

VC and Homeowners,

This report describes the work, projects and finances during the past quarter and is divided into three sections:

1. Important Information and Updates
2. Building Maintenance
3. Financial Report

IMPORTANT INFORMATION AND UPDATES

Important Contact information:

El Cantil CBP Administration

eccadmin@cbpcozumel.com

After-hours emergency contact number:

Mobile: (987) 878-6811

Lobby Cell Phone: (987) 116-9795

Alicia (El Cantil Supervisor)

Email: eccmantenimiento@cbpcozumel.com

Mobile: (987) 112-8639

VC Email Distribution List

eccvc@cbpcozumel.com

Caribbean Beach Properties Cozumel

Jorge Canul (CBP Building Supervisor)

Email: buildingsupervisor@cbpcozumel.com

Mobile: (987) 100 2480

Ashley (Ash) Grant Sartison

Caribbean Beach Properties (CEO)

CBP Cozumel SA de CV

Email: ash@cbpcozumel.com

Mobile: (987) 112-4491

Legal Notifications

CASES WON

- 85/2016 – Dispossession of 9AN (WON)
- 29/2017 - Appeal of 85/2016 (WON)
- 433/2017 – Amparo Directo Appeal of 29/2017 (WON)
- "Revision" (WON) – All legal expenses related to this trial and appeal will now need to be paid by 9AN owners. This trial is done.
- 785/2016 – Criminal Lawsuit against Ash for Attempted Dispossession of 9AN (WON)
- Criminal Lawsuit - Theft of Cages – (WON)
- Criminal Lawsuit - Drone – (WON)
- 3 Criminal Cases against Jorge, Bill and Ash (WON)
- Offensive Lawsuit against SEMARNAT to force them to properly review and reverse the transfer of the Federal Zone Concession to a third party. (WON)
 - Federal Zone concession transferred from Condominios San Miguel to Saby Melendez Chan was deemed null and void and therefore revoked.
 - Concession Expired in April.
 - El Cantil Regime has filed for a new concession.
 - Condominios San Miguel (by way of Alan Dannerman) and Saby Melendez Chan have filed an Amparo Directo.

IN PROCEESS

- 301/2018 – Lawsuit that challenges the Bylaws and several assemblies.
 - Reconciliation hearing failed.

CASOS GANADOS

- 85/2016 – Despojo del 9AN (GANADO)
- 29/2017 - Apelación del 85/2016 (GANADO)
- 433/2017 – Amparo Directo Apelación del 29/2017 (GANADO)
- Revisión (GANADO) – Todos los gastos para la defensa de este juicio se tienen que pagar por los dueños de 9AN. Juicio totalmente cerrado.
- 785/2016 – Demanda Penal contra Ash por intento de Despojo del 9AN (GANADO)
- Demanda Penal – Robo de Jaulas – (GANADO)
- Demanda Penal - Drone – (GANADO)
- 3 Demandas Penales en contra de Jorge, Bill y Ash (WON)
- Demanda en contra de SEMARNAT para forzarlos a revisar de forma correcta y revertir la transferencia de la Zona Federal a tercera persona. (GANADO)
 - La Concesión de la Zona Federal transferido de San Miguel Condominios a Saby Melendez Chan fue revocado.
 - La Concesión Expiró en abril.
 - El Régimen El Cantil ha solicitado una nueva concesión.
 - Condominios San Miguel (por medio de Alan Dannerman) y Saby Melendez Chan han iniciado un Amparo Directo.

EN PROCESO

- 301/2018 – Demanda en contra de la validez del reglamento y varias asambleas.
 - La audiencia de reconciliación falló.

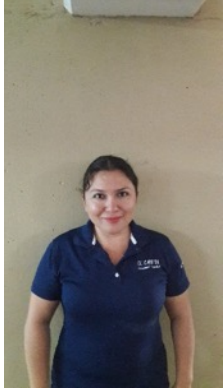
○ Trial continues through court system. • 298/2016 - 9AN vs. June 2016 Condo Assembly ○ Partially Annulment. Filed Appeal. CASES LOST • 46/2017 - Jactancia regarding 9BN-Rest and 9AN ○ Judgement requires that El Cantil sue for dues and penalties within 90 working days. ○ Appeal filed by both parties. 90 working day judgment delayed until appeal is resolved.	○ El juicio continuo ahora por el Sistema de Tribunal. • 298/2016 – 9AN contra la Asamblea de Condóminos del 2016 ○ Anulada Parcialmente. Se metió Apelación. CASOS PERDIDOS • 46/2017 - Jactancia cuanto al 9BN-Rest y 9AN ○ El Juicio requiere que El Cantil demande por cuotas y penalidades dentro de 90 días hábiles. ○ Se metió apelación por ambas partes. El juicio de 90 días hábiles se ha atrasado hasta que la apelación se resuelva.
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Routine Reminders

