

**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](mailto: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](mailto:eccmantenimiento@cbpcozumel.com)

Mobile: (987) 112-8639

**Caribbean Beach Properties Cozumel**

**Jorge Canul (CBP Building Supervisor)**

Email: [buildingsupervisor@cbpcozumel.com](mailto:buildingsupervisor@cbpcozumel.com)

Mobile: (987) 100 2480

**Ashley (Ash) Grant Sartison**

Caribbean Beach Properties (CEO)

CBP Cozumel SA de CV

Email: [ash@cbpcozumel.com](mailto:ash@cbpcozumel.com)

Mobile: (987) 112-4491

**Vigilance Committee Email Distribution List**

[eccvc@cbpcozumel.com](mailto:eccvc@cbpcozumel.com)

**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 for replacing railings on the Federal Zone. (WON)

**IN PROCESS**

- 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.

**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)

**EN PROCESO**

- 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 revocada.
  - La Concesión Expiró en abril.




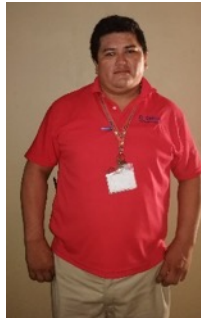




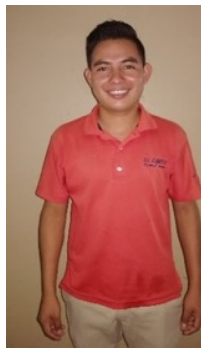
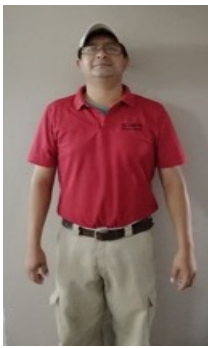
<ul style="list-style-type: none"> <li>○ Concession Expired in April.</li> <li>○ El Cantil Regime has filed for a new concession.</li> <li>○ Condominios San Miguel (by way of Alan Dannerman) and Saby Melendez Chan have filed an Amparo Directo. – Outcome Pending</li> <li>● 298/2016 - 9AN vs. June 2016 Condo Assembly <ul style="list-style-type: none"> <li>○ Partially Annulment.</li> <li>○ 102/2019-Un favorable verdict</li> <li>○ Filed AMPARO</li> </ul> </li> <li>● 301/2018 – Lawsuit that challenges the Bylaws and several assemblies. <ul style="list-style-type: none"> <li>○ January 15<sup>th</sup>, 2020 – First Witness Hearing <ul style="list-style-type: none"> <li>▪ Wynston Dannerman answered 126 questions.</li> </ul> </li> <li>○ March 3<sup>rd</sup>, 2020 <ul style="list-style-type: none"> <li>▪ More witness testimonies.</li> </ul> </li> </ul> </li> <li>● 46/2017 - Jactancia regarding 9BN-Rest and 9AN <ul style="list-style-type: none"> <li>○ Judgement requires that El Cantil sue for dues and penalties within 90 working days.</li> <li>○ Appeal filed by both parties. 90 working day judgment delayed until appeal is resolved.</li> <li>○ 178/2017 – Confirmed the 46/2017 decision.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ El Régimen El Cantil ha solicitado una nueva concesión.</li> <li>○ Condominios San Miguel (por medio de Alan Dannerman) y Saby Melendez Chan han iniciado un Amparo Directo. – En espera de Respuesta</li> <li>● 298/2016 – 9AN contra la Asamblea de Condóminos del 2016 <ul style="list-style-type: none"> <li>○ Anulada Parcialmente.</li> <li>○ 102/2019-Sentencia no favorable.</li> <li>○ Se apeló a Amparo</li> </ul> </li> <li>● 301/2018 – Demanda en contra de la validez del reglamento y varias asambleas. <ul style="list-style-type: none"> <li>○ 15 de enero 2020-Wynston Dannerman dio testimonio y contestó 126 preguntas.</li> <li>○ 3 de marzo 2020-Mas testimonios.</li> </ul> </li> <li>● 46/2017 - Jactancia cuanto al 9BN-Rest y 9AN <ul style="list-style-type: none"> <li>○ El Juicio requiere que El Cantil demande por cuotas y penalidades dentro de 90 días hábiles.</li> <li>○ Se metió apelación por ambas partes. El juicio de 90 días hábiles se ha atrasado hasta que la apelación se resuelva.</li> <li>○ 178/2017 – Sentencia confirmó decisión 46/2017.</li> </ul> </li> </ul>
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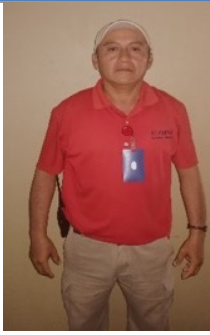
### Routine Reminders

