

Minutes - KFAMA Inc. Officers' Meeting (via Zoom) September 17th, 2025

Meeting attendance - Board members: Mark Kheim, Susanne Koenig, Emily McFarland, Jody Rosier, Lee Snyder; Guest, E. Mobley

Treasurer's Report & Financial Items

BCT Operating Account - \$52,426; 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 - \$52,706

- 1) **Accounts Receivable – \$24,790** of this year's 2025 dues are still unpaid; this is nearly half the entire \$52,706 cumulative total from all years not yet paid
- 2) **Liens released** – liens have been released for the few lot owners who have paid their past amounts owed

Administrative

- 3) **October Annual Meeting** – date confirmed to be: **7pm Wednesday evening, October 15th**; instead of past years' Sunday date, a weeknight will be tried to see if more people attend
- 4) **Proposed agenda** – list of meeting topics were reviewed for any added suggestions
- 5) **Policy proposals** – drafts of two new policies were reviewed; one addresses lot owner responsibility for culvert care; the other is about responsibility for downed limbs/trees

Road Related Issues

- 6) **Hilltop Loop Road extension** – an owner planning to build on their Hill Top Loop lot pointed out that the road doesn't reach their property
- 7) **2025 major road projects - nearly entirely complete; a few still remaining:**
 - a) **Greenwood Road shoulder (near Cedar Hill Rd. intersection)** – shoulder reinforcement will be done once necessary equipment has been repaired
 - b) **Cedar Hill Rd. safety speed humps** – humps are installed and painted
 - c) **Possible 2026 project sections** – likely top choices for major 2026 summer road projects are: Wagon Trail Road (from Greentree intersection to White Dogwood Rd intersection); a portion of White Dogwood Road
- 8) **2025-26 snowplowing season** – contract has been renewed with B&K Grove Enterprises; Mark Kheim will serve as KFAMA coordinator with Kevin Grove; to contact Mark about winter road care concerns please reach him at ceamar818@yahoo.com or **1 (314) 355-4505**

Common Areas | Roadside Drainage | Culverts

- 9) **Sewer project update** – no status update to report
- 10) **Ditch cleaning** – once leaves are mostly down (in Nov.), ditch clean-out will be resumed

Meeting adjourned - 3:08

Next routine Officers' meeting – 2:00pm November 19th



For winter road care concerns, please contact Mark at:



ceamar818@yahoo.com or **1 (314) 355-4505**

Keyes Ferry Acres Maintenance Association

Financial Statements

9/17/2025

Account Balances as of 9/17/2025

July Review

BCT Operating: \$ 52,425.98

BCT Savings/Reserve: \$ 10,052.91

BCT Developer Escrow: \$ 155.45

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

Accounts Receivable: \$ 52,705.87

(↓ \$5,295)

Keyes Ferry Acres Maintenance Association Inc

Balance Sheet

As of September 17, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BCT - Checking	52,425.98
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	\$112,812.78
Other Current Assets	
Prepaid Lot Fees	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$112,812.78
TOTAL ASSETS	\$112,812.78
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	-53,223.19
Total Equity	\$112,812.78
TOTAL LIABILITIES AND EQUITY	\$112,812.78

Keyes Ferry Acres Maintenance Association Inc

Profit and Loss

January 1 - September 17, 2025

	TOTAL
Income	
Court/Serving/Collection Fees	584.70
Developer Contribution	16,125.50
Maintenance Fee Revenue	154,231.73
Unapplied Cash Payment Income	-1,298.33
Total Income	\$169,643.60 ✓
GROSS PROFIT	\$169,643.60
Expenses	
Court & Collection Fees	376.70
Insurance	2,102.50
Mowing	6,475.00
Office Supplies & Software	1,166.10
Post Office Expense	524.00
Professional Fees	250.00
Repairs & Maintenance	16,861.01
Road Work	188,281.16
Snow Removal	4,941.56
Taxes & Licenses	50.00
Total Expenses	\$221,028.03
NET OPERATING INCOME	\$-51,384.43
Other Income	
Donations	100.00
Gate Key Replacement	370.00
Interest Earned	26.36
Total Other Income	\$496.36 ✓
Other Expenses	
Bad Debts	2,335.12
Total Other Expenses	\$2,335.12
NET OTHER INCOME	\$-1,838.76
NET INCOME	\$-53,223.19

Transaction Report

Keyes Ferry Acres Maintenance Association Inc

January 1-September 17, 2025

TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	FULL NAME	AMOUNT	BALANCE
Road Work						
Check	1292	K & E Landscaping	0007Balance Rollison Road-Storm Debby	Road Work	1,425.00	1,425.00
Check	1326	Carroll Construction Co.	deposit 2025 work	Road Work	50,000.00	51,425.00
Check	1365	Inwood Quarry	2024-1 Inv. 114028 (8 loads/\$5153.21) GRNWD AND 2024-2 Inv. 113958 (8 loads \$3521.75 WGN TRL)	Road Work	8,674.96	60,099.96
Check	13601367	Carroll Construction Co.	2024 & 2025 jobs. Inv. 17053 & 17054	Road Work	125,168.00	185,267.96
Check	1368	Carroll Construction Co.	2024-3	Road Work	2,250.00	187,517.96
Check	1369	CBP ENTERPRISES LLC	2024-4	Road Work	763.20	188,281.16
Total for Road Work					\$188,281.16	
Mowing						
Check	1293	K & E Landscaping	INV. 11 Mowing 4/25	Mowing	1,060.00	1,060.00
Check	1322	K & E Landscaping	INV. 12 Mowing 5/25	Mowing	1,335.00	2,395.00
Check	1324	K & E Landscaping	inv.12 June plus (2) down trees	Mowing	1,960.00	4,355.00
Check	1325	K & E Landscaping	inv.13 mowing july 2025	Mowing	1,060.00	5,415.00
Check	1327	K & E Landscaping		Mowing	1,060.00	6,475.00
Total for Mowing					\$6,475.00	
Repairs & Maintenance						
Check	1355	Inwood Quarry	inv. 111575a: Kelly Drive/Wayne Pangle	Repairs & Maintenance	592.41	592.41
Check	1294	B&K Grove Enterprise	Job 2025-1 Culvert Maintenance	Repairs & Maintenance	2,700.00	3,292.41
Check	1357	Inwood Quarry	inv.111879: Storm Repair-Wagon Trail Rut. Culvert backup	Repairs & Maintenance	604.76	3,897.17
Check	1358	URBAN LTD	JOB: 2025-2 SHORELINE SURVEY	Repairs & Maintenance	6,375.00	10,272.17
Check	1359	Inwood Quarry	JOB: 2025-1 Ditch Culvert Maint. Inv. 112318	Repairs & Maintenance	588.63	10,860.80
Check	1360	B&K Grove Enterprise	Job: 2025-1 Culvert Maintenance	Repairs & Maintenance	2,700.00	13,560.80
Check	1323	Kheim, Mark	reimburse materials:signs and paint	Repairs & Maintenance	587.83	14,148.63
Check	1362	B&K Grove Enterprise	JOB: 2025-1 Culvert Maintenance. Job 2025-1	Repairs & Maintenance	2,500.00	16,648.63
Check	1364	Aqua Flow Pump	Inv. S2707111 lighting at mailbox	Repairs & Maintenance	212.38	16,861.01
Total for Repairs & Maintenance					\$16,861.01	
TOTAL					\$211,617.17	

KEYES FERRY ACRES MAINTENANCE ASSOCIATION

	Budget	Actual	Balance
	2025	2025	2025
Holdovers from Prior 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	53,819	15,126
Prior Year Balances/Court Collections	5,000	15,661	(10,661)
Donation/Interest Income	-	126	(126)
Key Replacement	185	370	(185)
Developer Escrow	16,126	16,126	-
Total Cash In	174,294	170,140	4,339
	270,114	265,960	4,339
Cash Out: Operating			
Bank Charges & Fees	70	-	70
Tax Preparation	250	250	-
Legal Fees, Court Costs	2,000	377	1,623
Mowing	10,000	6,475	3,525
Office Supplies & Software	1,268	1,166	102
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	15,886	3,702
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	1,350	1,150
Rollison Road Repair	1,425	1,425	-
Stone for paving prep: Greenwood and Wagon Trail	-	8,675	(8,675)
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	205,142.34	35,383.78
Cash Out: Emergency Reserve Funds Contribution	10,000	-	10,000
Total Cash Out	270,114	221,028	49,086
		(50,889)	(34,747)
BUDGET BALANCE	-	44,932	(44,747)

Jody Rosier

JODY ROSIER, TREASURER
9/17/2025