

The attached information presents CMF expenditures through the first half of 2024 (June 30th). It also tracks budget versus actual expenditures and shows our current cash position. Right now, we're running significantly below budget. Some of this is due to the prolonged dry spell we experienced earlier this year which resulted in less grass cutting, roadside mowing and ditch maintenance. We do expect increased expenditures in the second half of the year as we enter the rainy season and some expense categories, such as IT, that have been dormant will see activity.

It's clear, however, that – barring unforeseen circumstances – we will end the year below budget. We based the 2024 budget on projections that had originally been developed by SPM and then CFG. Since we had no prior history to work with, we used the SPM/CFG template until we had enough operating experience to refine the numbers. That operating experience is what you're seeing in the year-to-date 2024 numbers.

Within the next couple of months we will begin the budgeting process for 2025. This budget will be based on actual operating expenses along with input from the community. Assuming we end the year with a strong reserve, we'll have more flexibility next year in how the CMF funds are deployed.

As always, if you have any questions on the CMF, please reach out to the Finance Committee.

			Maintenance											
Date	Vendor	Notes	Common Areas	Mowing-Roadsides	Road Maintenance	Tree Maintenance	Ditch Maintenance	Garden	Bookkeeping - Administration	Banking Fees	Legal-Consulting	IT	TOTAL	
01/19/24	CFG	1/16-1/19	\$ 2,627.50										\$	2,627.50
01/19/24	CFG			\$ 1,110.00									\$	1,110.00
01/31/24	CFG	January							\$ 600.00	\$ 50.00			\$	650.00
		January	\$ 2,627.50	\$ 1,110.00					\$ 600.00	\$ 50.00			\$	4,387.50
02/01/24	CFG	2/1-2/7	\$ 2,627.50										\$	2,627.50
02/01/24	CFG	2/18-2/21	\$ 2,627.50										\$	2,627.50
02/18/24	CFG	2/1-2/2		\$ 1,110.00									\$	1,110.00
02/20/24	CFG	lbr + material			\$ 265.50								\$	265.50
02/21/24	CFG	2/21/2/22		\$ 1,110.00									\$	1,110.00
02/29/24	CFG								\$ 600.00	\$ 50.00			\$	650.00
		February	\$ 5,255.00	\$ 2,220.00	\$ 265.50				\$ 600.00	\$ 50.00			\$	8,390.50
03/04/24	Estevan Perera	Legal consultation									\$ 450.00		\$	450.00
03/22/24	L3G	Audit									\$ 300.00		\$	300.00
03/31/24	CFG	3/5-3/7	\$ 2,627.50	\$ 1,110.00				\$ 5,004.00	\$ 600.00	\$ 50.00			\$	9,391.50
		March	\$ 2,627.50	\$ 1,110.00				\$ 5,004.00	\$ 600.00	\$ 50.00	\$ 750.00		\$	10,141.50
1Q2024			\$ 10,510.00	\$ 4,440.00	\$ 265.50			\$ 5,004.00	\$ 1,800.00	\$ 150.00	\$ 750.00		\$	22,919.50
04/30/24	CFG	Reimburse DCarlson for work done				\$ 1,577.00							\$	1,577.00
		April				\$ 1,577.00							\$	1,577.00
05/02/24	CFG	Various CPW internet -	\$ 2,101.85	\$ 1,110.00			\$ 200.00		\$ 600.00	\$ 50.00			\$	4,061.85
05/06/24	CFG	Jan-Apr CPW internet -										\$ 392.58	\$	392.58
05/20/24	CFG	May										\$ 115.00	\$	115.00
05/31/24	CFG	CPW watering	\$ 450.00			\$ 2,400.00			\$ 600.00	\$ 50.00			\$	3,500.00
		May	\$ 2,551.85	\$ 1,110.00		\$ 2,400.00	\$ 200.00		\$ 1,200.00	\$ 100.00		\$ 507.58	\$	8,069.43
06/01/24	CFG	CPW internet-Jun										\$ 115.00		
		June										\$ 115.00	\$	115.00
2Q2024			\$ 2,551.85	\$ 1,110.00		\$ 3,977.00	\$ 200.00		\$ 1,200.00	\$ 100.00		\$ 622.58	\$	9,761.43

CMF 2024 Budget				Cumulative		Balance
				YTD		Remaining
		03/31/24	6/30/24			
Mowing-Common Areas	\$ 52,550	\$ 10,510	\$ 2,552	\$ 13,062	\$ 39,488	
Roadside Mowing	\$ 19,800	\$ 4,440	\$ 1,110	\$ 5,550	\$ 14,250	
Tree Maintenance	\$ 10,000		\$ 3,977	\$ 3,977	\$ 6,023	
Ditch Maintenance	\$ 5,000		\$ 200	\$ 200	\$ 4,800	
Garden	\$ 24,222	\$ 5,004		\$ 5,004	\$ 19,218	
Consulting, Legal, etc.	\$ 7,000	\$ 750		\$ 750	\$ 6,250	
IT	\$ 3,647		\$ 623	\$ 623	\$ 3,024	
Roads	\$ 6,000	\$ 266		\$ 266	\$ 5,735	
Bookkeeping & Admin	\$ 8,000	\$ 1,800	\$ 1,200	\$ 3,000	\$ 5,000	
Banking Fees		\$ 150	\$ 100	\$ 250	\$ (250)	
Insurance	\$ -					
Overall Reserves (10%)	\$ 13,622				\$ 13,622	
Total	\$ 149,841	\$ 22,920	\$ 9,762	\$ 32,682	\$ 117,160	

***Lot Payment = \$ 1,033.39** Based on 145 lots
(US\$516.70)

CMF Cash Position - 4-July 2024

Cash on Hand	\$ 6,318.02
Atlantic Bank Ltd.	\$ 16,485.67
Merchant Bank (US)	US\$ 51,754.84