Issuing of Onity System Card Procedures	Procedimientos para entrega de llaves del Sistema de Onity
<p><b>Purpose:</b> Establish a procedure for personnel to follow for the issuing of Onity cards to Access El Cantil Common Areas for owners, guests and renters.</p>	<p><b>Propósito:</b> Implementar procedimientos para nuestro equipo para entrega de llaves de Onity para las Áreas Comunes de El Cantil para dueños, invitados y huéspedes.</p>
<p><b>Number of cards Per Unit Free of Cost:</b> Every Private Unit will be given free of cost 4 Onity cards. Please take care of your cards, starting the 5<sup>th</sup> card the policy of Replacement cost will be applied. <b>Replacement Costs:</b> Cards cost 20 pesos per card and may be billed to the condominium account.</p>	<p><b>Número de Tarjetas por Unidad sin costo:</b> 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. <b>Costos de Reemplazo:</b> Las Tarjetas adicionales de reemplazo costarán 20 pesos por tarjeta y pueden ser cobradas a la cuenta de mantenimiento.</p>
<p><b>Rules for Programing the Cards:</b> <b>Cards for owners who are in residence:</b> Cards will ONLY be programed for <u>adult owners in residence at El Cantil for the length of the owner's stay; up to a maximum of 3 months.</u> 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.</p>	<p><b>Reglas para la programación de las tarjetas:</b> <b>Tarjetas para dueños residiendo en el Condominio:</b> Las Tarjetas serán activadas <u>UNICAMENTE 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.</p>
<p><b>Cards for guests of owners:</b> 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.</p>	<p><b>Tarjetas para huéspedes:</b> 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.</p>

<p><b>Outside Contractors or Visitors:</b> 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 <b>\$2,500.00 pesos</b> will be applied to any condominium unit whose, Property Managers or Visitors break any of the rules outlined in this document.</p>	<p><b>Contratistas o visitantes:</b> 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 <b>\$2,500.00 pesos</b> será aplicada a cualquier unidad del condominio cuyos administradores o visitantes rompan cualquier regla de estos lineamientos.</p>
<p><b>Information that owners need to provide to the administration:</b></p> <ol style="list-style-type: none"> <li>Providing a list of people that are allowed on-going access to your condo and the building. <ol style="list-style-type: none"> <li>Full Name: _____</li> <li>Condo Number: _____</li> <li>Start Date: _____</li> <li>End Date: _____</li> <li>Days and Times they are permitted to enter: _____</li> </ol> </li> <li>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.</li> </ol> <p>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</p>	<p><b>Información que los dueños tienen que proveer a la administración:</b></p> <ol style="list-style-type: none"> <li>Lista de personas que tienen acceso a su condómino y el edificio. <ol style="list-style-type: none"> <li>Nombre Completo: _____</li> <li>Numero de Condominio: _____</li> <li>Fecha inicio: _____</li> <li>Fecha de terminación: _____</li> <li>Días y horarios que tienen permitido entrar: _____</li> </ol> </li> <li>Si usted va a tener visitantes, favor de notificar a seguridad con sus nombres y el condominio que van a visitar.</li> </ol> <p>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</p>
<p><b>Schedule for Programing Cards:</b> Only from Monday-Saturday 11am-2pm</p>	<p><b>Horario para la programación de Tarjetas:</b> Únicamente de Lunes a Sábado de 11am-2pm</p>

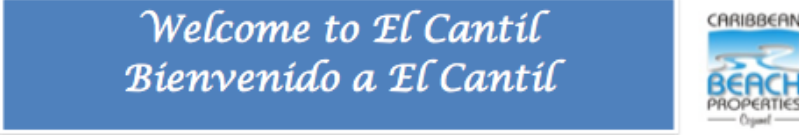
### El Cantil Staff

<p><b>El Cantil Onsite Supervisor:</b> Alicia</p> 	<p><b>Security:</b> Luis Antonio Uc Güemes</p> 	<p><b>Cleaning:</b> Manuel Jesús Celis Cauch</p> 	<p><b>Security:</b> Gilberto Díaz Poot</p> 	<p><b>Maintenance:</b> Rubén Hernández</p> 
<p><b>CBP Cozumel Building Supervisor:</b> Jorge Canul</p> 	<p><b>Security:</b> Edgar Raúl Chi Estrella</p> 	<p><b>Cleaning:</b> Manuel Alberto Valencia Aban</p> 	<p><b>Auxiliary in General:</b> Alvaro Jose Arteaga Sanchez</p> 	<p><b>Maintenance:</b> Juan Carlos Banda Gil</p> 
<p><b>Security:</b> Miguel Ángel León Martínez</p>	<p><b>Security:</b> Francisco Eustaquio Uicab Palma</p>	<p><b>Cleaning:</b> Alvaro Josue Arteaga Sanchez</p>		



