

## 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 January 2024:

<b>2023 CMF Fee Invoices Issued</b>	<b>153</b>
Invoices paid in full	94
Invoices partially paid	8
Unpaid Invoices	51

Additional information has been requested regarding the makeup of owners and open/unpaid invoices.

<b>2023 CMF Fee Invoices Issued</b>	<b>153</b>
Invoices issued to Homeowners (includes all non developed lots of the Homeowners)	76
Invoices issued to Lot Owners (no home currently built)	77
<b>Unpaid Invoices</b>	<b>51</b>
Homeowners	29
Lot Owners	22

## 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. As the status and ownership of some lots are pursued with the Developer, additional invoices have been issued to owners.

Community Maintenance Fund	
Balance Sheet	
As of December 31, 2023	
	TOTAL
Assets	
Current Assets	
Accounts receivable	
Accounts Receivable (A/R)	60,984.53
Total Accounts receivable	BZ\$60,984.53
Atlantic Bank (Belize interim account)	1,242.32
Bank Charge	-960.30
Cash on hand	1,017.94
Merchants Bank (US interim account)	7,104.31
Total Current Assets	BZ\$69,388.80
Total Assets	BZ\$69,388.80
Liabilities and shareholder's equity	
Shareholders' equity:	
Net Income	69,388.80
Retained Earnings	
Total shareholders' equity	BZ\$69,388.80
Total liabilities and equity	BZ\$69,388.80

## Statement of Cash Flows

This reflects up to December 31st 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). Some owners have continued to send in payments, and this is not reflected in the Year end figures below.

Community Maintenance Fund	
Statement of Cash Flows	
January - December 2023	
	TOTAL
▼ Cash flows from operating activities	
Profit for the year	69,388.80
▼ Adjustments for non-cash income and expenses:	
Accounts Receivable (A/R)	-60,984.53
<b>Total Adjustments for non-cash income and expenses:</b>	<b>-60,984.53</b>
<b>Net cash from operating activities</b>	<b>BZ\$8,404.27</b>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	<b>BZ\$8,404.27</b>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<b>BZ\$8,404.27</b>

**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.