Issuing of Onity System Card Procedures	Procedimientos para entrega de llaves del Sistema de Onity
Purpose: Establish a procedure for personnel to follow for the issuing of Onity cards to Access El Cantil Common Areas for owners, guests and renters.	Propósito: Implementar procedimientos para nuestro equipo para entrega de llaves de Onity para las Áreas Comunes de El Cantil para dueños, invitados y huéspedes.
Number of cards Per Unit Free of Cost: Every Private Unit will be given free of cost 4 Onity cards. Please take care of your cards, starting the 5th card the policy of Replacement cost will be applied. Replacement Costs: Cards cost 20 pesos per card and may be billed to the condominium account.	Número de Tarjetas por Unidad sin costo: Cada Unidad Privativa tendrá derecho a 4 tarjetas Onity sin costo. Por favor cuide sus tarjetas, la política de Costos de Reemplazo será aplicada a partir de la 5ta Tarjeta. Costos de Reemplazo: Las Tarjetas adicionales de reemplazo costarán 20 pesos por tarjeta y pueden ser cobradas a la cuenta de mantenimiento.
Rules for Programing the Cards: Cards for owners who are in residence: Cards will ONLY be programed for <u>adult owners in residence at El Cantil</u> for the length of the owner's stay; up to a maximum of 3 months. For the security of El Cantil common areas, it is each owner's responsibility to inform the Administration in the case that a card is lost or stolen so that it may be deactivated. * Each owner will have 1 card programed as per the aforementioned paragraph. However, if the owner has a vehicle an extra card will be provided upon request.	Reglas para la programación de las tarjetas: Tarjetas para dueños residiendo en el Condominio: Las Tarjetas serán activadas UNICAMENTE <u>a favor de los dueños mayores de edad que se encuentren residiendo en El Cantil; por la duración de la estancia del dueño con un máximo de 3 meses.</u> Para la seguridad de nuestra área común, es la responsabilidad de cada dueño el informar a la administración si una tarjeta es robada o perdida para que se pueda desactivar inmediatamente. * Cada dueño tendrá derecho a 1 tarjeta activada, de conformidad con el párrafo anterior. Sin embargo, para el caso de que el dueño tenga un vehículo, podrá recibir 1 tarjeta extra si así lo solicita.
Cards for guests of owners: Each adult guest will be issued 1 common area access key card. <u>A log of the unit number, name of each guests receiving a card, management company and a signature of responsible party will be required before cards are provided.</u> Guests must personally pick up cards and sign receipt for each card with security. Access cards will be programmed for the duration of their stay only with a maximum of 1 month. * If a guest loses a card the Replacement Policy will be applied to the condominium account.	Tarjetas para huéspedes: A cada huésped adulto le será entregado un máximo de 1 tarjeta para las áreas comunes. <u>Una bitácora que incluya el número de la unidad, nombre del huésped, la empresa de administración, firma de la persona responsable que este recibiendo la tarjeta, será un requisito para poder entregarle la tarjeta.</u> Los huéspedes tendrán que firmar de recibido la entrega de la tarjeta de manera individual con el personal de seguridad. Las Tarjetas serán programadas por la duración de la estancia unicamente con una maxima vigencia de 1 mes. * Si un huésped pierde alguna Tarjeta, las Políticas de Reemplazo serán aplicadas a la cuenta de mantenimiento de dicha unidad.
Outside Contractors or Visitors: All outside contractors or visitors must be pre-authorized by owners or residents and must be registered with security at entrance in order to gain access to the building. <u>No cards will be given to outside contractors, managers or their personnel.</u> A penalty of \$2,500.00 pesos will be applied to any condominium unit whose, Property Managers or Visitors break any of the rules outlined in this document.	Contratistas o visitantes: Todos contratistas tienen que ser autorizados de antemano por el dueño o residentes y necesitan registrarse con seguridad para que los guardias les den acceso al edificio. <u>No serán entregadas tarjetas a contratistas, administradores de condominios, ni a su personal.</u> Una multa de \$2,500.00 pesos será aplicada a cualquier unidad del condominio cuyos administradores o visitantes rompan cualquier regla de estos lineamientos.
Information that owners need to provide to the administration: - Providing a list of people that are allowed on-going access to your condo and the building. - Full Name: _____ - Condo Number: _____ - Start Date: _____ - End Date: _____ - Days and Times they are permitted to enter: _____ - If you are having guests over, please notify security before they arrive to let security know what their names are and which condo they are going to. For your convenience, the building has a cellular phone. You can call, text or WhatsApp your temporary visitors names to this phone and they will be granted access to the building upon arrival. Building Cell Phone: (987) 116-9795	Información que los dueños tienen que proveer a la administración: - Lista de personas que tienen acceso a su condómino y el edificio. - Nombre Completo: _____ - Numero de Condominio: _____ - Fecha inicio: _____ - Fecha de terminación: _____ - Días y horarios que tienen permitido entrar: _____ - Si usted va a tener visitantes, favor de notificar a seguridad con sus nombres y el condominio que van a visitar. Para su conveniencia el edificio tiene un teléfono celular. Usted puede llamar, mandar un mensaje normal o de WhatsApp con nombres de los que están autorizados temporalmente y les será dado acceso al edificio cuando lleguen. Número del teléfono del edificio: (987) 116-9795
Schedule for Programing Cards: Only from Monday-Saturday 11am-2pm	Horario para la programación de Tarjetas: Únicamente de Lunes a Sábado de 11am-2pm