### 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.

	
<p>For the comfort of everyone we request that you please observe the following building regulations:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Pool furniture may <u>not</u> be reserved. Staff has been instructed to remove unattended towels and personal items.</li> <li>3. Quiet hours at the pool are from 10 PM until 8 AM.</li> <li>4. No glass at the pool is permitted!</li> <li>5. Please respect pool furniture. Damages will be charged to the condominium owner.</li> <li>6. No smoking is permitted in pool.</li> <li>7. No fires are permitted in beach area.</li> </ol> <p><b>Please be aware of the following areas requiring caution:</b></p> <ul style="list-style-type: none"> <li>• Wet tiles can become very slippery.</li> <li>• There is almost always a current, sometimes very strong, in front of El Cantil. Please swim with extreme caution.</li> <li>• There is no lifeguard on duty. Please use pool and pool areas at your own risk.</li> </ul> <p>For any emergency please <u>first</u> contact your rental manager, then building staff or security.</p> <p style="text-align: center;"><b>FOR EMERGENCIES DIAL 066/911</b></p>	<p>Para la comodidad de todos, les pedimos que observen las siguientes reglas:</p> <ol style="list-style-type: none"> <li>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 el la esquina noreste del edificio.</li> <li>2. Los Muebles de la alberca no pueden ser reservados. El personal tiene instrucciones de retirar cualquier toalla o artículos personales abandonados.</li> <li>3. Las horas de silencio en la alberca son de 10 PM a 8 AM.</li> <li>4. No se permite cristal en el área de la alberca.</li> <li>5. Favor de respetar los muebles de la alberca. Los daños serán cargados al propietario del condominio.</li> <li>6. No se permite fumar en el área de la alberca.</li> <li>7. Fogatas no están permitidos en el área de la playa.</li> </ol> <p><b>Favor de estar al tanto de las siguientes precauciones necesarias:</b></p> <ul style="list-style-type: none"> <li>• El piso puede llegar a ser muy resbaloso.</li> <li>• Casi siempre hay corriente en el mar, a veces puede ser muy fuerte frente a El Cantil. Naden con cuidado.</li> <li>• No contamos con servicio de salvavidas. El uso de la alberca y sus áreas es bajo su propio riesgo.</li> </ul> <p>Para cualquier emergencia favor de contactar <u>primero</u> a su propio arrendador, después al equipo de seguridad y a la administración del edificio.</p> <p style="text-align: center;"><b>EMERGENCIAS 066/911</b></p>

**Caribbean Beach Properties - Building Administration Contact Information**

**After hours Emergency contact number:**

- (987) 878-6811

**Jorge Canul (Building Administration):**

- (987) 100 2480 (Cell)
- buildingsupervisor@cbpmexico.com

### COVID-19:

The fight against COVID19 is not over, to protect El Cantil residents, employees and our island ... the committee along with the administration asks you for the following:

#### 1. USE OF MASKS:

We ask that you always wear masks in the following areas: Lobbies, Elevators, Garage and Stairs. All visitors must have masks on to enter.



## 2. TEMPERATURE CHECK:

Security staff are equipped with IR Thermometers to check all visitors and employees before they enter the building. If the person's temperature is 38.5C or higher, they can wait 15 minutes to recheck temperature. If it does not go down, they will not be permitted entry. Renters and Residents can enter but will not be granted access the pool or pool area.



## 3. MATS:

We have installed special mats to sanitize the shoes of everyone who enters the building. We ask that you use it when entering the buildings.



## 4. ELEVATORS:

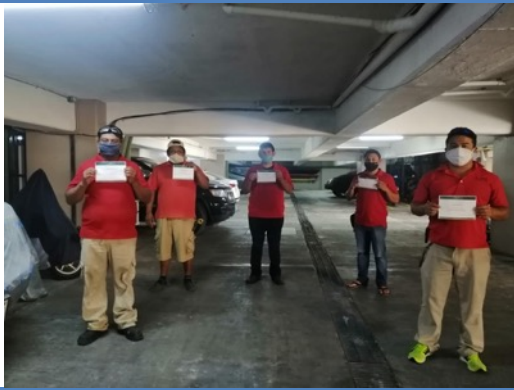
We have antibacterial gel dispensers. We ask that you always use it before entering the elevators in the lobby. Staff have instructions to disinfect buttons and elevators regularly all day long.

## 5. DELIVERIES:

To minimize the number of persons from entering the complex, we will be requiring that you collect their packages or food deliveries at the lobby entrances. For the health of the security staff, they will not accept anything personally.

## 6. TRAINING:

All staff have completed the government sponsored training course and have been personally awarded certifications.



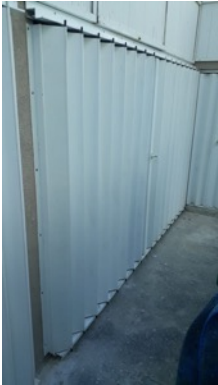
### Special Assessment Projects

New South Pier Ladder/Escalera Nueva Muelle Sur

- DELAYED BECAUSE OF COVID

Hurricane Shutters for Electrical Installations / Anticlonicas para instalaciones electricas

