for Road Work</b>					<b>\$1,425.00</b>	
<b>Snow Removal</b>						
01/09/2025	Check	1318	B&K Grove Enterprise	INV. 1577 Snow plow & cinders	1,540.52	1,540.52
01/15/2025	Check	1319	B&K Grove Enterprise	Inv.1580 Put down cinders (2) days	761.04	2,301.56
01/23/2025	Check	1320	B&K Grove Enterprise	Inv. 1584: Plow Roads, Cinders-multiple trips	1,940.00	4,241.56
02/12/2025	Check	1321	B&K Grove Enterprise	INV. 1591 Snow plow & cut up tree on Lakeview	700.00	4,941.56
<b>Total for Snow Removal</b>					<b>\$4,941.56</b>	
<b>TOTAL</b>					<b>\$17,698.73</b>	

# KEYES FERRY ACRES MAINTENANCE ASSOCIATION

	Budget		Actual	Balance
	2025	2025	2025	
Lot Fees per year	\$ 225	\$ 225	\$ 225	
Total Lots	734	734	734	
Total possible Revenue for Dues	\$ 165,150.00	\$ 163,253.70	\$ 165,150.00	
<b>Cash In:</b>				
Cash Carryforward from Prior Year	95,820.00	95,820.00	-	
Prepayment of lot fees	-	-	-	
Oak Meadows/Keyes Crossing 373.50 lots	84,038	83,813	225	
360.50 Lots owned by individuals (-15% est of CY Dues Unpaid)	68,946	40,914	28,032	
Prior Year Balances/Court Collections	5,000	4,708	292	
Donation/Interest Income	-	116	(116)	
Developer Escrow	16,126	-	16,126	
Total Cash In	174,109	129,551	44,558	
	269,929	225,371	44,558	
<b>Cash Out: Operating</b>				
Bank Charges & Fees	70		70	
Tax Preparation	250	250	-	
Legal Fees, Court Costs	2,000	352	1,648	
Mowing	10,000	1,060	8,940	
Office Supplies & Software	1,268	542	727	
Post Office Expense (Mailings)	2,000	232	1,768	
Liability Insurance	1,800	2,103	(303)	
Taxes and Licenses	50	-	50	
Rent Expense for Annual Meeting	150	-	150	
Allegheny Power (est. \$18 per month)	-	-	-	
Snow Removal	2,000	4,942	(2,942)	
Subtotal of Operating Expenses	19,588	9,480	10,108	
<b>Cash Out: Road Maintenance &amp; Projects</b>				
Road and drainage repairs maintenance and upgrades	108,068	1,197	106,871	
2024 Year Projects (carry-over)		-	-	
* JOB 2024-1* Carroll Construction- Wagon Trail	14,627	-	14,627	
*JOB 2024-2* Carroll Construction- Greenwood	46,172	-	46,172	
*JOB 2024-3* Carroll Construction- East Cedar	51,174	-	51,174	
Signs & Paint Speed Bumps	2,500	-	2,500	
Rollison Road Repair	1,425	1,425	-	
2025 Projects	-	-	-	
Ditch/culvert maintenance	10,000	2,700	7,300	
Shoreline Property Survey	6,375	6,375	-	
Sub-total Road Work Done	240,341.00	11,697.17	228,643.83	
<b>Cash Out: Emergency Reserve Funds Contribution</b>	10,000	-	10,000	
Total Cash Out	269,929	21,177	248,752	
		108,374	(194,194)	
BUDGET BALANCE	0	204,194	(204,194)	

*Jody Rosier*

JODY ROSIER, TREASURER  
5/21/2025