El Cantil Staff

El Cantil Onsite
Supervisor:
Alicia



Security:
Luis Antonio Uc
Güemes



Cleaning:
Manuel Jesús Celis
Cauich



Pool Cleaning:
Víctor Alan Daniel
Novelo Baas



Maintenance:
Rubén Hernández
Hernández



CBP Cozumel
Building
Supervisor:
Jorge Canul



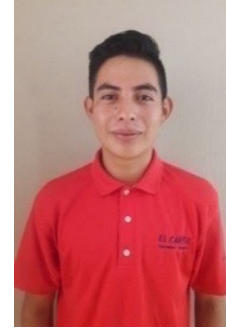
Security:
Edgar Raúl Chi
Estrella



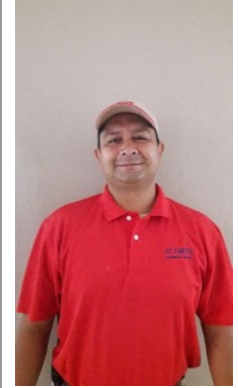
Cleaning:
Manuel Alberto
Valencia Aban



Auxiliary in General:
José Alejandro
Aguilar Domínguez



Maintenance:
Juan Carlos Banda



Security: Miguel
Ángel León
Martínez



Security: Francisco
Eustaquio Uicab
Palma



Security: Gilberto
Díaz Poot



Guest Reminders:

The following sign is posted in the common areas. If you'd like a PDF version to put in your condos for guests, please let us know.

<i>Welcome to El Cantil</i> <i>Bienvenido a El Cantil</i>		
For the comfort of everyone we request that you please observe the following building regulations: 1. Towels and laundry should never be hung over the railings. Neither should scuba equipment. There is a very nice rinse tank and drying area at the northeast corner of the building. 2. Pool furniture may <u>not</u> be reserved. Staff has been instructed to remove unattended towels and personal items. 3. Quiet hours at the pool are from 10 PM until 8 AM. 4. No glass at the pool is permitted! 5. Please respect pool furniture. Damages will be charged to the condominium owner. 6. No smoking is permitted in pool. 7. No fires are permitted in beach area. Please be aware of the following areas requiring caution: • Wet tiles can become very slippery. • There is almost always a current, sometimes very strong, in front of El Cantil. Please swim with extreme caution. • There is no lifeguard on duty. Please use pool and pool areas at your own risk. For any emergency please <u>first</u> contact your rental manager, then building staff or security. FOR EMERGENCIES DIAL 066/911	Para la comodidad de todos, les pedimos que observen las siguientes reglas: 1. Toallas y ropa no se pueden colgar sobre los barandales. De igual manera los equipos de buceo. Tenemos un área para enjuagar y secar los equipos de buceo, localizada en la esquina noreste del edificio. 2. Los Muebles de la alberca no pueden ser reservados. El personal tiene instrucciones de retirar cualquier toalla o artículos personales abandonados. 3. Las horas de silencio en la alberca son de 10 PM a 8 AM. 4. No se permite cristal en el área de la alberca. 5. Favor de respetar los muebles de la alberca. Los daños serán cargados al propietario del condominio. 6. No se permite fumar en el área de la alberca. 7. Fogatas no están permitidos en el área de la playa. Favor de estar al tanto de las siguientes precauciones necesarias: • El piso puede llegar a ser muy resbaloso. • Casi siempre hay corriente en el mar, a veces puede ser muy fuerte frente a El Cantil. Naden con cuidado. • No contamos con servicio de salvavidas. El uso de la alberca y sus áreas es bajo su propio riesgo. Para cualquier emergencia favor de contactar <u>primero</u> a su propio arrendador, después al equipo de seguridad y a la administración del edificio. EMERGENCIAS 066/911	
Caribbean Beach Properties - Building Administration Contact Information <u>After hours Emergency contact number:</u> • (987) 878-6811		<u>Jorge Canul (Building Administration):</u> • (987) 100 2480 (Cell) • buildingsupervisor@cbpmexico.com

Reminder!! - Hallway Decorations:

We'd like to remind you to please use tasteful decorations and never block hallway access.

Rule:

1.11 – Homeowners are not allowed to decorate entrances, hallways... without written permission from VC.

New Fumigation Service:

SIECOC has been hired to handle the fumigation of El Cantil. Terminix's fees greatly increased while their service quality failed repeatedly over numerous months. Please remember that you may receive ONE fumigation inside your condo every 3 months by **MUST** be on the following dates of any given month: 6th, 12th or 18th (ONLY)

2019 Special Assessment Projects

New South Pier Ladder/Escalera Nueva Muelle Sur

- Pending / Pendiente

Hurricane Shutters for Electrical Installations / Anticlonicas para instalaciones electricas

- Pending / Pendiente

Roof Sealing of Both Towers/Impermeabilización de los Techos de Ambo Torres

- In Process / En proceso

In order to insure careful and proper application of the roofing material, our staff has tirelessly been working on this project for over a month and a half on just the South Tower. They have cleaned,

scrapped, applied and reapplied material to ensure that every last inch of our roof is protected and sealed. It has been a grueling project to work all day in the heat of the sun.

-South Tower / Torre Sur-
-before/after-



New TV Service

- After many delays there is finally an antenna installed on the roof for providing internet to the IPTV boxes.
- Internet over the existing coax cable system and IPTV boxes has been tested.
- Final details of the contract are being finalized before signing and installing in all the condos.

Next Homeowner's Assembly: Friday November 1st

BUILDING MAINTENANCE AND GARDENING (Highlights)

CAPA Water Rate:

About 8 years ago Caribbean Beach Properties (CBP Cozumel) was able to change Costa del Sol's Regime from a Commercial Rate, which is very expensive, to a domestic rate for Regimes that have one meter shared between multiple condos. The cost per cubic meter of water is based on consumption and since El Cantil has many condos using one meter, the rate is astronomical; especially in high season. Based on previous knowledge of this CAPA rate, we requested that El Cantil's rate be changed, but for years the Director of CAPA in Cozumel has denied the request. Finally, after years of working on this, contact was made with the Directors of CAPA for the State of Q. Roo in Chetumal. They helped us make the rate change here by talking to the Director of CAPA Cozumel.

Here is an example of the cost difference between the old rate and the new rate that El Cantil is now on: April's Bills added up to: 128,922.03 pesos for one month (Attached).

June's Bills added up to: 15,935.22 pesos for the Month of May (Attached)

This is a savings (one month) between these two time period billings of 112,986.81 pesos.

Month of April:

Left Bill (Unit 12174):

- TOTAL A PAGAR:** 51,270.89
- VENCIMIENTO:** 11/ABR/2019
- MESES VENCIDOS:** 00
- CONCEPTOS DE COBRO:**
 - CONCEPTO: IMPORTE
 - DERECHOS POR SERVICIO DE AGUA: 31,570.74
 - DERECHOS POR SERVICIO DE DRENAJE: 11,040.76
 - DERECHOS POR SERVICIO DE SANEAMIENTO: 1,658.54
- PAGA TU RECIBO A TIEMPO:** 51,270.89
- REFERENCIA BANCARIA:** 03 000012174 7171 82 75
- FOFPA Electrónica:** 527179

Right Bill (Unit 13020):

- TOTAL A PAGAR:** 77,651.14
- VENCIMIENTO:** 11/ABR/2019
- MESES VENCIDOS:** 00
- CONCEPTOS DE COBRO:**
 - CONCEPTO: IMPORTE
 - DERECHOS POR SERVICIO DE AGUA: 47,814.74
 - DERECHOS POR SERVICIO DE DRENAJE: 16,730.96
 - DERECHOS POR SERVICIO DE SANEAMIENTO: 2,390.74
- PAGA TU RECIBO A TIEMPO:** 77,651.14
- REFERENCIA BANCARIA:** 03 000013020 7171 12 45
- FOFPA Electrónica:** 527181

Month of May:

Logo de expedición 15 AVENIDA ENTRE 106 Y 7 JIMÉNEZ DR. SUR, C.A. 17000, COZ. CENTRO, COZUMEL, QUINTANA ROO

FOLIO INTERNO: 121

CAPA
COMANDO DE AGUA POTABLE Y
SANEAMIENTO

TOTAL A PAGAR
7,110.47

VENCIMIENTO
11/JUN/2019

MESES VENCIDOS
00

CONCEPTOS DE CARGO

CONCEPTO	IMPORTE
DIRECCION POR SERVICIO DE AGUA	4,856.00
DIRECCION POR SERVICIO DE SANEAMIENTO	2,254.47
TOTAL	7,110.47

¿QUÉ HAY QUE PAGAR?

PAGA TU RECIBO A TIEMPO
EVITA CORTE Y COBRO DE RECONEXIÓN

Bo'ot a ja' tu k'iinil

CONVENIO 1030078 36115

03 000012174 7233 82 56

REFERENCIA BANCARIA

536481

Folio Electrónico: 1550794

TOTAL A PAGAR
7,110.47

SON (SIETE MIL CIENTO DIEZ PESOS 47/100 MN)

CONTRATO
12174

PAGO EN OXXO, BANCO AZTECA Y TELECOM TELEGRAFOS

57C000012174000711047110619

FOLIO
12174

Logo de expedición 15 AVENIDA ENTRE 106 Y 7 JIMÉNEZ DR. SUR, C.A. 17000, COZ. CENTRO, COZUMEL, QUINTANA ROO

FOLIO INTERNO: 120

CAPA
COMANDO DE AGUA POTABLE Y
SANEAMIENTO

TOTAL A PAGAR
8,824.75

VENCIMIENTO
11/JUN/2019

MESES VENCIDOS
00

CONCEPTOS DE CARGO

CONCEPTO	IMPORTE
DIRECCION POR SERVICIO DE AGUA	6,227.84
DIRECCION POR SERVICIO DE SANEAMIENTO	2,596.91
TOTAL	8,824.75

¿QUÉ HAY QUE PAGAR?

PAGA TU RECIBO A TIEMPO
EVITA CORTE Y COBRO DE RECONEXIÓN

Bo'ot a ja' tu k'iinil

CONVENIO 1030078 36115

03 000013020 7233 62 91

REFERENCIA BANCARIA

536483

Folio Electrónico: 1550792

TOTAL A PAGAR
8,824.75

SON (OCHO MIL OCHOCIENTOS VIENTICUATRO PESOS 75/100)

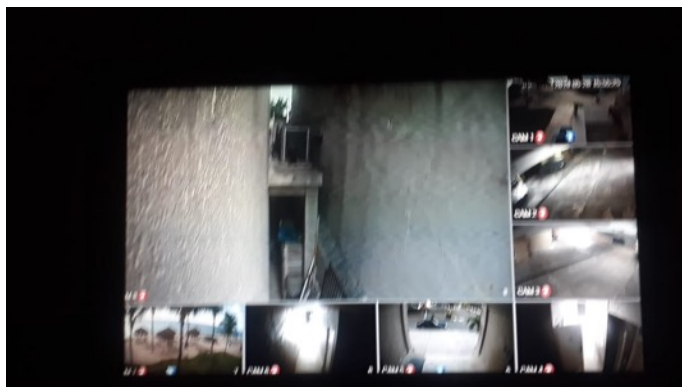
CONTRATO
13020

PAGO EN OXXO, BANCO AZTECA Y TELECOM TELEGRAFOS

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FOLIO
13020

Cameras Added to Cover the South Corner of El Cantil by Cozumel Palace:



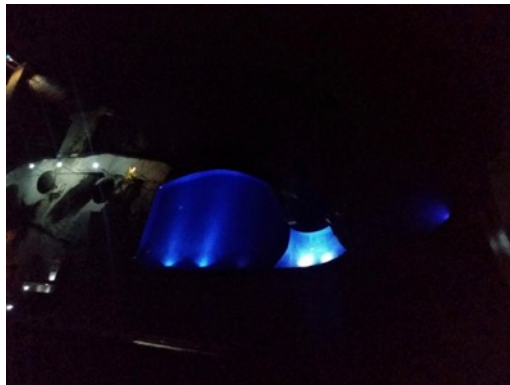
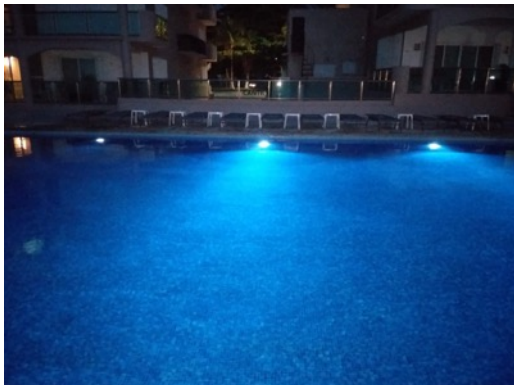
El Cantil's Laptop for Office in the South Garage got an upgraded hard drive and reconfiguration:



3 Staff Members Received Ongoing Pool Maintenance Training:

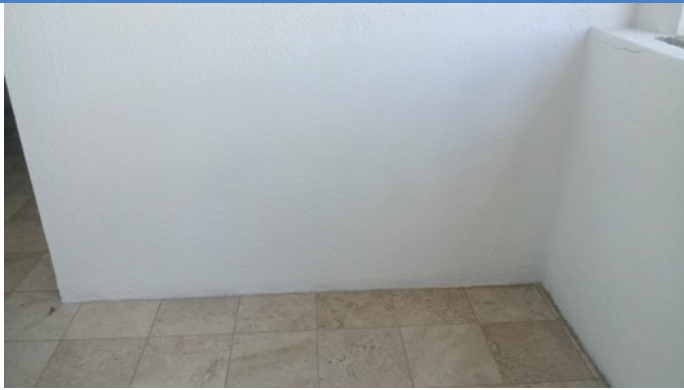


LED Pool Lights Replaced:

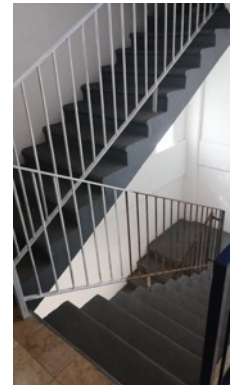
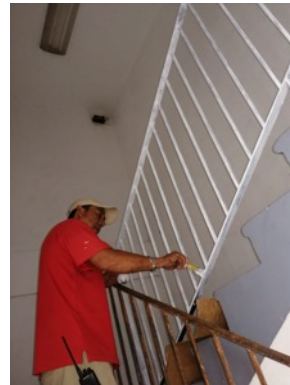
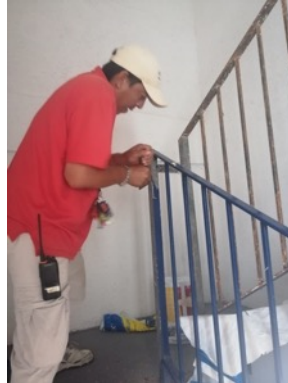
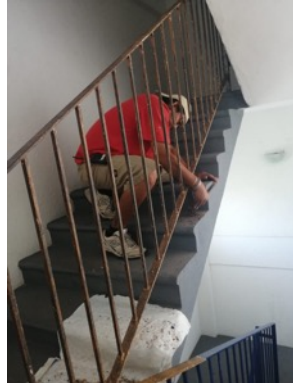
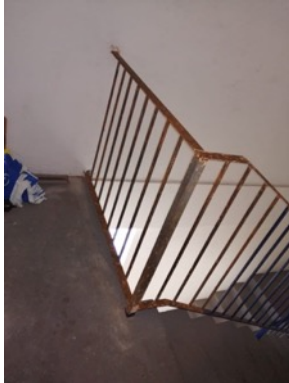


General Painting:

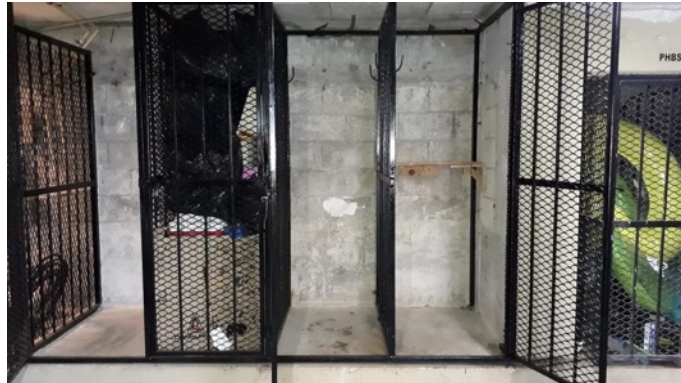




-Hallway Railings-



- Dive Locker Painting is slow but is being worked on little by little –

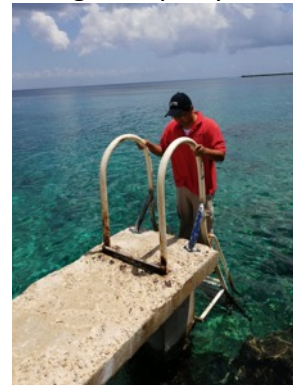
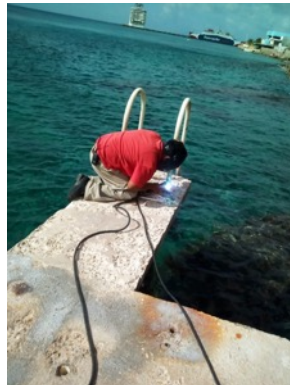
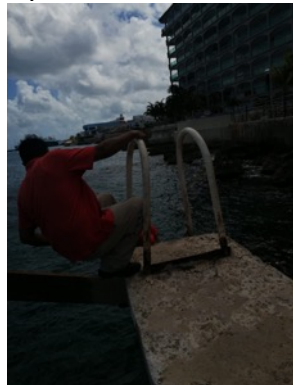


-before/after-

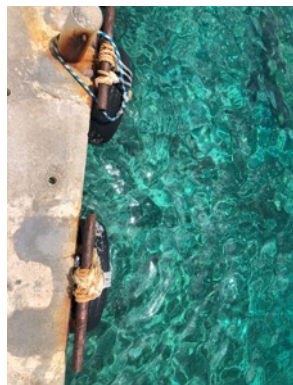
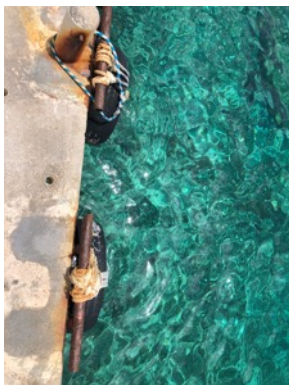


Dive Boat Hit Ladder:

They paid El Cantil money and El Cantil Staff fixed ladder for less than hiring a 3rd party.

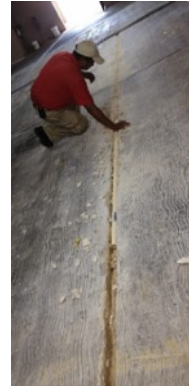
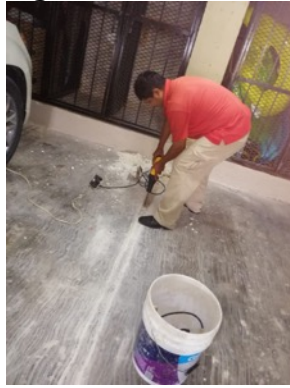


Tire Broke Free and Was rehung:



Cement Work:

- Little by little we have been burying all the AC drain lines in the parking lot so that they don't drain on top of the parking lot and wet the parking areas. -



- Repaired Leaky Garden Bed -



Plumbing Repairs:

-Replace Broken Pressure Tanks-



-Repaired Float Valve -



-Replace Pressure Gauge-



-One Gauge Replaced-



Repairs to Water Softener in North Tower Garage:



Gardening:

-Gardens are Always a Work in Progress –



Insects infected several plants at El Cantil:
-before and after treatment-



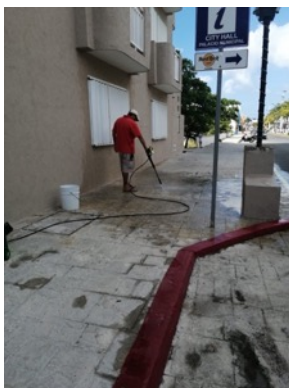
-after-



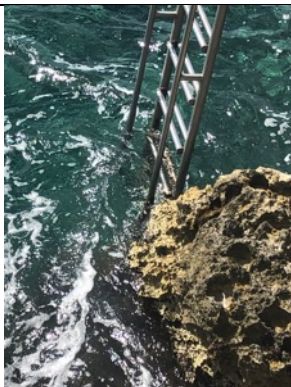
- Weed Removal from The Street -



Pressure Washing:



Ladders are now Cleaned Weekly:



V

FINANCIAL REPORT

El Cantil (ECC Cozumel A.C.)

Budget vs. Actuals (Cash basis) / Presupuesto vs Real (Base de efectivo)

January- June 2019 / enero a junio, 2019

	Actual / Gastos Reales	Budget / Presupuesto	Difference / Diferencia
Income / Ingresos			
Interest income/Intereses Ganados	7,247.18		7,247.18
Onity card replacement fee / Reemplazo de tarjetas Onity	1,320.00		1,320.00
Ordinary Dues / Cuotas Ordinarias	3,530,770.31	3,721,900.00	(191,129.69)
Penalty for Late Payment / Penalidad por falta de pago	1,750.00		1,750.00
Unpaid ordinary dues recovery / Cuotas ordinarias no pagadas	255,867.98		255,867.98
Water payments / Pagos de agua	197,714.54	206,400.46	(8,685.92)
Total Income / Total de ingresos	3,994,670.01	3,928,300.46	66,369.55
Expenses / Gastos			
Bank charges/Cargos Bancarios	718.29	850.02	(131.73)
Employee expenses/Gastos de empleados			-
Payroll / Nomina	625,945.93	654,000.00	(28,054.07)
Payroll Expenses / Seugro, Infonativit, IVA, ISR	239,784.00	240,000.00	(216.00)
Uniforms / Uniformes	548.99	7,500.00	(6,951.01)
Total Employee expenses/Gastos de empleados	866,278.92	901,500.00	(35,221.08)
Legal - Assembly expenses/Gastos de asamblea	-	-	-
Legal fees/Honorarios por asistencia Legal	13,929.50	450,000.00	(436,070.50)
298/2016	154,929.60		154,929.60
301/2018	96,699.92		96,699.92
46/2017	26,999.00		26,999.00
Federal Zone Legal / Gastos legales de zona federal	274,951.30		274,951.30
Total Legal fees/Honorarios por asistencia Legal	567,509.32	450,000.00	117,509.32
Maintenance/Mantenimiento			-
Cleaning supplies / Productos de limpieza	10,817.60	10,750.02	67.58
Extinguisher/Extintores	7,029.60	9,000.00	(1,970.40)
Gardening / Jardinaria	2,561.51	7,500.00	(4,938.49)
General maintenance / Mantenimiento general	29,364.73	117,499.98	(88,135.25)
Electrical Generator/Planta Electrica	28,416.10		28,416.10
Onity System / Sistema Onity	4,453.69		4,453.69
Onity Replacement Cards / Tarjetas Onity	17,142.94		17,142.94
Onity Upgrade/ Repair / Nuevo equipo y reparacion			
Onity	84,006.52		84,006.52
Total Onity System / Sistema Onity	105,603.15	-	105,603.15
Total General maintenance / Mantenimiento general	163,383.98	117,499.98	45,884.00
Paint and paint supplies / Pintura	14,862.77	30,000.00	(15,137.23)
Plumbing and Electrical / Plomeria y Electrico		49,999.98	(49,999.98)
Electrical / Electrico	6,138.75		6,138.75
Plumbing / Plomeria	63,748.18		63,748.18
Total Plumbing and Electrical / Plomeria y Electrico	69,886.93	49,999.98	19,886.95
Pool Repairs, Supplies Salt / Reparacion y productos alberca	136,648.13	124,999.98	11,648.15
Tools / Herramienta	6,390.13	10,000.02	(3,609.89)
Total Maintenance/Mantenimiento	411,580.65	359,749.98	51,830.67
Office expenses/Gastos de oficina	16,381.11	17,500.02	(1,118.91)
Professional services fees/Gastos de servicios profesionales			-
Accounting fees / Gastos de contabilidad	44,706.00	47,500.02	(2,794.02)
Administration Extraordinary / Administracion extraordinaria	127,200.00	127,200.00	-
Adminstration fee ordinary / Administracion ordinaria	466,672.50	466,672.50	-

Elevator maintenance / Mantenimiento de elevador	155,205.90	155,205.90	-
Fumigation / Fumigacion	36,493.76	30,000.00	6,493.76
Security / Seguridad	126,000.00	132,300.00	(6,300.00)
Total Professional fees/Gastos de servicios profesionales	956,278.16	958,878.42	(2,600.26)
Taxes IVA ISR /Impuestos IVA ISR	91,125.00	135,000.00	(43,875.00)
Utilities/Servicios			-
Electricity / Luz	215,035.00	150,000.00	65,035.00
Gas / Gas	150,683.39	161,657.76	(10,974.37)
Internet / Internet	4,787.00	4,999.98	(212.98)
Television / Television	210,457.64	205,000.02	5,457.62
Water / Agua	450,677.11	390,000.00	60,677.11
Total Utilities/Servicios	1,031,640.14	911,657.76	119,982.38
Total Expenses / Total de gastos	3,941,511.59	3,735,136.20	206,375.39
Net Profit / Total de Utilidad	53,158.42	193,164.26	(140,005.84)

El Cantil (ECC Cozumel A.C.)

**Budget vs. Actuals Projects (Cash basis) /
Presupuesto vs Real Proyectos (Base en efectivo)**

January - June, 2019 / enero a junio, 2019

	Prior to 1-Jan-19	Jan 1 – Dec 31, 2019	Estimate to complete	Total Estimate at Completion	Budget	Variance
	Antes de 1-ene-19	1-ene a 31-dic, 2019	Aprox para completer	Total aprox para completer	Presupuesto	Diferencia
Reserve fund assessment / Cuotas de fondo de reserva		237,639.86			250,000.00	(12,360.14)
Unpaid reserve dues recovery / Cobro de cuotas de reserva no pagadas		8,596.99			0.00	8,596.99
Total Reserve Income / Total recibido		246,236.85			250,000.00	(3,763.15)