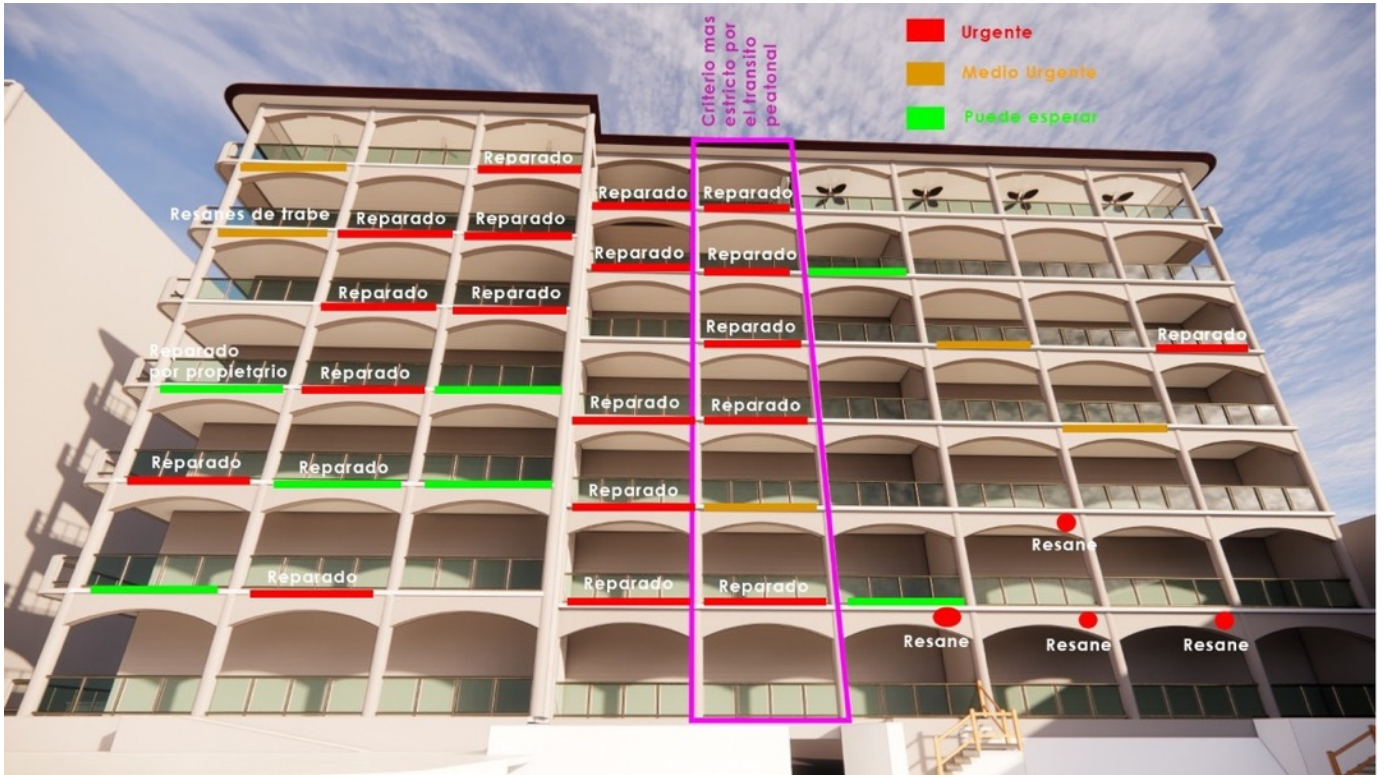
- 50% Complete with Donated Materials / 50% Terminado con materiales donados.
- DELAYED BECAUSE OF COVID



Balcony Edge Repairs / Reparacion de Goteros

- Project Started.





Electrical Repairs needed after electrical fire/ Reparación Electricas despues de Fuego

- DELAYED BECAUSE OF COVID

Heat Pump for Hot Tub / Bomba de Calor para Jacuzzi

- DELAYED BECAUSE OF COVID

Heat Pump and/or Solar Heater for Pool / Bomba de Calor y/o calentador solar para la Piscina

- DELAYED BECAUSE OF COVID

Lightning Rods for both Towers/Pararayos para Ambos Torres

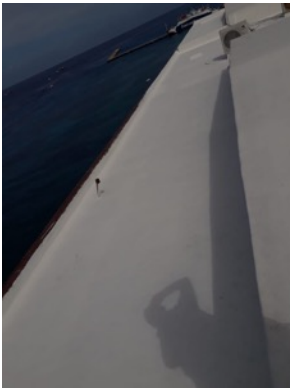
- DELAYED BECAUSE OF COVID

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

- Finished / Terminado

-North Roof Finished-

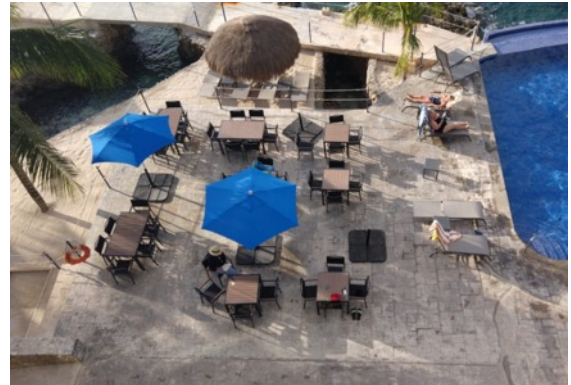
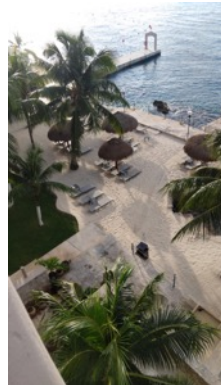
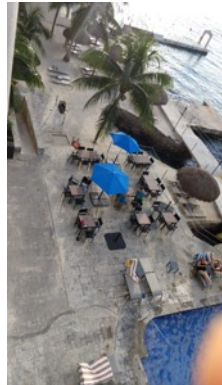




