

# Keyes Ferry Acres Maintenance Association

## Financial Statements

Annual Meeting

10/24/2021

Account Balances as of 10/22/2021

*Jody Rubin*

BCT Operating: \$80,1051.25

BCT Savings/Reserve: \$50,000

BCT Developer Escrow: \$75,001.53

Accounts Receivable: \$57,566.07

(↓ \$3,125 since 9/22/21)

# Keyes Ferry Acres Maintenance Association Inc

## Balance Sheet

As of October 23, 2021

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
BCT - Checking	80,651.25
Developer Escrow	75,001.53
Reserve for Snow and Other Emergencies	50,000.00
<b>Total Bank Accounts</b>	<b>\$205,652.78</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>\$205,652.78</b>
<b>TOTAL ASSETS</b>	<b>\$205,652.78</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Developer Escrow Liability	75,000.00
Early Lot Payments Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$75,000.00</b>
<b>Total Current Liabilities</b>	<b>\$75,000.00</b>
<b>Total Liabilities</b>	<b>\$75,000.00</b>
Equity	
Retained Earnings	50,898.02
Net Income	79,754.76
<b>Total Equity</b>	<b>\$130,652.78</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$205,652.78</b>

# Keyes Ferry Acres Maintenance Association Inc

## Profit and Loss

January 1 - October 23, 2021

	TOTAL
Income	
Maintenance Fee Revenue	113,853.79
Unapplied Cash Payment Income	297.66
<b>Total Income</b>	<b>\$114,151.45</b>
GROSS PROFIT	<b>\$114,151.45</b>
Expenses	
Bank Charges & Fees	60.00
Insurance	1,825.30
Legal & Professional Services	906.50
Mowing	7,230.00
Office Supplies & Software	647.00
Post Office Expense	1,696.42
Professional Fees	250.00
Rent & Lease	313.00
Road Work	19,850.00
Snow Removal	1,645.00
Taxes & Licenses	25.00
<b>Total Expenses</b>	<b>\$34,448.22</b>
NET OPERATING INCOME	<b>\$79,703.23</b>
Other Income	
Donations	50.00
Interest Earned	1.53
<b>Total Other Income</b>	<b>\$51.53</b>
NET OTHER INCOME	<b>\$51.53</b>
NET INCOME	<b>\$79,754.76</b>

**KEYES FERRY ACRES MAINTENANCE ASSOCIATION**

**2021 BUDGET & 2021 YTD Actual**

	Proposed		Projection thru 12/31/2021
	Budget	Actual	
	2021	2021 YTD (Oct 2021)	
Lot Fees per year	\$ 175	\$ 175	
Percent Increase	0.0%	0.0%	
	AMOUNT	AMOUNT	Projection thru 12/31/2021
<b>Cash In:</b>			
Cash Carryforward	-	5,452.00	60,753.23
Prepayment for 2020			
Oak Meadows (Paid in full)	66,763	66,763	-
Lots owned by individuals	36,000	47,389	-
Income from Collection on suits/liens (Estimated)	5,000	0	-
Donation	-	50	-
Interest Income (Savings Accounts)		2	
<b>Total Cash In</b>	<b>107,763</b>	<b>114,201</b>	<b>60,753</b>
<b>Cash Out: Operating</b>			
Bank Charges & Fees	70	60	10
Tax Preparation	275	250	25
Legal Fees	3,500	907	2,594
Mowing	7,875	7,230	645
Office Supplies & Software	1,268	647	621
Post Office Expense (Mailings)	2,000	1,696	304
Liability Insurance	1,800	1,825	-
Taxes and Licenses	50	25	25
Rent Expense for Annual Meeting	-	313	-
Snow Removal	-	1,645	-
Prior Year Debt/Note Obligation (SES 2019)	9,000	9,000	-
<b>Subtotal of Operating Expenses</b>	<b>25,838</b>	<b>23,598</b>	<b>4,223</b>
<b>Cash Out: Emergency Reserve Funds</b>			
Reserve for snow removal	20,000	10,000	10,000
(transfer balance to Road Fund & Projects)	(10,000)		(10,000)
<b>Subtotal of Reserved Funds</b>	<b>10,000</b>	<b>10,000</b>	<b>-</b>
<b>Cash Out: Road Maintenance &amp; Projects</b>			
transfer of unused budgeted reserve funds	10,000	-	
Road and drainage repairs, maintenance and upgrades	61,400	Ⓟ 19,850	-
1. Short Drive/Developer Match			20,000
2. Wagon Trail/ Developer Match			30,000
3. Ditch Culvert Maintenance			2,000
4. General KFA Maintenance			(450)
<b>Sub-total Road Work Done</b>	<b>71,400.00</b>	<b>19,850.00</b>	<b>51,550.00</b>
<b>Total Cash Out</b>	<b>107,238</b>	<b>53,448</b>	<b>55,773</b>
<b>BUDGET/ACTUAL BALANCE</b>	<b>525</b>	<b>60,753</b>	<b>4,980</b>

