



Administration Report

3rd Quarter 2019

July, Aug, Sept



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

Vigilance Committee 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. - Outcome Pending

IN PROCEESS

- 301/2018 - Lawsuit that challenges the Bylaws and several assemblies.

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 revocada.
 - 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 espera de Respuesta

EN PROCESO

- 301/2018 - Demanda en contra de la validez del reglamento y varias asambleas.
- 298/2016 - 9AN contra la Asamblea de Condóminos del 2016

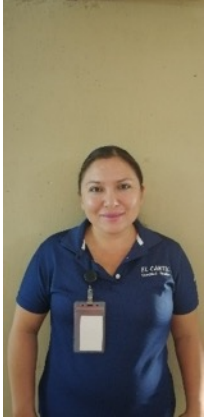
<ul style="list-style-type: none"> • 298/2016 - 9AN vs. June 2016 Condo Assembly <ul style="list-style-type: none"> ○ Partially Annulment. ○ Filed Appeal- Outcome Pending • 46/2017 - Jactancia regarding 9BN-Rest and 9AN <ul style="list-style-type: none"> ○ Judgement requires that El Cantil sue for dues and penalties within 90 working days. ○ Appeal filed by both parties. 90 working day judgment delayed until appeal is resolved. ○ Filed Appeal – Outcome Pending 	<ul style="list-style-type: none"> ○ Anulada Parcialmente. ○ Se metió Apelación – Esperando Respuesta • 46/2017 - Jactancia cuanto al 9BN-Rest y 9AN <ul style="list-style-type: none"> ○ 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. ○ Se metió Apelación – Esperando Respuesta
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Routine Reminders

Issuing of Onity System Card Procedures	Procedimientos para entrega de llaves del Sistema de Onity
<p>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.</p>	<p>Propósito: 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>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.</p>	<p>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.</p>
<p>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 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>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.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>Information that owners need to provide to the administration:</p> <ol style="list-style-type: none"> 1. Providing a list of people that are allowed on-going access to your condo and the building. <ol style="list-style-type: none"> a. Full Name: _____ b. Condo Number: _____ c. Start Date: _____ d. End Date: _____ e. Days and Times they are permitted to enter: _____ 2. 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. <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>Información que los dueños tienen que proveer a la administración:</p> <ol style="list-style-type: none"> 1. Lista de personas que tienen acceso a su condómino y el edificio. <ol style="list-style-type: none"> a. Nombre Completo: _____ b. Numero de Condominio: _____ c. Fecha inicio: _____ d. Fecha de terminación: _____ e. Días y horarios que tienen permitido entrar: _____ 2. Si usted va a tener visitantes, favor de notificar a seguridad con sus nombres y el condominio que van a visitar. <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>Schedule for Programing Cards: Only from Monday-Saturday 11am-2pm</p>	<p>Horario para la programación de Tarjetas: Únicamente de Lunes a Sábado de 11am-2pm</p>

El Cantil Staff

El Cantil Onsite
Supervisor:
Alicia



Security:
Luis Antonio Uc
Güemes



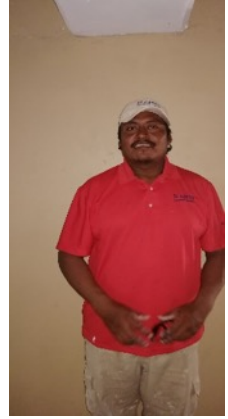
Cleaning:
Manuel Jesús Celis
Cauch



Pool Cleaning:
Víctor Alan Daniel
Novelo Baas



Maintenance:
Rubén Hernández



CBP Cozumel
Building
Supervisor:
Jorge Canul



Security:
Edgar Raúl Chi
Estrella



Cleaning:
Manuel Alberto
Valencia Aban



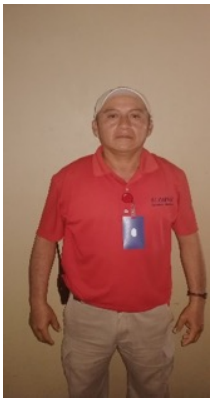
Auxiliary in General:
José Alejandro
Aguilar Domínguez