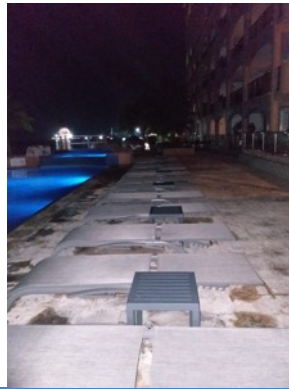
-South Roof Finished-



New Pool Furniture / Nuevos Muebles para el Area de la Piscina  
- Finished / Terminado







## BUILDING MAINTENANCE AND GARDENING (Highlights)

### Building Insurance Changes:

There are two positive changes to this year's policy.

1. CBP Cozumel was able to negotiate a deductible be reduced from 20% to 10%.
2. Since CBP Cozumel uses AON as the broker to negotiation the insurance policies for several buildings on this island. We were successful in getting a discount on the insurance policy this year that totaled: 177,816.97 pesos

### Rusted Rebar:

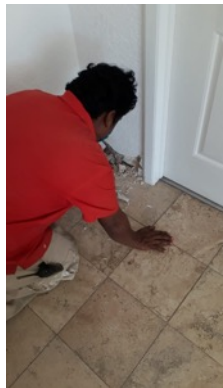
The building is aging, and rebar is starting to rust and affect cement. We are repairing these as needed.

- This support beam for LCS's deck was in very bad shape. The whole beam was replaced -

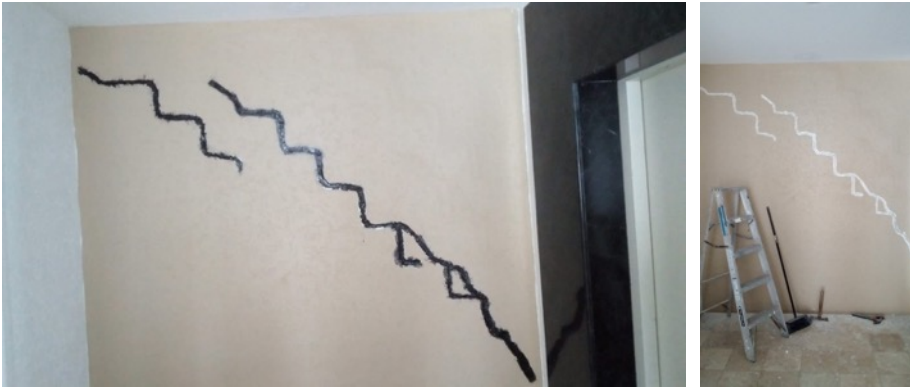




- Other Areas Requiring Work -







Cleaned Up Construction Debris:



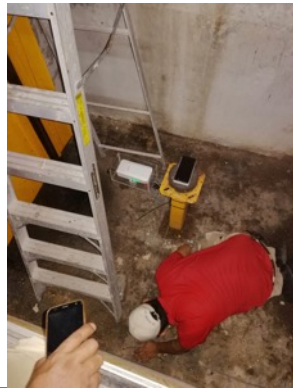
Recycling:

New Recycling Stations:



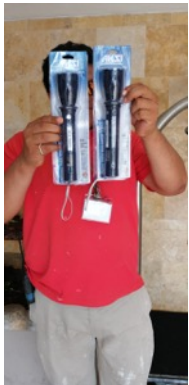


Repaired Cameras in Elevator and North Tower:



Nighttime Security:

Security staff are on rotation to work the night shift for one week at a time to increase security during these times when many are out of jobs and crime is likely to increase.



Cleaned and/or Resurfaced Parts of the Dock:



Repaired Lights for El Cantil Sign:



New Cleaning Budgets:

These have two sections. One for soap and one with clean water for rinsing.



Improvised Signage:



CAPA:

Water bills remain very cheap! Yes that is less than \$450 USD for the whole complex!



Gates Repaired:



Repaired Several Cracked Columns:



New Anti-Slip Strips:





Plumbing:

-Replaced Pump-



-Routinely check and adjust pressure in pressure tanks-



- New Pressure Gauges Installed -



-Repaired Leak-



Replaced Bearings on Pool Pump:



Fumigation:



Mosquitos have been particularly bad this year. We are fumigating once a week to help keep them under control:



Built New Register:



**Purchased a Washing Machine:**

In order to properly clean towels, mops, mats, etc and protect the staff and residents, a cheap washing machine was purchased.



**Sanded and Painted Condo Doors:**

If your door needs painting, please let the administration know and we will get it scheduled.

