

Minutes - KFAMA Inc. Officers' Meeting (via Zoom) August 20th, 2025

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

Treasurer's Report & Financial Items

BCT Operating Account - \$50,811; BCT Savings Reserve - \$10,053;

Developer Escrow - \$155 (Keyes Crossing dollar for dollar matching funds for road projects);

BCT 12-Mo.CD \$50,178; Accounts Receivable - \$58,001

- 1) CD renewal** – CD holding \$52,696 reserve funds has been renewed at 4.1% for 6 months
- 2) Payment pending** – last minute prep (ditch work, grading and Greenwood mailbox relocations) needed prior to tar & chip performed by SES crew, still has to be billed
- 3) 2025 funds remaining** – road funds greatly depleted by summer projects: about \$1,500 left for ditch/culvert work; \$7K remains for road projects already approved and spent

Administrative

- 4) October Annual Meeting** – tentative proposed date of Sunday, October 19th
- 5) Policy proposals** – two draft policies discussed; suggested revisions to be added

Road Related Issues

- 6) Major 2025 road projects nearly entirely complete; a few items still remaining:**
 - a) Greenwood Road shoulder (near Cedar Hill Rd. intersection)** – repair to reinforce shoulder will be done when necessary equipment has been repaired
 - b) Cedar Hill Rd. safety speed humps** – three humps will be installed; then painted
 - c) Consider 2026 project sites** – when Carroll Construction estimator returns to KFA, will ask him to look at tentative future work areas for assessment & advice + cost
 - d) 2026 project limits** – community needs to be aware that extent of work accomplished this summer cannot be duplicated in a single year next year; this year's work was the result of two years' worth of collected road funds
- 7) Millings source** – contractor who provided millings to BRA (from HF Road re-paving) had committed remaining millings elsewhere; some might possibly still come available to KFA from a couple of remaining jobs contractors have

Common Areas | Roadside Drainage | Culverts

- 8) Sewer project update** – no change of status to report
- 9) Short Drive entry projects completed --**
 - a) Lighting** – sign lighting and bright!! solar lighting over cluster mailboxes installed
 - b) Cluster mailbox unit installed** – coordinator T. Vincent will distribute info about how to request a box and cost to obtain a key (see posting on Facebook)
- 10) Proposed electrical line pathway** – KFAMA can offer initial community outreach to help provide information, but otherwise participation has to be at an individual level

Meeting adjourned 3:24

Next routine Officers' meeting – 2:00pm September 17th

Keyes Ferry Acres Maintenance Association

Financial Statements

8/20/2025

Account Balances as of 8/20/2025

Jody Rubin

BCT Operating: \$ 50,810.83

BCT Savings/Reserve: \$ 10,052.91

BCT Developer Escrow: \$ 155.45

BCT 12M CD 6/2026: \$ 50,178.44

Accounts Receivable: \$ 58,001.47

Keyes Ferry Acres Maintenance Association Inc

Balance Sheet

As of August 19, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BCT - Checking	50,810.83
CD 12MO Acct 11362618 (M6/25)	50,178.44
Developer Escrow	155.45
Reserve for Snow and Other Emergencies	10,052.91
Total Bank Accounts	\$111,197.63
Other Current Assets	
Prepaid Lot Fees	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$111,197.63
TOTAL ASSETS	\$111,197.63
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Developer Escrow Liability	0.00
Early Lot Payments Payable	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Retained Earnings	166,035.97
Net Income	-54,838.34
Total Equity	\$111,197.63
TOTAL LIABILITIES AND EQUITY	\$111,197.63

Keyes Ferry Acres Maintenance Association Inc

Profit and Loss

January 1 - August 19, 2025

	TOTAL
Income	
Court/Serving/Collection Fees	447.60
Developer Contribution	16,125.50
Maintenance Fee Revenue	149,091.23
Unapplied Cash Payment Income	-1,328.33
Total Income	\$164,336.00
GROSS PROFIT	\$164,336.00
Expenses	
Court & Collection Fees	352.70
Insurance	2,102.50
Mowing	5,415.00
Office Supplies & Software	1,085.85
Post Office Expense	524.00
Professional Fees	250.00
Repairs & Maintenance	16,861.01
Road Work	185,567.96
Snow Removal	4,941.56
Taxes & Licenses	50.00
Total Expenses	\$217,150.58
NET OPERATING INCOME	\$-52,814.58
Other Income	
Donations	100.00
Gate Key Replacement	185.00
Interest Earned	26.36
Total Other Income	\$311.36
Other Expenses	
Bad Debts	2,335.12
Total Other Expenses	\$2,335.12
NET OTHER INCOME	\$-2,023.76
NET INCOME	\$-54,838.34

