

El Cantil

Administrative Report
2nd Quarter 2016
April - June



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

Ashley (Ash) Grant Sartison

Caribbean Beach Properties (CEO)

CBP Cozumel SA de CV

Email: ash@cbpcozumel.com

Mobile: (987) 112-4491

Jorge Canul (Building Supervisor)

Email: buildingsupervisor@cbpcozumel.com

Mobile: (987) 100 2480

New Notifications

Lockers:

At the June 3, 2015 assembly lockers were discussed and it was decided that we would assign one locker to each homeowner. You can help us by letting us know asap if you are currently using a locker and which one you are using. There are likely unused lockers with padlocks that belong to people who no longer own a condo at El Cantil. It is important to identify used lockers and free up unused lockers asap. If you don't claim your locker, please don't get upset if we cut your lock in error. Once they are all identified, we will sand, paint and properly label each locker.



Pier Transfer:

The paper work requesting the pier transfer has all been submitted. We are waiting for final confirmation of the transfer. We believe it was delayed due to the elections.

Federal Zone Transfer:

Administration has begun the process of transferring the FZ. In our experience it takes about 2 years, however this is a more complicated scenario. We hope it doesn't take much longer than that.

Condo Doors and Onity System:

The assembly approved the purchase of an HOA controlled system for common area access. Many are installing keypad entry locks on their front doors. If you'd like help installing your new lock, please contact us for an appointment. We will paint your door at the same time so it matches the rest of the building.



The building administration now controls access and program cards for the following common areas:

- Elevators
- Stairwells
- Garage Gates
- Gates to pool (new)



Note: One key card will control all these common area access points. All existing key cards will need to be re-programmed.

November Assembly Instructions:

Unauthorized locker was removed:



June Assembly Instructions:

Fence was installed and security bars from LDN were removed.



Routine Reminders

Garbage:

Please do NOT leave garbage outside your condo doors. It often leaves a mess, smells bad, and looks bad as well.

Balconies:

Please remember and remind guests to not hang dive gear, towels, etc. on balcony railings. Security guards will knock on doors of people who forget.

Cable Cozumel:

If you would like to have fast and stable internet, contact Cable Cozumel for a bid. Note that the price is more expensive but you can get whatever speed you want.

Lorenzo Rocha: (984) 113 6263 or lorenzorocho77@gmail.com (Speaks English)

Cozumel Wireless:

Nemecio with Cozumel Wireless also provides internet service. The speed is not as fast as CableCozumel, but the speed is consistent to what is sold to you and is less expensive.

Nemecio: (987) 101-4925 or nemecio@gmail.com (Speaks English)

**BUILDING MAINTENANCE AND GARDENING
(Highlights)**

Pool Area:

There was no need to purchase more umbrellas. We have very expensive and nice umbrellas. The bases were all that needed to be replaced or repaired and new counter weights purchased or made. To save money we had the bases repaired and counter weights made by ECC Staff.



North Tower Garage Roof:

We are advancing quickly in the north tower garage:



Horrible, rusty and useless barbed wire fence fixed:

- Before / After -



North tower raised roof repair finished:



Bathroom Remodeled:



General Painting:

Curbs:



Ugly steps to LAS painted:



We negotiated with Palace and they painted their wall:



- Before/After -





We removed tons of rusty nails from all over the outside of the building, filled in the holes and painted:



Smurf Fountain is now snow white!



- Other Stuff -





Transformer Replaced:



Plumbing Repairs:

Pipe fitting in South Tower cracked and starting leaking:



Pool System:

- Saltwater chlorinators installed -



- New pumps that claim a 90% savings of energy –
Before/After. Concrete bases were made to set them on. They are much quieter as well.



These new systems will pay for themselves in electricity and chlorine savings!

The transformer for the existing/previous salt water chlorinator failed:



Posts:

- Palapa -

The wood at the base of some of the palapas is deteriorated. So we build a cement box to give it strength, as the rest of the palapa is in great shape.



- Railing Posts -

A few railing posts were getting dangerously weak. To buy some time we poured cement bases until we get them all replaced.



Gardening:

Gardens and flower beds have been continually improving:

Soil added to several garden areas:

-Before/After-





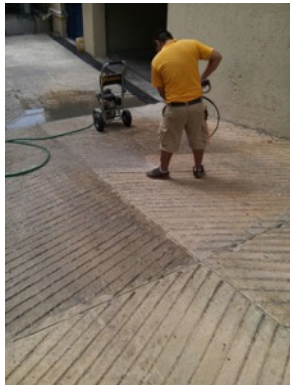
- Improved Potted Plants -



El Cantil Sign Repair:



Pressure Washing:



FINANCIAL REPORT

El Cantil Financial Report / Reporte Financiero para El Cantil April-June, 2016 / abril a junio, 2016

Operating Profit/Loss Report / Reporte de ingresos y gastos de operaciones

	Pesos	USD
Income (Dues billed at 17.9 exch) / Ingresos (Cuotas cobradas a 17.9 TC)		
Fines / Penalidades	127,550.00	\$7,125.70
Interest income/Intereses Ganados	207.30	\$11.58
Ordinary Dues / Cuotas Ordinarias	1,380,004.14	\$77,095.20
Penalty for Late Payment / Penalidad por falta de pago	500.00	\$27.93
Water payments / Pagos de agua	106,905.40	\$5,972.37
Total Income / Total de ingresos	1,615,166.84	\$90,232.78
Expenses Avg exchange 18.33 / Gastos TC 18.33		
Bank charges/Cargos Bancarios	539.92	\$29.46
Employee expenses/Gastos de empleados		
Payroll/Nomina	256,436.94	\$13,990.01
Rewards/Premios	3,250.00	\$177.30
Seguro, ISR, Infonavit, IVA	91,329.03	\$4,982.49
Total Employee expenses/Gastos de empleados	351,015.97	\$19,149.81
Legal and Assembly Fees/Gastos Legales y de Asamblea		\$0.00
Assembly expenses/Gastos de asamblea	240,732.53	\$13,133.25
Legal assistance/Asistencia Legal		\$0.00
LCN Cage Removal (PAID)/Jaula en Sotano (PAGADO)	12,000.00	\$654.66
Total Legal assistance/Asistencia Legal	12,000.00	\$654.66
Total Legal and Assembly Fees/Gastos Legales y de Asamblea	252,732.53	\$13,787.92

Maintenance/Mantenimiento		\$0.00
Cleaning supplies/Artículos de limpieza	17,321.60	\$944.99
Gardening Expenses/Gastos de Jardineria	4,954.00	\$270.27
General maintenance/Mantenimiento en general	24,142.64	\$1,317.11
TelMex Repairs/Reparaciones al sistema de TelMex	812.00	\$44.30
TV network repair/Reparaciones de senal TV	15,428.00	\$841.68
Total General maintenance/Mantenimiento en general	40,382.64	\$2,203.09
Paint and paint supplies/Pintura y artículos de pintura	15,534.52	\$847.49
Plumbing and Electrical/Plomeria y Electricidad	8,558.00	\$466.88
Pool & water system chemical & salts/Quimicos y sal para alberca y suavizador	40,561.20	\$2,212.83
Pool repair/Reparaciones de alberca	81,841.00	\$4,464.87
Tools/Herramientas	9,350.88	\$510.14
Total Maintenance/Mantenimiento	218,503.84	\$11,920.56
Office expenses/Gastos de oficina	4,041.00	\$220.46
Professional services fees/Gastos de servicios profesionales		\$0.00
Accounting fees/Gastos de contabilidad	15,975.00	\$871.52
Administration Fee/Gastos de Administracion (USD)	187,205.43	\$10,213.06
Elevator monthly contract/Elevador contrato mensual	67,036.35	\$3,657.19
Fumigation/Fumigacion	13,398.00	\$730.93
Security/Seguridad	27,867.84	\$1,520.34
Total Professional services fees/Gastos de servicios profesionales	311,482.62	\$16,993.05
Taxes/Impuestos	34,861.00	\$1,901.85
Utilities/Servicios		\$0.00
Electricity/Electricidad	60,368.00	\$3,293.40
Gas/Gas	16,628.40	\$907.17
Internet/Internet	2,508.00	\$136.82
Monthly TV network/Red de TV mensual	122,650.28	\$6,691.23
Water/Agua	158,546.87	\$8,649.58
Total Utilities/Servicios	360,701.55	\$19,678.21
Exchange gain or loss / Ganancia o perdida por TC	1286.04	\$70.16
Total Expenses / Total de gastos	1,535,164.47	\$83,751.47
Profit or Loss / Ganancia o perdida	80,002.37	\$6481.31

Reserve Fund Profit & Loss / Reporte de ingresos y gastos para fondo de reserva

	Pesos	USD
Reserve fund assessment / Cuotas de fondo de reserva (17.9)	748,480.77	\$41,814.57
Special assessment projects/Proyectos extraordinarios (18.33)		
Dome reconstruction/Reconstruccion de domos	171,717.94	\$9,368.14
Federal Zone Transfer/Ceder Derechos de Zona Federal	13,960.00	\$761.59
Garage Ceiling Repair/Reparacion del Techo del Sotano	49,109.00	\$2,679.16
LED lighting and Possible motion activation/Focos LED y Posibles Sensores	8,428.81	\$459.84
Onity System/Sistema Onity	102,021.95	\$5,565.85
Pool Chairs, Tables, Umbrellas/Sombrillas, Sillas y Mesas para el area de la alberca	11,319.00	\$617.51
Pool Pumps that save 90% on electricity/Bombas ahorradas	105,000.00	\$5,728.31
South Tower Bathroom Remodel / Remodelacion del Baño Torre Sur	21,024.76	\$1,147.01
Transformer Replacement/Reemplazo de Transformador	349,986.00	\$19,093.62
Transformers Sur - Relocate off Private Property/Mover de propiedad privada	3,915.00	\$213.58
Total Special assessment projects/Proyectos extraordinarios	836,482.46	\$45,634.61
Profit or loss / Ganancia o perdida	-88001.69	-\$3820.04

**Balance of cash and accounts / Saldos de cuentas y caja chica
June 30, 2016 / 30-junio-2016**

Account / Cuenta	Balance / Saldo
CiBanco Operating Peso	310168.27
Cibanco Reserve Fund Peso	119333.38
Monex peso	157426.00
Petty Cash/Caja chica	29450.48
Total Pesos	MN Pesos 616378.13
Monex Dollar	USD \$320223.97

One Reason to Love El Cantil