Projects Current / Proyectos Actuales

Transfer of Pier Concession to ECC / Transferencia de derechos del muelle a ECC	181.00	0.00	20,000.00	20,181.00	20,181.00	-
New South Pier Ladder / Escalera Nueva Muelle Sur	-	-	57000.00	57,000.00	57000.00	-
Hurricane Shutters for Electrical Installations / Anticiclonicas instal. Electricas	-	11,740.53	78,259.47	90,000.00	90,000.00	-
Roof Sealing of both Towers / Impermeabilizar techos de ambos torres	-	74,992.89	195,007.11	270,000.00	270,000.00	-
Total Projects Current / Proyectos Actuales	181.00	86,733.42	350,266.58	437,181.00	437,181.00	0.00

Projects Finished / Proyectos completados

Transformers Sur - Relocate off Private Property/Mover de propiedad privada	193,759.94	42,011.67	-	235,771.61	210,000.00	(25,771.61)
Total Finished Projects / Total de proyectos completados	193,759.94	42,011.67	-	235,771.61	210,000.00	(25,771.61)

Projects on Hold / Proyectos Suspendidos

Bridge modifications / Modificaciones al puente	17,587.00	-				
New lighting for entire pool/beach area/Iluminacion nueva para área de la alberca/playa	-	-				
Pool area deck / Pisos del área de la alberca	-	-				
Railings LDN to Palace/Barandales LDN a Palace	-	-				
Security Gates in Lobbies/Las Rejas de Seguridad en los Vetibulos	-	-				
Total Projects on Hold / Total de proyectos suspendidos	17,587.00	-				
Net Profit Jan-June 2019 / Ganancia enero a junio 2019		117,491.76				

El Cantil (ECC Cozumel A.C.)	
Self insurance fund (Cash basis) / Fondo de Seguro (Base en efectivo)	
January-June 2019 / enero a junio, 2019	
Revenue / Ingresos	549,988.01
Expenses / Gastos	-
Excess or (Loss) of Revenue over Expenses / Ganancia o Perdida	549,988.01

El Cantil (ECC Cozumel A.C.)				
Fund balance change report (Cash basis) / Reporte de cambios de saldos de fondos (Base en efectivo)				
January-June 2019 / enero a junio, 2019				
Description	Operating	Reserve	Insurance	Total
Descripcion	Operativo	Reserva	Seguro	Total
Balance/ Saldo 31-Dec-18	(34,798.64)	182,042.06	4,186,194.12	4,333,437.54
Current Period / Periodo actual				
Profit Loss / Ganancia y Perdida	53,158.42	117,491.76	549,988.01	720,638.19
Foreign currency exchange / Tipo de cambio	(9,554.12)	(6,011.26)	(105,817.90)	(121,383.28)
Balance / Saldo 30-Jun-2019	8,805.66	293,522.56	4,630,364.23	4,932,692.45

El Cantil (ECC Cozumel A.C.)	
Changes in Cash Balance (Cash Basis) / Cambios en saldos en efectivo (Base en Efectivo)	
January-June 2019 / enero a junio, 2019	
Net income or (loss) / Ganancia o (perdida)	
Operating Fund (Fondo operativo)	53,158.42
Reserve Fund (Fondo de reserva)	117,491.76
Insurance Fund (Fondo de seguro)	549,988.01
Total	720,638.19
Other sources or uses of cash / Otras fuentes o usos de efectivo	
Change in employee loans / Cambios a prestamos a empleados	-
Charge in accounts receivable / Cambios a cuentas por recibir	-
Net cash operating / Neto de efectivo operativo	720,638.19

Gain or (loss) on currency conversion / Ganancia o (perdida) en TC	(121,383.28)
Balance 31-Dec-2018 / Saldo 31-dic-2018	4,333,437.54
Balance 31-Jun-2019 / Saldo 31-jun-2019	4,932,692.45

El Cantil (ECC Cozumel A.C.)			
Cash Balance Report / Reporte de saldos			
June 30, 2019 / 30 de junio, 2019			
Cibanco Operating Account	308,529.10		
Cibanco Reserve Fund Pesos	230,329.20		
Monex USD account	2,906,591.04	\$151,227.42	19.22 Exchange
Monex pesos	1,457,243.11		
Petty Cash	30,000.00		
Total	4,932,692.45		

Supplemental Information / Informacion Adicional

El Cantil (ECC Cozumel A.C.)					
Delinquent Dues and Penalties / Cuotas no pagadas y penalidades					
June 30, 2019 / 30 de junio, 2019					
Condo	Ordinary & Self Insurance Dues/ Cuotas ordinarias y cuotas de seguro	Reserve Dues/ Cuotas de reserva	Water bills / Gastos de agua	Fees and penalties / Penalidades	Total
9AN	1,069,437.00	152,120.00	35,202.09	2,519,934.00	3,776,693.09
9BN	691,723.00	119,422.00	48,800.42	4,064,473.00	4,924,418.42

El Cantil (ECC Cozumel A.C.)	
Prepaid Dues Balances / Saldos de cuotas prepagadas	
December 31, 2015 / 31-diciembre-2015	532,447.44
December 31, 2016 / 31-diciembre-2016	1,657,399.53
December 31, 2017 / 31-diciembre-2017	2,045,111.50
March 31, 2018 / 31-marzo-2018	1,098,062.41
June 30, 2018 / 30-junio-2018	2,259,146.50
September 30, 2018 / 30-septiembre-2018	1,563,353.75
December 31, 2018 / 31-diciembre-2018	1,047,500.05
March 31, 2019 / 31-marzo-2019	1,927,809.38
June 30, 2019 / 30-junio-2019	1,112,214.33