Maintenance:
Juan Carlos Banda
Gil



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>		
<p>For the comfort of everyone we request that you please observe the following building regulations:</p> <ol style="list-style-type: none">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 not 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. <p>Please be aware of the following areas requiring caution:</p> <ul style="list-style-type: none">• 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. <p>For any emergency please first contact your rental manager, then building staff or security.</p> <p>FOR EMERGENCIES DIAL 066/911</p>	<p>Para la comodidad de todos, les pedimos que observen las siguientes reglas:</p> <ol style="list-style-type: none">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. <p>Favor de estar al tanto de las siguientes precauciones necesarias:</p> <ul style="list-style-type: none">• 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. <p>Para cualquier emergencia favor de contactar primero a su propio arrendador, después al equipo de seguridad y a la administración del edificio.</p> <p>EMERGENCIAS 066/911</p>	
<p>Caribbean Beach Properties - Building Administration Contact Information</p> <p><u>After hours Emergency contact number:</u></p> <ul style="list-style-type: none">• (987) 878-6811		<p>Jorge Canul (Building Administration):</p> <ul style="list-style-type: none">• (987) 100 2480 (Cell)• buildingsupervisor@cbpmexico.com

Fumigation Service:

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)

Also, we are fumigating for mosquitos once a week during the heavy mosquito season.



CAPA Building Water:

1. The city water supply is increasingly salty. Our system does not have the ability to remove salt, it only softens water. We regularly report to CAPA the high salt levels and can only hope they will resolve this problem.

2. We track the consumption of water daily to make sure there are no leaks and if there are find and address them very quickly.
3. The new Residential Rate change for El Cantil will contribute to significantly lowering the budget for 2020.

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

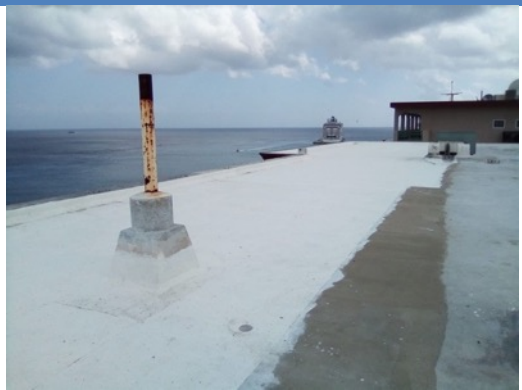
Roof Sealing of Both Towers/Impermeabilización de los Techos de Ambo Torres

- 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 months. 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/during / after-

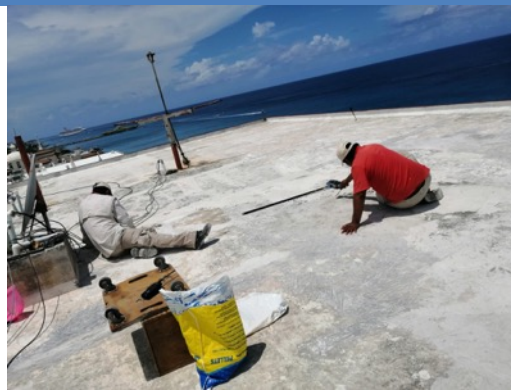




South Tower Finished



-North Tower-
-before/during / after-



New TV Service

- An antenna was 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 - Pending

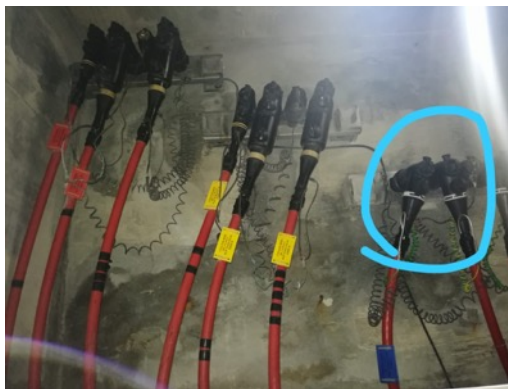
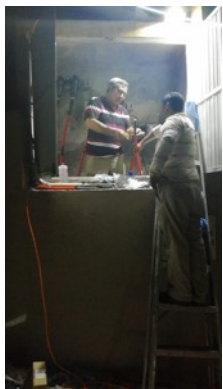
BUILDING MAINTENANCE AND GARDENING (Highlights)

Leaks from Raised Roofs Over 9AN and 9BN:

The owners of 9AN and 9BN requested that we repair these leaks, however under our contract regarding their previous repair work, it was guaranteed for 5 years. Therefore, they proceeded to repair these leaks themselves.



Electrical Fire:



Elevator Lights:

We were able to find a supplier for the Elevator lights bulbs and can now change them ourselves for a fraction of the cost of what Otis charges!!!

