

# Keyes Ferry Acres Maintenance Association

## Financial Statements

Board Meeting

4/17/2024

Account Balances as of 4/17/2024

*Jody Rivin*

BCT Operating: \$121,962.87

BCT Savings/Reserve: \$60,178.44

BCT Developer Escrow: \$16,230.19

Accounts Receivable: \$92,501.07

# Keyes Ferry Acres Maintenance Association Inc

Balance Sheet  
As of April 17, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
BCT - Checking	121,962.87
Developer Escrow	16,230.19
Reserve for Snow and Other Emergencies	60,178.44
<b>Total Bank Accounts</b>	<b>\$198,371.50</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>\$198,371.50</b>
<b>TOTAL ASSETS</b>	<b>\$198,371.50</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	96,637.94
Net Income	85,608.06
<b>Total Equity</b>	<b>\$182,246.00</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$198,371.50</b>

# Keyes Ferry Acres Maintenance Association Inc

## Profit and Loss

January 1 - April 17, 2024

	TOTAL
Income	
Court/Serving/Collection Fees	762.01
Developer Contribution	5,000.00
Maintenance Fee Revenue	93,139.71
Unapplied Cash Payment Income	-1,083.20
<b>Total Income</b>	<b>\$97,818.52</b>
<b>GROSS PROFIT</b>	<b>\$97,818.52</b>
Expenses	
Court & Collection Fees	216.00
Insurance	1,726.44
Office Supplies & Software	441.69
Post Office Expense	430.00
Professional Fees	250.00
Repairs & Maintenance	7,294.48
Snow Removal	2,000.00
<b>Total Expenses</b>	<b>\$12,358.61</b>
<b>NET OPERATING INCOME</b>	<b>\$85,459.91</b>
Other Income	
Donations	100.00
Interest Earned	48.15
<b>Total Other Income</b>	<b>\$148.15</b>
<b>NET OTHER INCOME</b>	<b>\$148.15</b>
<b>NET INCOME</b>	<b>\$85,608.06</b>

# KEYES FERRY ACRES MAINTENANCE ASSOCIATION

## 2024 Budget

	2024 Budget	2024 Actual	2024 Balance
	2024	2024	2024
<b>Lot Fees per year</b>	\$ 200	\$ 200	\$ 200
Total Lots	735	738	738
Total possible Revenue for Dues	\$ 147,000.00	\$ 147,600.00	\$ 147,600.00
<b>Cash In:</b>			
Cash Carryforward from 2023	26,422.00	26,422.00	-
Prepayment for 2023	-	-	-
Oak Meadows/Keyes Crossing 362.50 lots	73,300	48,867	24,433
372.5 Lots owned by individuals (-15% allowance)	63,325	43,952	19,373
Income from Collection on suits/liens (Estimated)	10,000	-	10,000
Donation/Interest Income	-	148	(148)
Developer Escrow	21,126	5,000	16,126
<b>Total Cash In</b>	<b>167,751</b>	<b>97,967</b>	<b>69,784</b>
	<b>194,173</b>	<b>124,389</b>	<b>69,784</b>
<b>Cash Out: Operating</b>			
Bank Charges & Fees	70	-	70
Tax Preparation	250	250	-
Legal Fees, Court Costs	2,000	216	1,784
Mowing	10,000	-	10,000
Office Supplies & Software	1,268	442	826
Post Office Expense (Mailings)	2,000	430	1,570
Liability Insurance	1,800	1,726	74
Taxes and Licenses	50	-	50
Rent Expense for Annual Meeting	150	-	150
Allegheny Power (est. \$18 per month)	-	-	-
Snow Removal	2,000	2,000	-
Write off uncollectible accounts	-	-	-
<b>Subtotal of Operating Expenses</b>	<b>19,588</b>	<b>5,064</b>	<b>14,524</b>
<b>Cash Out: Road Maintenance &amp; Projects</b>			
Road and drainage repairs maintenance and upgrades	112,333	7,294	105,038
1. Projects from prior year's budget-		-	-
Developer Match Projects/Balance of Escrow	42,252		42,252
2. Current Year Projects		-	-
Ditch/culvert maintenance	10,000	-	10,000
<b>Sub-total Road Work Done</b>	<b>164,584.50</b>	<b>7,294.48</b>	<b>157,290.02</b>
<b>Cash Out: Emergency Reserve Funds</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>
<b>Subtotal of Reserved Funds</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>
<b>Total Cash Out</b>	<b>194,173</b>	<b>12,359</b>	<b>181,814</b>
		85,608	
<b>BUDGET BALANCE</b>	<b>-</b>	<b>112,030</b>	<b>(112,030)</b>

*Jody Rosier*

JODY ROSIER, TREASURER

4/17/2024

**Keyes Ferry Acres Maintenance Association Inc**  
**Transaction Report**  
 January 1-April 17, 2024

Date	Num	Name	Memo/Description	Amount	Balance
01/16/2024	1221	QUAIL RUN SIGNS LLC	entry sign	4,500.00	4,500.00
01/16/2024	1222	QUAIL RUN SIGNS LLC	entry sign	744.48	5,244.48
01/23/2024	1223	K & E Landscaping	inv. 294842 remove (2) down trees during storm	700.00	5,944.48
03/02/2024	1224	K & E Landscaping	inv. 0000 dead tree on kelly	350.00	6,294.48
03/02/2024	1225	K & E Landscaping	inv. 42881 twin lakes shoulder; dead branch kelly drive	575.00	6,869.48
03/02/2024	1226	K & E Landscaping	inv. 36428 down tree 379 cedar hill	350.00	7,219.48
03/14/2024	1273	B&K Grove Enterprise	tree removal-lakeview	75.00	7,294.48
<b>Total for Repairs &amp; Maintenance</b>				<b>\$ 7,294.48</b>	

Wednesday, April 17, 2024 Wednesday, April 17, 2024 01:55 PM GMTZ