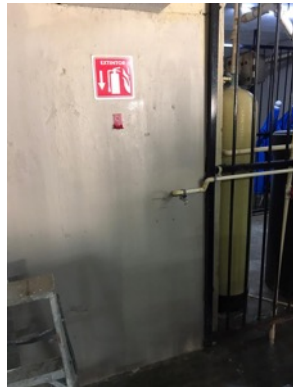


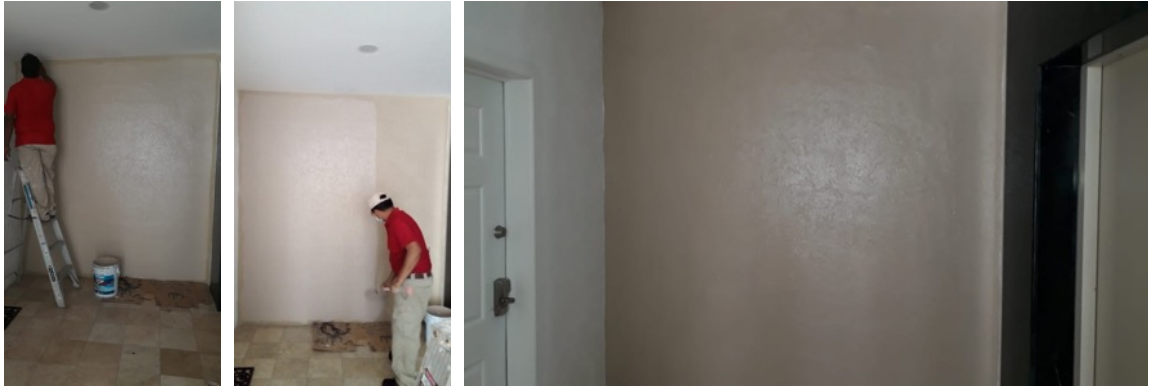
**Lots of General Painting:**

-before/after-





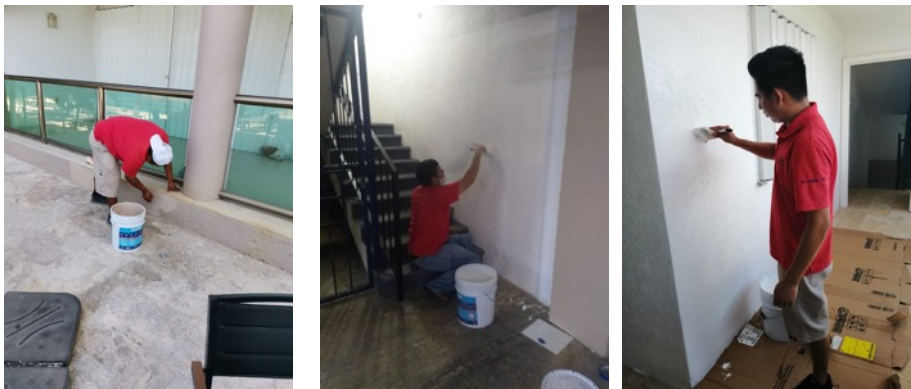








Other Areas:



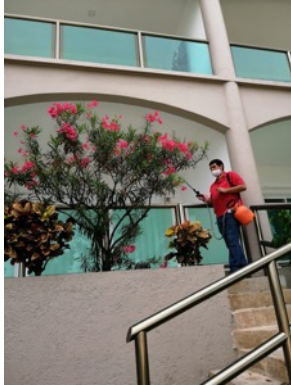
Gardening:



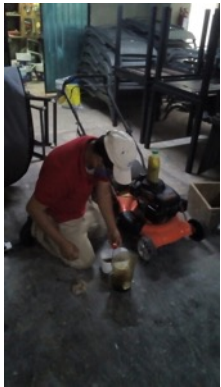




-Plant Fumigation-

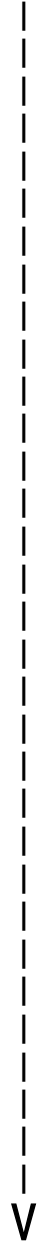


Serviced Lawnmower: (Routine oil change)



Emptied some planters, sealed, filled and replanted:





