

CMF Monthly Report

Each month the Finance Committee will publish a monthly snap-shot of the CMF Financials. The Finance Committee will endeavor to publish updated reports each month by the 15th of the following month. These reports reflect the financials recorded in the CMF Quickbooks online instance.

For 2023, we have issued all the CMF Fees invoices to lot owners and here is a brief summary of invoices issued.

As of 14th December 2023:

CMF Fee Invoices Issued	152
Invoices paid in full	78
Invoices partially paid	9
Unpaid Invoices	64

Balance Sheet

The expected Net Income for 2023 is based on the invoices sent to all owners, reflecting 147 sold lots. The amount is less than the 2023 Budget, of \$147,600.70 BZD, as it reflects that some owners purchased within 2023 and have prorated CMF fees based on their date of contract. The status and ownership of some lots are being pursued and awaiting information from the Developer, as they are not listed in inventory.

Community Maintenance Fund	
Balance Sheet	
As of November 30, 2023	
	TOTAL
Assets	
Current Assets	
Accounts receivable	
Accounts Receivable (A/R)	73,027.04
Total Accounts receivable	BZ\$73,027.04
Atlantic Bank (Belize interim account)	32,921.98
Bank Charge	-858.18
Cash on hand	7,513.29
Merchants Bank (US interim account)	30,464.49
Total Current Assets	BZ\$143,068.62
Total Assets	BZ\$143,068.62
Liabilities and shareholder's equity	
Shareholders' equity:	
Net Income	143,068.62
Retained Earnings	
Total shareholders' equity	BZ\$143,068.62
Total liabilities and equity	BZ\$143,068.62

Statement of Cash Flows

This reflects up to November month end with all payments received. With multiple payment options the Finance Committee needs to ensure all monies are appropriately recorded against the Owner's Lot(s).

Community Maintenance Fund	
Statement of Cash Flows	
January - November, 2023	
	TOTAL
Cash flows from operating activities	
Profit for the year	143,068.62
Adjustments for non-cash income and expenses:	
Accounts Receivable (A/R)	-73,027.04
Total Adjustments for non-cash income and expenses:	-73,027.04
Net cash from operating activities	BZ\$70,041.58
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	BZ\$70,041.58
CASH AND CASH EQUIVALENTS AT END OF YEAR	BZ\$70,041.58
Note	
*** This is a Quickbooks standard Statement of Cash Flows report. For CMF purposes the "Profit for the year" represents total CMF Fees billed to lot owners ***	