Keyes Ferry Acres Maintenance Association Inc

Transaction Report

January 1 - August 19, 2025

DATE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT	BALANCE
Mowing						
04/12/2025	1293	K & E Landscaping	INV. 11 Mowing 4/25	Mowing	1,060.00	1,060.00
06/09/2025	1322	K & E Landscaping	INV. 12 Mowing 5/25	Mowing	1,335.00	2,395.00
07/20/2025	1324	K & E Landscaping	Inv.12 June plus (2) down trees	Mowing	1,960.00	4,355.00
07/29/2025	1325	K & E Landscaping	Inv.13 mowing July 2025	Mowing	1,060.00	5,415.00
Total for Mowing					\$5,415.00	
Repairs & Maintenance						
05/06/2025	1355	Inwood Quarry	inv. 111575a: Kelly Drive/Wayne Pangle	Repairs & Maintenance	592.41	592.41
05/14/2025	1294	B&K Grove Enterprise	Job 2025-1 Culvert Maintenance	Repairs & Maintenance	2,700.00	3,292.41
05/19/2025	1358	URBAN LTD	JOB: 2025-2 SHORELINE SURVEY	Repairs & Maintenance	6,375.00	9,667.41
05/19/2025	1357	Inwood Quarry	Inv.111879: Storm Repair-Wagon Trail Rut. Culvert backup	Repairs & Maintenance	604.76	10,272.17
06/02/2025	1360	B&K Grove Enterprise	Job: 2025-1 Culvert Maintenance	Repairs & Maintenance	2,700.00	12,972.17
06/02/2025	1359	Inwood Quarry	JOB: 2025-1 Ditch Culvert Maint. Inv. 112318	Repairs & Maintenance	588.63	13,560.80
06/09/2025	1323	Kheim, Mark	reimburse materials:signs and paint	Repairs & Maintenance	587.83	14,148.63
06/25/2025	1362	B&K Grove Enterprise	JOB: 2025-1 Culvert Maintenance. Job 2025-1	Repairs & Maintenance	2,500.00	16,648.63
08/12/2025	1364	Aqua Flow Pump	Inv. S2707111 lighting at mailbox	Repairs & Maintenance	212.38	16,861.01
Total for Repairs & Maintenance					\$16,861.01	
Road Work						
01/17/2025	1292	K & E Landscaping	0007Balance Rollison Road-Storm Debby	Road Work	1,425.00	1,425.00
08/07/2025	1326	Carroll Construction Co.	deposit 2025 work	Road Work	50,000.00	51,425.00
08/13/2025	1365	Inwood Quarry	2024-1 Inv. 114028 (8 loads/\$5153.21) GRNWD AND 2024- 2 Inv. 113958 (6 loads \$3521.75 WGN TRL)	Road Work	8,974.96	60,399.96
08/19/2025	13601367	Carroll Construction Co.	2024 & 2025 jobs. Inv. 17053 & 17054	Road Work	125,168.00	185,567.96
Total for Road Work					\$185,567.96	
TOTAL					\$207,843.97	