V

## FINANCIAL REPORT

### El Cantil (ECC Cozumel A.C.)

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

January- June 2020 / enero a junio 2020

	Actual / Gastos Reales	Budget / Presupuesto	Difference / Diferencia
<b>Income / Ingresos</b>			
Interest income / Intereses	501.89		501.89
Onity card replacement fee / Cobros para reemplazo de tarjetas Onity	1,440.00		1,440.00
Ordinary Dues / Cuotas Ordinarias	4,637,486.01	3,869,538.00	767,948.01
Penalty for Late Payment / Penalidad por falta de pago	551,770.44		551,770.44
Water payments / Pagos de agua	139,266.90	70,200.00	69,066.90
<b>Total Ordinary Income / Total de ingresos ordinarios</b>	<b>5,330,465.24</b>	<b>3,939,738.00</b>	<b>1,390,727.24</b>
9AN / 9BN payments credited to owners / Pagos de 9AN y 9BN acreditados a los propietarios	-1,720,904.28	0.00	1,720,904.28
<b>Total Income / Total de ingresos</b>	<b>3,609,560.96</b>	<b>3,939,738.00</b>	<b>-330,177.04</b>
<b>Expenses / Gastos</b>			
Accounting fees / Contador	42,636.00	47,500.02	(4,864.02)
Administration Extraordinary / Administracion extraordinaria	127,200.00	127,200.00	-
Administration fee ordinary / Administracion ordinaria	466,672.50	466,672.50	-
Bank charges/Cargos Bancarios	657.91	850.02	(192.11)
Fumigation / Fumigacion	33,408.00	37,249.98	(3,841.98)
<b>Legal Expenses / Gastos Legales</b>	<b>460,038.55</b>	<b>655,000.02</b>	<b>(194,961.47)</b>
Office expense / Gastos de oficina	38,051.66	27,272.75	10,778.91
R & M Electrical / Electrico	10,517.20	25,000.02	(14,482.82)
R & M Elevator - Elevador	162,966.24	157,500.00	5,466.24
R & M General	146,695.51	97,999.98	48,695.53
R & M Onity System / Sistema Onity	51,066.92	12,499.98	38,566.94
R & M Painting / Pintura	16,880.16	15,000.00	1,880.16
R & M Plumbing / Plomeria	50,722.83	45,000.00	5,722.83
R & M Pool / Piscina	121,138.43	142,500.00	(21,361.57)
Security / Seguridad	121,655.17	129,780.00	(8,124.83)
Small tools / Herramienta	9,897.14	7,500.00	2,397.14
Taxes IVA & ISR / Impuestos IVA y ISR	100,836.00	95,000.00	5,836.00
Uniforms / Uniformes	0.00	10,000.02	(10,000.02)
Utilities - Electricity / Luz	210,489.00	212,500.02	(2,011.02)
Utilities - Gas / Gas	205,340.35	205,714.28	(373.93)
Utilities - Internet / Internet	4,788.00	4,999.98	(211.98)
Utilities - Television / Television	172,342.36	225,000.00	(52,657.64)
Utilities - Water / Agua	111,303.51	108,000.00	3,303.51
Wages & Benefits / Nomina	908,895.40	952,195.98	(43,300.58)
<b>Total Expenses / Total de gastos</b>	<b>3,574,348.84</b>	<b>3,807,935.55</b>	<b>(233,586.71)</b>
<b>Net Operating Income / Utilidad o Perdida</b>	<b>35,212.12</b>	<b>131,802.45</b>	<b>(96,590.33)</b>

### El Cantil (ECC Cozumel A.C.)

#### Budget vs. Actuals Projects (Cash basis): Presupuesto vs Real Proyectos (Base en efectivo)

January – June, 2020 / enero a junio, 2020



	Prior to 1-Jan-20	Jan 1 – Dec 31, 2020	Estimate to complete	Total Estimate at Completion	Budget	Variance
	Antes de 1-ene-20	1-ene a 31-dic, 2020	Aprox para completar	Total aprox para completar	Presupuesto	Diferencia
<b>Total Reserve Income / Total ingreso fondo de reserva</b>		<b>829,301.53</b>	-	-	<b>776,094.00</b>	<b>53,207.53</b>
<b>Projects Current / Proyectos Actuales</b>						
<b>Projects Current / Proyectos Actuales</b>						
Balcony Edge Repairs / Reparacion de Goteros	-	160,877.20	89,122.80	250,000.00	250,000.00	-
Electrical Repairs / Reparaciones electricas	39,541.50	-	20,458.50	60,000.00	60,000.00	-
Heat Pump for Hot Tub / Bomba de Calor para Jacuzzi	-	-	160,000.00	160,000.00	160,000.00	-
Heat Pump x2 for Pool / Bomba de Calor x2 para Piscina	-	-	300,000.00	300,000.00	300,000.00	-
Hurricane Shutters for Electrical Installations / Anticiclonicas instal. Electricas	11,740.53	2,484.97	75,774.50	90,000.00	90,000.00	-
Lightning Rods for both Towers/Pararayos para Ambos Torres	-	-	250,000.00	250,000.00	250,000.00	-
New ladder for South Pier / Nueva escalera Muelle Sur	-	-	58,000.00	58,000.00	58,000.00	-
New Pool Furniture / Nuevos Muebles para el Area de la Piscina	332,939.25		417,060.75	750,000.00	750,000.00	-
Roof Sealing of both Towers / Impermeabilizar techos de ambos torres	224,689.84	11,233.60	34,076.56	270,000.00	270,000.00	-
<b>Total Projects Current / Proyectos Actuales</b>	<b>608,911.12</b>	<b>174,595.77</b>	<b>1,404,493.11</b>	<b>2,188,000.00</b>	<b>2,188,000.00</b>	-
<b>Projects Finished / Proyectos completados</b>						
<b>Total Finished Projects / Total de proyectos completados</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Projects on Hold / Proyectos Suspendidos</b>						
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	-	-				
<b>Total Projects on Hold / Total de proyectos suspendidos</b>	<b>17,587.00</b>	-				
<b>Net Profit Jan-Dec 2020/ Ganancia enero a diciembre 2020</b>		<b>654,705.76</b>				

