

El Cantil

Administrative Report
3rd Quarter 2016
July-September



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 Phone: (987) 116.9795

Jorge Canul (Building Supervisor)

Email: buildingsupervisor@cbpcozumel.com

Mobile: (987) 100 2480

Ramon (Onsite Supervisor)

Email: eccmantenimiento@cbpcozumel.com

(987) 118 4849

Ashley (Ash) Grant Sartison

Caribbean Beach Properties (CEO)

CBP Cozumel SA de CV

Email: ash@cbpcozumel.com

Mobile: (987) 112-4491

New Notifications

Time Clock:

Employees now have a time clock with a thumb print reader.

**Pier Transfer:**

The paper work requesting the pier transfer has all been submitted. We are waiting for final confirmation of the transfer. Continues to be 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.

Onity System and Increased Security:

Thank you for your cooperation regarding the temporary policy provided for use with the new system.

Lock added to gate to pool and beach areas. Key card is now needed to enter El Cantil at night from outside. Chain link fence added to both gates:

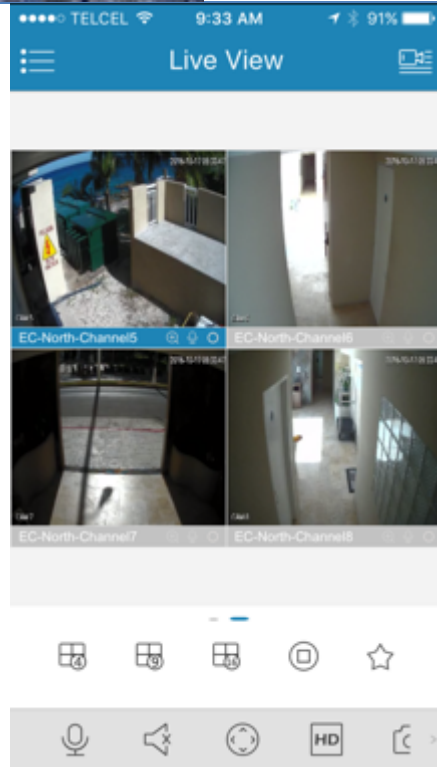
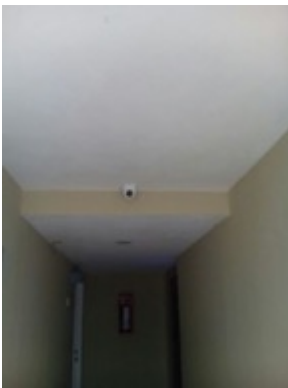


Fence extended down North end of property and changed the ugly light:
-before/after-

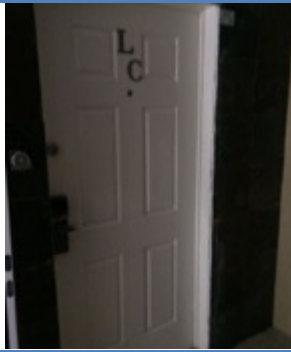


Video surveillance system:

Two video surveillance systems were purchased with 8 HD/Infrared cameras each (16 total cameras). The systems each have 2TB hard drives for recording several weeks of video. Cameras can be viewed remotely or on the display installed at El Cantil. (Note: Installation close to being completed.)



Per assembly instructions LCS exterior metal door has been 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.

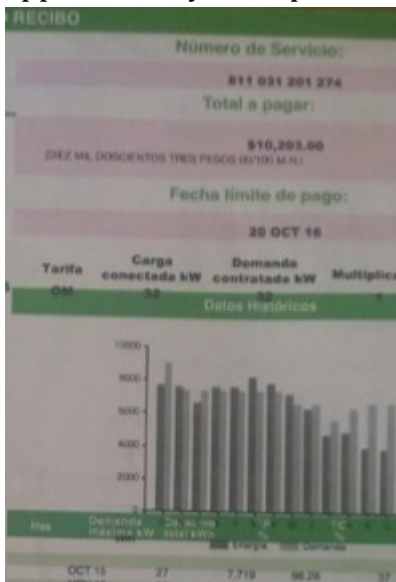
Balconies:

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.