JODY ROSIER, TREASURER

Reserve for snow removal and other contingences	Amount
2019	20,000
2020	20,000
2021	10,000
<b>Total</b>	<b>50,000</b>

**Keyes Ferry Acres Maintenance Association Inc**  
**A/R Aging Summary**  
 As of October 23, 2021

	Current	2021	2020	2019	Total
Neighbor #1		350.00			350.00
Neighbor #2		350.00	350.00	300.00	1,000.00
Neighbor #3				37.00	37.00
Neighbor #4		175.00	175.00	150.00	500.00
Neighbor #5		350.00	350.00	300.00	1,000.00
Neighbor #6		175.00	175.00	150.00	500.00
Neighbor #7		350.00			350.00
Neighbor #8		175.00	175.00	150.00	500.00
Neighbor #9				138.00	138.00
Neighbor #10			87.26	300.00	387.26
Neighbor #11		350.00	350.00		700.00
Neighbor #12		700.00	700.00	600.00	2,000.00
Neighbor #13		175.00			175.00
Neighbor #14		700.00	233.00		933.00
Neighbor #15		175.00			175.00
Neighbor #16		525.00	525.00	450.00	1,500.00
Neighbor #17		350.00	350.00	300.00	1,000.00
Neighbor #18		175.00	175.00	150.00	500.00
Neighbor #19		350.00	350.00	300.00	1,000.00
Neighbor #20		175.00	175.00	150.00	500.00
Neighbor #21		350.00	350.00		700.00
Neighbor #22		350.00	350.00	300.00	1,000.00
Neighbor #23		175.00	175.00	150.00	500.00
Neighbor #24		525.00			525.00
Neighbor #25		350.00	350.00	300.00	1,000.00
Neighbor #26		175.00	175.00	150.00	500.00
Neighbor #27		350.00	350.00	300.00	1,000.00
Neighbor #28		525.00	525.00	450.00	1,500.00
Neighbor #29		350.00	350.00	300.00	1,000.00
Neighbor #30		350.00	350.00	300.00	1,000.00
Neighbor #31		350.00	350.00	300.00	1,000.00
Neighbor #32		700.00	700.00		1,400.00
Neighbor #33		350.00	350.00	150.00	850.00
Neighbor #34		175.00			175.00
Neighbor #35		350.00	350.00	300.00	1,000.00
Neighbor #36		175.00	175.00	75.00	425.00
Neighbor #37				74.00	74.00
Neighbor #38		350.00	350.00	150.00	850.00
Neighbor #39		350.00			350.00
Neighbor #40		350.00	350.00	300.00	1,000.00
Neighbor #41		350.00	175.00		525.00

Neighbor #42	350.00	350.00	100.00	800.00	
Neighbor #43	175.00	175.00	150.00	500.00	
Neighbor #44	700.00	700.00	600.00	2,000.00	
Neighbor #45	350.00			350.00	
Neighbor #46	700.00	700.00	600.00	2,000.00	
Neighbor #47	175.00			175.00	
Neighbor #48	175.00	175.00	150.00	500.00	
Neighbor #49	175.00			175.00	
Neighbor #50	175.00			175.00	
Neighbor #51	437.50			437.50	
Neighbor #52	350.00	350.00		700.00	
Neighbor #53	175.00	175.00	150.00	500.00	
Neighbor #54	175.00			175.00	
Neighbor #55	350.00	350.00	300.00	1,000.00	
Neighbor #56	700.00	700.00	600.00	2,000.00	
Neighbor #57	875.00	875.00	750.00	2,500.00	
Neighbor #58	175.00	175.00	150.00	500.00	
Neighbor #59	350.00	350.00	300.00	1,000.00	
Neighbor #60	525.00	350.00	450.00	1,325.00	
Neighbor #61	175.00	175.00	150.00	500.00	
Neighbor #62	350.00	350.00	300.00	1,000.00	
Neighbor #63	175.00	175.00	150.00	500.00	
Neighbor #64	525.00	525.00	450.00	1,500.00	
Neighbor #65	875.00	875.00		1,750.00	
Neighbor #66	175.00	175.00	150.00	500.00	
Neighbor #67	175.00			175.00	
Neighbor #68	525.00	525.00	450.00	1,500.00	
Neighbor #69	525.00	525.00	450.00	1,500.00	
Neighbor #70	175.00			175.00	
Neighbor #71	350.00			350.00	
Neighbor #72	525.00	525.00	450.00	1,500.00	
Neighbor #73	175.00	175.00	150.00	500.00	
Neighbor #74	175.00			175.00	
TOTAL	\$ 0.00	\$ 24,096.81	\$ 19,395.26	\$ 14,074.00	\$ 57,566.07

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