<b>El Cantil (ECC Cozumel A.C.)</b>	
<b>Self insurance fund (Cash basis) / Fondo de Seguro (Base en efectivo)</b>	
<b>January - June 2020 / enero a junio, 2020</b>	
Revenue / Ingresos	674,008.00
Expenses / Gastos	-
Excess or (Loss) of Revenue over Expenses / Ganancia o Perdida	674,008.00

<b>El Cantil (ECC Cozumel A.C.)</b>				
<b>Fund balance change report (Cash basis) / Reporte de cambios de saldos de fondos (Base en efectivo)</b>				
<b>January – June 2020 / enero a junio 2020</b>				
<b>Description</b>	<b>Operating</b>	<b>Reserve</b>	<b>Insurance</b>	<b>Total</b>
<b>Descripcion</b>	<b>Operativo</b>	<b>Reserva</b>	<b>Seguro</b>	<b>Total</b>
Balance/ Saldo 31-Dec-19	(63,212.35)	20,868.41	4,181,007.72	4,138,663.78
Current Period / Periodo actual				
Profit Loss / Ganancia y Perdida	35,212.12	654,705.76	674,008.00	1,363,925.88
Foreign currency exchange / Tipo de cambio	(4,280.04)	16,016.57	528,317.47	540,054.01
<b>Balance / Saldo 30-Jun-2020</b>	<b>(32,280.26)</b>	<b>691,590.75</b>	<b>5,383,333.19</b>	<b>6,042,643.67</b>

<b>El Cantil (ECC Cozumel A.C.)</b>	
<b>Changes in Cash Balance (Cash Basis) / Cambios en saldos en efectivo (Base en Efectivo)</b>	
<b>January – June 2020 / enero a junio 2020</b>	
<b>Net income or (loss) / Ganancia o (perdida)</b>	
Operating Fund (Fondo operativo)	35,212.12
Reserve Fund (Fondo de reserva)	654,705.76
Insurance Fund (Fondo de seguro)	674,008.00
<b>Total</b>	<b>1,363,925.88</b>
<b>Other sources or uses of cash / Otras fuentes o usos de efectivo</b>	
Change in employee loans / Cambios a prestamos a empleados	(5,250.00)
Credit to Owners Recorded as Prepaid Dues / Credito a propietarios registrado como cuotas prepagadas	1,720,904.28
<b>Net cash operating / Neto de efectivo operativo</b>	<b>3,079,580.16</b>

Gain or (loss) on currency conversion / Ganancia o (perdida) en TC	540,054.01
<b>Balance 31-Dec-2019 / Saldo 31-dic-2019</b>	<b>4,138,663.78</b>
<b>Balance 30-Jun-2020 / Saldo 30-jun-2020</b>	<b>7,758,297.95</b>

<b>El Cantil (ECC Cozumel A.C.)</b>			
<b>Cash Balance Report / Reporte de saldos</b>			
<b>June 30, 2020 / 30-junio-2020</b>			
Cibanco Operating Account	592,274.58		
Cibanco Reserve Fund Pesos	130,168.88		
Monex USD account	5,873,166.91	254,469.97	23.08 Exchange
Monex pesos	1,122,687.58		
Petty Cash	40,000.00		
<b>Total</b>	<b>7,758,297.95</b>		

### Supplemental Information / Informacion Adicional

<b>El Cantil (ECC Cozumel A.C.)</b>						
<b>Delinquent Dues and Penalties / Cuotas no pagadas y penalidades</b>						
<b>June 30, 2020 / 30 de junio, 2020</b>						
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	Consigned checks pmt applied / Cheques aplicados	Total
9AN	1,404,155.00	191,636.00	46,394.99	3,129,624.00	(619,183.57)	4,152,626.42
9BN	954,491.00	150,444.00	65,156.82	5,398,063.00	(1,101,721.04)	5,466,433.78

<b>El Cantil (ECC Cozumel A.C.)</b>	
<b>Unpaid Dues Recovery Balance / Saldo de recobro de cuotas no pagadas</b>	
December 31, 2018 / 31-diciembre-2018	522,998.99
March 31, 2019 / 31-marzo-2019	669,834.98
June 30, 2019 / 30-junio-2019	825,267.96
September 30, 2019 / 30-septiembre-2019	980,700.98
December 31, 2019 / 31-diciembre-2019	1,163,642.98
March 31, 2020 / 31-marzo-2020	1,197,056.97
June 30, 2020 / 30-junio-2020	1,375,641.97
Credits applied to owners / Creditos aplicados a los propietarios	(1,720,904.28)
<b>Balance 30-June-2020 / Saldo 30-junio-2020</b>	<b>(345,262.31)</b>

<b>El Cantil (ECC Cozumel A.C.)</b>	
<b>Prepaid Dues Balances / Saldos de cuotas prepagadas</b>	
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
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
September 30, 2019 / 30-septiembre-2019	813,113.29



December 31, 2019 / 31-diciembre-2019	1,076,819.42
March 31, 2020 / 31-marzo-2020	1,278,385.32
June 30, 2020 / 30-junio-2020	2,655,629.60

**El Cantil**  
**We look forward to your return home!**