BUILDING MAINTENANCE AND GARDENING (Highlights)

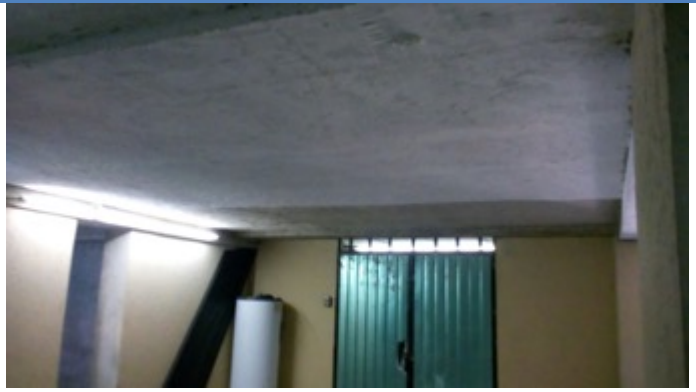
Energy saving investment results:

As can be seen in the photo below, the new energy efficient pumps have reduced energy usages by approximately 5000 pesos a month. They turned out to be a worthwhile investment.

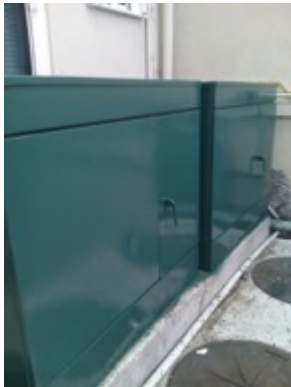


North tower garage ceiling – Project completed with new LED Lighting:

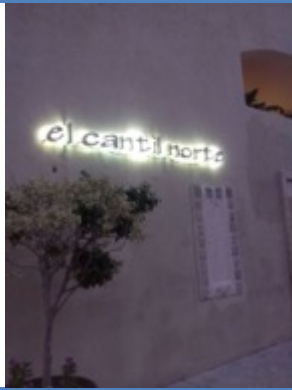




All transformers are now fully serviced and repainted:



North Sign Repaired:

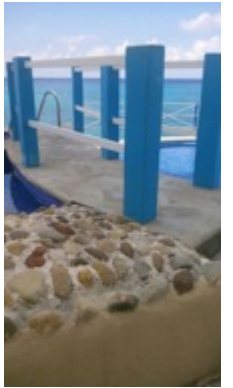
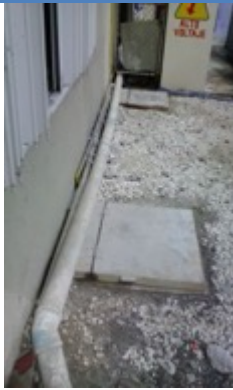


General Painting:

We have researched and purchase a paint that is ideal for Cozumel weather and construction. It is much more durable and is washable.

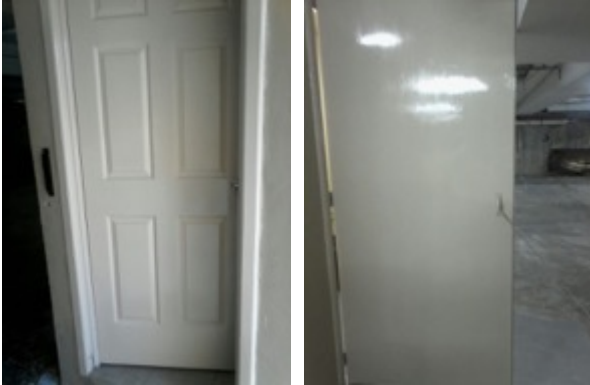
-before/after-

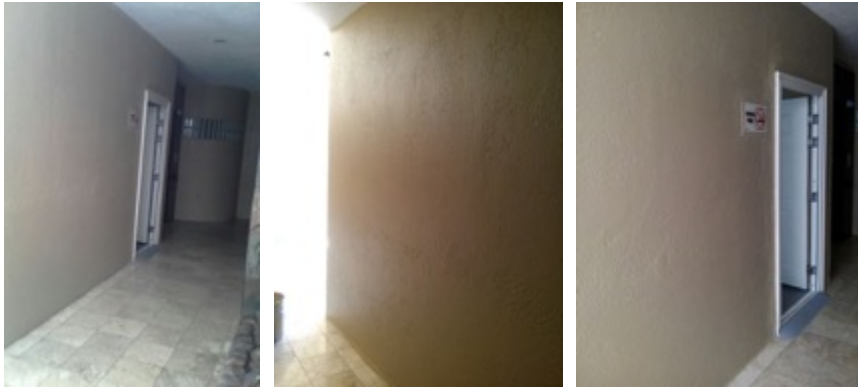






Other general painting:

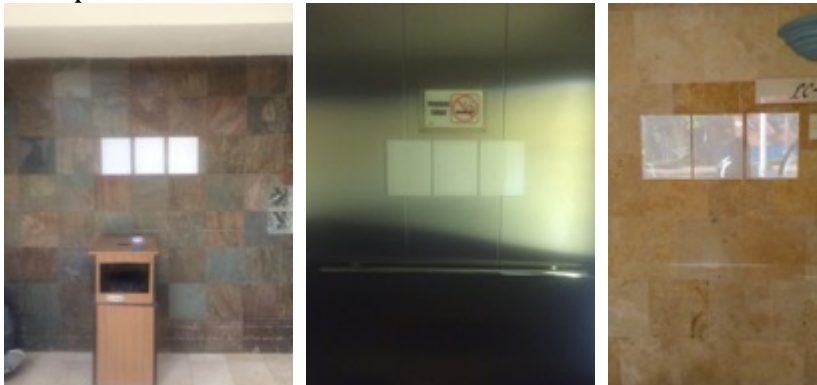




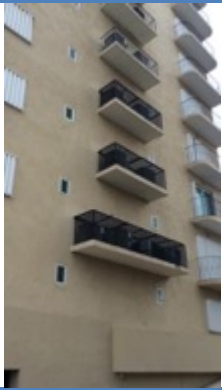
Various Doors and Doorframes:
Reminder: Should you like yours done, please let us know.



New plastic holders for notifications:



Pigeon Control:
Continues to advance.



Cleaning:

Supervisor frequently check the work of the staff.



Regularly cleaned inside:

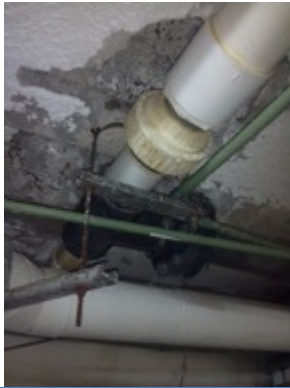
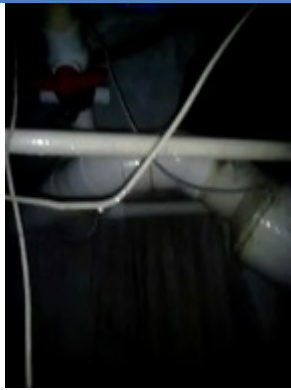


Lounge Chairs are regularly cleaned, but this time they were cleaned underneath as well:



Plumbing:

There were a few surprise water leaks:

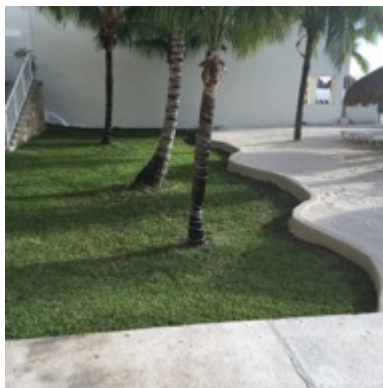


Fire Extinguishers:
-Recharged-



Gardening:

-General pictures of improvements-





FINANCIAL REPORT

July-September, 2016 / julio a septiembre, 2016

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

	Pesos	USD
Income (Dues billed at 17.9) / Ingresos - (Cobrado a TC 17.9)		
Fines / Penalidades	80,550.00	\$4,500.00
Interest income/Intereses Ganados	839.81	\$46.92
Ordinary Dues / Cuotas Ordinarias	1,380,002.00	\$77,095.08
Penalty for Late Payment / Penalidad por falta de pago	55,000.00	\$3,072.63
Water payments / Pagos de agua	132,283.27	\$7,390.13
Total Income / Total de ingresos	M\$ 1,648,675.08	\$92,104.75
Expenses (Avg exch rate 18.49) / Gastos (prom TC 18.49)		
Bank charges/Cargos Bancarios	360.76	\$ 19.51
Employee expenses/Gastos de empleados		\$ -
Payroll/Nomina	276122.04	\$ 14,933.59
Seguro, ISR, Infonavit, IVA	131589.03	\$ 7,116.77
Uniforms/Uniformes	23821.76	\$ 1,288.36
Total Employee expenses/Gastos de empleados	431532.83	\$ 23,338.71
Legal and Assembly Fees/Gastos Legales y de Asamblea		\$ -
Assembly expenses/Gastos de asamblea	330795.17	\$ 17,890.49
Legal assistance/Asistencia Legal		\$ -