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
Cash In:			
Cash Carryforward from Prior Year	95,820.00	95,820.00	-
Prepayment of lot fees	-	-	-
Oak Meadows/Keyes Crossing 373.50 lots	84,038	84,038	-
360.50 Lots owned by individuals (~15% est of CY Dues Unpaid)	68,946	53,052	15,893
Prior Year Balances/Court Collections	5,000	11,120	(6,120)
Donation/Interest Income	-	126	(126)
Key Replacement	185	185	-
Developer Escrow	16,126	16,126	-
Total Cash In	174,294	164,648	9,647
	270,114	260,468	9,647
Cash Out: Operating			
Bank Charges & Fees	70	-	70
Tax Preparation	250	250	-
Legal Fees, Court Costs	2,000	352	1,648
Mowing	10,000	5,415	4,585
Office Supplies & Software	1,268	1,086	182
Post Office Expense (Mailings)	2,000	524	1,476
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	14,721	4,867
Cash Out: Road Maintenance & Projects			
Road and drainage repairs maintenance and upgrades	39,364	1,410	37,955
2024 Year Projects (carry-over)			
* JOB 2024-1* Carroll Construction- Wagon Trail	14,627	14,627	-
JOB 2024-2 Carroll Construction- Greenwood	46,172	42,728	3,444
JOB 2024-3 Carroll Construction- East Cedar	51,174	51,174	-
JOB 2024-3 Carroll Con- East Cedar (3) Speed Bumps	2,250	-	2,250
JOB 2024-4 Signs & Paint Speed Bumps	2,500	587	1,913
Rollison Road Repair	1,425	1,425	-
Stone for paving prep: Greenwood and Wagon Trail	-	8,975	(8,975)
2025 Projects			
* JOB 2025-1* Ditch/culvert maintenance	10,000	8,490	1,510
JOB 2025-2 Shoreline Property Survey	6,375	6,375	-
JOB 2025-3 West Cedar Hill	24,899	24,899	-
JOB 2025-4 Bus Stop entry Cedar/Keys Gap	7,671	7,671	-
JOB 2025-5 West Walnut Hill	13,234	13,234	-
JOB 2025-6 East Walnut Drive	16,411	16,411	-
JOB 2025-7 Greentree/Greenwood	2,676	2,676	-
JOB 2025-8 Cedar Hill/Chestnut Hill entry	1,748	1,748	-
Sub-total Road Work Done	240,526.12	202,429.14	38,096.98
Cash Out: Emergency Reserve Funds Contribution	10,000	-	10,000
Total Cash Out	270,114	217,150	52,964
		(52,503)	(33,317)
BUDGET BALANCE	-	43,317	(43,317)

Jody Rosier

JODY ROSIER, TREASURER
8/19/2025

UPDATED: 8/19/25

KFAMA DEVELOPER CONTRIBUTION

<u>DATE</u>	<u>CHECK</u>	<u>AMOUNT</u>	<u>LOT</u>	<u>STREET</u>
9/3/2021	4975	5,000	SEC 1/LOT 52	CEDAR
9/3/2021	4965	15,000	PROFITT-8/10	LAKEVIEW@ SHORT
9/3/2021	4935	5,000	PARRIS- LOT 16	WHITE DOGWOOD <i>perco</i>
9/3/2021	4892	5,000	SEC 5/ LOT 13&14	WAGON
9/3/2021	4889	5,000	SEC 5/ LOT 11&12	WAGON
9/3/2021	4886	5,000	SEC 5/ LOT 10	WAGON
10/14/2021	4993	5,000	SEC 6/ LOT 2	WAGON
10/21/2021	1472	5,000	SEC 6/ LOT 12/13	CEDAR
10/21/2021	1472	5,000	SEC 6/ LOT 7/8	GREENWOOD
10/21/2021	1472	5,000	SEC 6/ LOT 4	WAGON
10/21/2021	1472	5,000	SEC 6/ LOT 3	WAGON
10/21/2021	1472	5,000	SEC 5/ LOT 8	WAGON
10/21/2021	1472	5,000	SEC 1/ LOT 36	CEDAR

TOTAL	\$ 75,000.00
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WITHDRAWS

11/5/2021 TRANSFER #1	\$ (19,290.00)	PROJ.#1 CEDAR HILL DRIVE
4/8/2022 TRANSFER #2	\$ (14,584.50)	PROJ.#1 WAGON TRL
9/18/2023 TRANSFER #3	\$ (15,000.00)	SHORT DR/LAKEVIEW
9/18/2023 TRANSFER #4	\$ (5,000.00)	GREENWOOD
1/17/2024 TRANSFER #5	\$ (5,000.00)	WHITE DOGWOOD/PARRIS
8/19/2025 TRANSFER #6	(16,125.50)	GREENWOOD/WAGON

BALANCE TO BE USED	\$ -
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UPCOMING PROJECTS: