

# Keyes Ferry Acres Maintenance Association Inc

## Balance Sheet

As of December 14, 2021

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
BCT - Checking	64,145.75
Developer Escrow	55,711.53
Reserve for Snow and Other Emergencies	50,000.00
<b>Total Bank Accounts</b>	<b>\$169,857.28</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>\$169,857.28</b>
<b>TOTAL ASSETS</b>	<b>\$169,857.28</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Developer Escrow Liability	55,710.00
Early Lot Payments Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$55,710.00</b>
<b>Total Current Liabilities</b>	<b>\$55,710.00</b>
<b>Total Liabilities</b>	<b>\$55,710.00</b>
Equity	
Retained Earnings	50,898.02
Net Income	63,249.26
<b>Total Equity</b>	<b>\$114,147.28</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$169,857.28</b>

# Keyes Ferry Acres Maintenance Association Inc

## Profit and Loss

January 1 - December 14, 2021

	TOTAL
Income	
Developer Contribution	19,290.00
Maintenance Fee Revenue	118,761.79
Unapplied Cash Payment Income	297.66
<b>Total Income</b>	<b>\$138,349.45</b>
GROSS PROFIT	<b>\$138,349.45</b>
Expenses	
Bank Charges & Fees	60.00
Insurance	1,825.30
Legal & Professional Services	927.50
Mowing	8,000.00
Office Supplies & Software	715.50
Post Office Expense	1,841.42
Professional Fees	250.00
Rent & Lease	313.00
Road Work	59,549.00
Snow Removal	1,645.00
Taxes & Licenses	25.00
<b>Total Expenses</b>	<b>\$75,151.72</b>
NET OPERATING INCOME	<b>\$63,197.73</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>\$63,249.26</b>

**KEYES FERRY ACRES MAINTENANCE ASSOCIATION**

**2021 BUDGET & 2021 YTD Actual**

	Budget	Actual	Projection thru 12/31/2021
	2021	2021 YTD (DEC 2021)	
<b>Lot Fees per year</b>	\$ 1,775	\$ 1,775	
<b>Percent Increase</b>	0.0%	0.0%	
<b>Cash In:</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>Projection thru 12/31/2021</b>
Cash Carryforward	-	5,452.00	44,623.64
Prepayment for 2020			
Oak Meadows (Paid in full)	66,763	66,763	-
Lots owned by individuals	36,000	52,671	-
Income from Collection on suits/liens (Estimated)	5,000	0	-
Donation	-	50	-
Developer contributions	-	19,290	-
Interest Income (Savings Accounts)		2	
<b>Total Cash In</b>	<b>107,763</b>	<b>138,775</b>	<b>44,624</b>
<b>Cash Out: Operating</b>			
Bank Charges & Fees	70	60	10
Tax Preparation	275	250	25
Legal Fees	3,500	928	2,573
Mowing	7,875	8,000	(125)
Office Supplies & Software	1,268	716	553
Post Office Expense (Mailings)	2,000	1,841	159
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>24,603</b>	<b>3,219</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		
1. Short Drive/Developer Match			20,000
2. Wagon Trail-Cedar Hill/ Developer Match		38,574	
3. Ditch Culvert Maintenance			2,000
4. General KFA Maintenance		20,975	
<b>Sub-total Road Work Done</b>	<b>71,400.00</b>	<b>59,549.00</b>	<b>22,000.00</b>
<b>Total Cash Out</b>	<b>107,238</b>	<b>94,152</b>	<b>25,219</b>
<b>BUDGET/ACTUAL BALANCE</b>	<b>525</b>	<b>44,624</b>	<b>19,405</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>