9AN Check Recovery/Relcoleccion de Cheque consignado en el juzgado	8325.00	\$ 450.24
9AN Lawsuits against HOA and Representatives (Defense)	94693.00	\$ 5,121.31
Total Legal assistance/Asistencia Legal	103018.00	\$ 5,571.55
Total Legal and Assembly Fees/Gastos Legales y de Asamblea	433813.17	\$ 23,462.04
Maintenance/Mantenimiento		\$ -
Cleaning supplies/Artículos de limpieza	8712.00	\$ 471.17
Gardening Expenses/Gastos de Jardineria	1036.00	\$ 56.03
General maintenance/Mantenimiento en general	3559.00	\$ 192.48
Maintenance Bus Bars / Mantenimiento del Barra Electrica	32944.00	\$ 1,781.72
New Garbage Cans	3248.00	\$ 175.66
Pigeon Control/Control de Pajaros	5398.00	\$ 291.94
Video Surveillance System/Cameras de Video	15855.94	\$ 857.54
Total General maintenance/Mantenimiento en general	61004.94	\$ 3,299.35
Paint and paint supplies/Pintura y artículos de pintura	28616.90	\$ 1,547.70
Plumbing and Electrical/Plomeria y Electricidad	12130.00	\$ 656.03
Pool and water system chemical and salts/Quimicos y sal para alberca y suavizador	46690.47	\$ 2,525.17
Pool repair/Reparaciones de alberca	1028.00	\$ 55.60
Tools/Herramientas	11528.20	\$ 623.48
Total Maintenance/Mantenimiento	170746.51	\$ 9,234.53
Office expenses/Gastos de oficina	14310.19	\$ 773.94
Professional services fees/Gastos de servicios profesionales		\$ -
Accounting fees/Gastos de contabilidad	15900.00	\$ 859.92
Administration Fee/Gastos de Administracion (USD)	194495.00	\$ 10,518.93
Elevator monthly contract/Elevador contrato mensual	67036.35	\$ 3,625.55
Fumigation/Fumigacion	6264.00	\$ 338.78
Security/Seguridad	28174.08	\$ 1,523.75
Total Professional services fees/Gastos de servicios profesionales	311869.43	\$ 16,866.92
Taxes/Impuestos	181016.00	\$ 9,789.94
Utilities/Servicios		\$ -
Electricity/Electricidad	52886.00	\$ 2,860.25
Internet/Internet	2394.00	\$ 129.48
Monthly TV network/Red de TV mensual	64305.76	\$ 3,477.87
Water/Agua	175237.00	\$ 9,477.39
Total Utilities/Servicios	294822.76	\$ 15,944.98
Exchange gain or loss / Tipo de cambio	-1472.55	-\$79.64
Total Expenses	1836999.10	\$ 99350.95
Ordinary profit/loss / Utilidad o perdida	-188344.02	-\$7246.20

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

Reserve Fund income (Dues billed at 17.9) / Ingresos fondo de reserva - (Cobrado a TC 17.9)		
Reserve fund assessment / Cuotas de fondo de reserva	689,942.00	\$38,544.25
Project Expenses (Avg exch rate 18.49) / Gastos de proyectos (prom TC 18.49)		
Garage Ceiling Repair/Reparacion del Techo del Sotano	46,400.00	\$2,509.46
Maintenance of Transformers/Mantenimiento de transformadores	256244.00	\$13858.52
Onity System/Sistema Onity	1,549.00	\$83.78
South Tower Bathroom Remodel / Remodelacion del Baño Torre Sur	814.00	\$44.02
Transformers Sur - Relocate off Private Property/Mover de propiedad privada	2,610.00	\$141.16
Total Project Expenses / Total de gastos de proyectos	307,617.00	\$16636.94
Profit / Loss Reserve Fund / Utilidad o perdida fondo de reserva	382325.00	\$21907.31

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

Account / Cuenta	Balance / Saldo
CiBanco Operating Peso	332719.90
Cibanco Reserve Fund Peso	77333.38
Monex peso	487588.69
Petty Cash/Caja chica	22157.06
Total Pesos	MN Pesos 919799.03
Monex Dollar	USD \$325252.93

One Reason to Love El Cantil