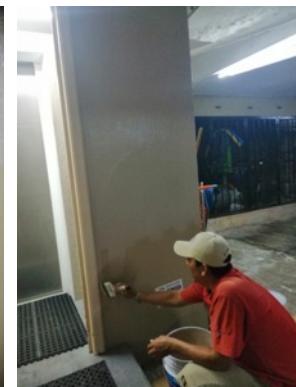


Repaired Metal Roof Fence that was badly rusted:

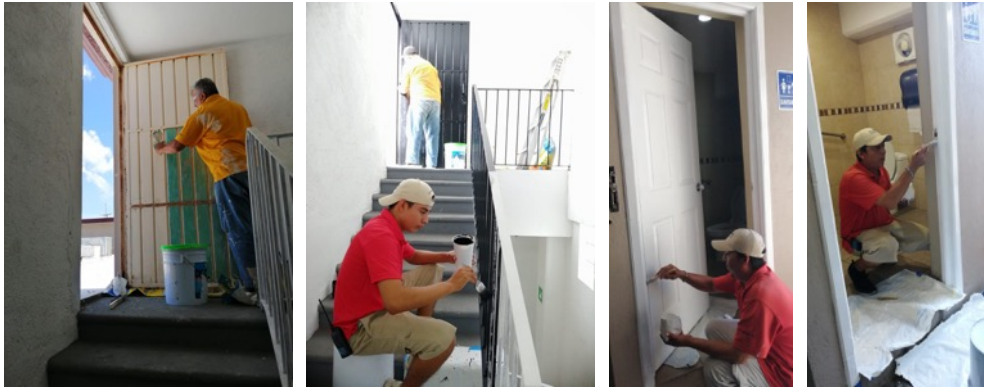


General Painting:

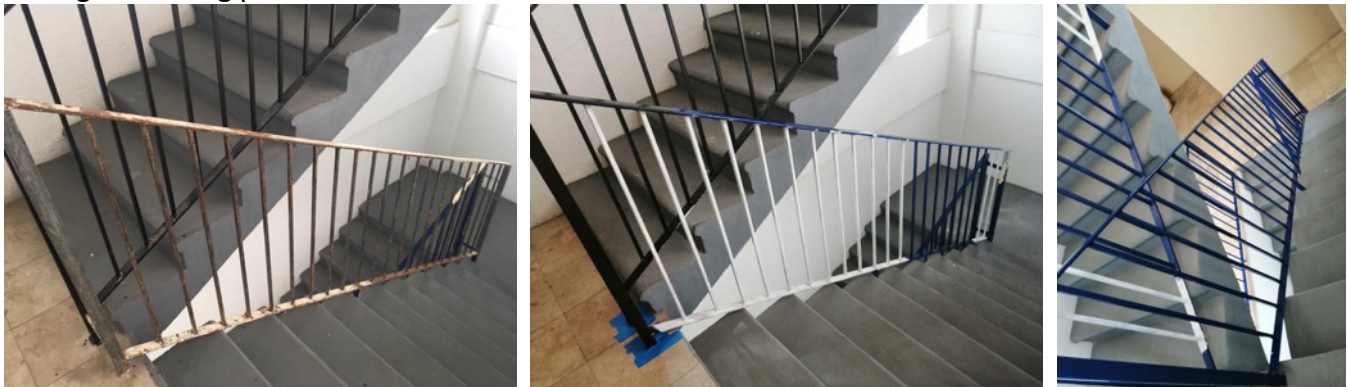
-General Touch Ups and Painting-



-Door and Door Frame Painting Continues-



Railings are being painted:

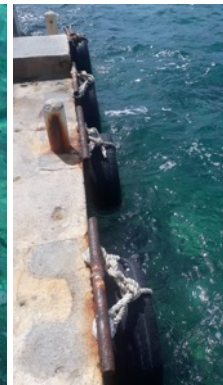
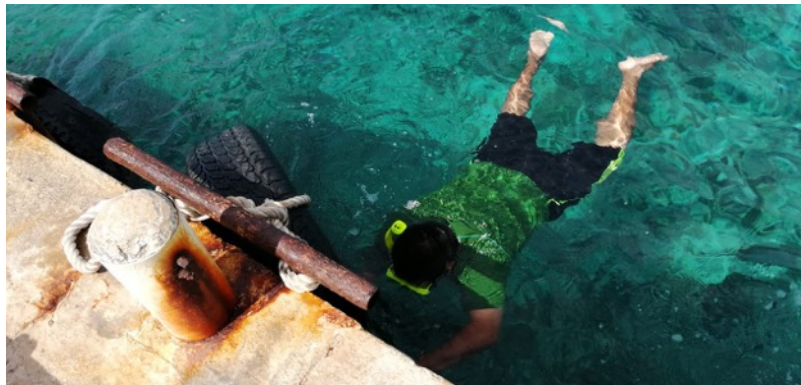


Generator Oil Leak:

The new generator had a minor oil leak. It was repaired under warrantee.



Got new Tires for Pier:



Repaired Garage Gate:



Plumbing Repairs:

- Pipe leak repaired -



- Replaced Float Valve for Cistern –



- Replaced Drain –



Repairs to Water Softener:





Replaced Temperature Sensor in Heat Pump – Heater for Hot Tub



Replaced AC unit in TV Room:



Gardening:

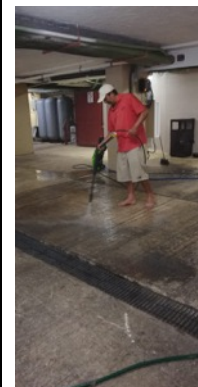
-Serviced the Mower-



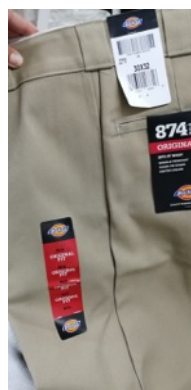
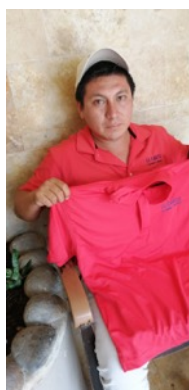
-Always Working on Details-



Pressure Washing:



New Uniforms given to employees that needed replacements:



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- September 2019 / enero a septiembre, 2019

	Actual / Gastos Reales	Budget / Presupuesto	Difference / Diferencia
Income / Ingresos			
Interest income/Intereses Ganados	8,929.56		8,929.56
Onity card replacement fee / Reemplazo de tarjetas Onity	2,240.00		2,240.00
Ordinary Dues / Cuotas Ordinarias	4,964,697.08	5,582,850.00	-618,152.92
Penalty for Late Payment / Penalidad por falta de pago	3,000.00		3,000.00
Unpaid ordinary dues recovery / Cuotas ordinarias no pagadas	383,801.99		383,801.99
Water payments / Pagos de agua	375,007.95	309,600.69	65,407.26
Total Income / Total de ingresos	5,737,676.58	5,892,450.69	(154,774.11)
Expenses / Gastos			
Bank charges/Cargos Bancarios	1,120.29	1,275.03	(154.74)
Employee expenses/Gastos de empleados			
Payroll / Nomina	966,285.47	981,000.00	(14,714.53)
Payroll Expenses / Seugro, Infonavit, IVA, ISR	379,572.85	380,000.00	(427.15)
Total Employee expenses/Gastos de empleados	1,345,858.32	1,361,000.00	(15,141.68)
Legal fees/Honorarios por asistencia Legal	28,322.08		
298/2016	154,929.60		154,929.60
301/2018	136,864.92		136,864.92
46/2017	26,999.00		26,999.00
9AN Debt Collection Suit/Demanda para Colectar Deuda	342,274.16		342,274.16
Federal Zone Legal / Gastos legales de zona federal	398,133.47		398,133.47
Total Legal fees/Honorarios por asistencia Legal	1,087,523.23	675,000.00	412,523.23
Maintenance/Mantenimiento			
Cleaning supplies / Productos de limpieza	18,567.74	16,125.03	2,442.71
Extinguisher/Extintores	7,029.60	9,000.00	(1,970.40)
Gardening / Jardineria	4,517.43	11,250.00	(6,732.57)
General maintenance / Mantenimiento general	36,308.76	176,249.97	(139,941.21)
Electrical Generator/Planta Electrica	32,529.46		32,529.46
Onity System / Sistema Onity	25,448.74		25,448.74
Onity Replacement Cards / Tarjetas Onity	18,124.43		18,124.43
Onity Upgrade and Repair / Nuevo equipo y reparacion Onity	84,006.52		84,006.52
Total Onity System / Sistema Onity	127,579.69	-	127,579.69
Total General maintenance / Mantenimiento general	196,417.91	176,249.97	20,167.94
Paint and paint supplies / Pintura	25,793.99	45,000.00	(19,206.01)
Plumbing and Electrical / Plomeria y Electrico			
Electrical / Electrico	91,174.29		91,174.29
Plumbing / Plomeria	78,605.78		78,605.78
Total Plumbing and Electrical / Plomeria y Electrico	169,780.07	74,999.97	94,780.10
Pool Repairs, Supplies Salt / Reparacion y productos alberca	216,882.14	187,499.97	29,382.17
Tools / Herramienta	6,390.13	15,000.03	(8,609.90)
Total Maintenance/Mantenimiento	645,379.01	535,124.97	110,254.04
Office expenses/Gastos de oficina	19,095.12	26,250.03	(7,154.91)
Professional services fees/Gastos de servicios profesionales			
Accounting fees / Gastos de contabilidad	68,069.00	71,250.03	(3,181.03)
Administration Extraordinary / Administracion extraordinaria	190,800.00	190,800.00	-
Adminstration fee ordinary / Administracion ordinaria	700,008.75	700,008.75	-
Elevator maintenance contract / mantenimiento de elevador	232,808.85	232,808.85	-
Fumigation / Fumigacion	53,197.76	45,000.00	8,197.76
Security / Seguridad	189,000.00	198,450.00	(9,450.00)

Total Professional services fees/Gastos de servicios profesionales	1,433,884.36	1,438,317.63	(4,433.27)
Taxes IVA ISR /Impuestos IVA ISR	129,157.00	202,500.00	(73,343.00)
Uniforms / Uniformes	1,571.39	11,250.00	(9,678.61)
Utilities/Servicios			
Electricity / Luz	317,303.00	225,000.00	92,303.00
Gas / Gas	150,683.39	161,657.76	(10,974.37)
Internet / Internet	7,181.00	7,499.97	(318.97)
Television / Television	314,958.56	307,500.03	7,458.53
Water / Agua	503,390.26	525,000.00	(21,609.74)
Total Utilities/Servicios	1,293,516.21	1,226,657.76	66,858.45
Total Expenses	5,957,104.93	5,477,375.42	479,729.51
Net Operating Income	(219,428.35)	415,075.27	(634,503.62)

El Cantil (ECC Cozumel A.C.)

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

January - September, 2019 / enero a septiembre, 2019

	Prior to 1-Jan-19	Jan 1 - Sep 30, 2019	Estimate to complete	Total Estimate at Completion	Budget	Variance
	Antes de 1-ene-19	1-ene a 30-sep, 2019	Aprox para completer	Total aprox para completer	Presupuesto	Diferencia
Reserve fund assessment / Cuotas de fondo de reserva		354,054.00			375,000.00	(20,946.00)
Reserve fund recovery / Cobro de cuotas de reserva no pagadas		17,194.00			-	17,194.00
Total Reserve Income / Total recibido		371,248.00	-	-	375,000.00	(3,752.00)
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	-	-	58,000.00	58,000.00	58,000.00	-
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	-	189,535.37	80,464.63	270,000.00	270,000.00	-
Total Projects Current / Proyectos Actuales	181.00	201,275.90	236,724.10	438,181.00	438,181.00	-
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-Dec 2019 / Ganancia enero a diciembre 2019			127,960.43			

El Cantil (ECC Cozumel A.C.)

Self insurance fund (Cash basis) / Fondo de Seguro (Base en efectivo)

January-September 2019 / enero a septiembre, 2019

Revenue / Ingresos	824,982.01
Expenses / Gastos	923,999.52
Excess or (Loss) of Revenue over Expenses / Ganancia o Perdida	(99,017.51)

El Cantil (ECC Cozumel A.C.)

Fund balance change report (Cash basis) / Reporte de cambios de saldos de fondos (Base en efectivo)

January-September 2019 / enero a septiembre, 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	(219,428.35)	127,960.43	(99,017.51)	(190,485.43)
Foreign currency exchange / Tipo de cambio	(11,919.66)	(467.82)	(25,922.55)	(38,310.03)
Balance / Saldo 30-Sept-2019	(266,146.65)	309,534.67	4,061,254.06	4,104,642.08

El Cantil (ECC Cozumel A.C.)

Changes in Cash Balance (Cash Basis) / Cambios en saldos en efectivo (Base en Efectivo)

January-September 2019 / enero a septiembre, 2019

Net income or (loss) / Ganancia o (perdida)	
Operating Fund (Fondo operativo)	(219,428.35)
Reserve Fund (Fondo de reserva)	127,960.43
Insurance Fund (Fondo de seguro)	(99,017.51)
Total	(190,485.43)
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	(190,485.43)

Gain or (loss) on currency conversion / Ganancia o (perdida) en TC	(38,310.03)
Balance 31-Dec-2018 / Saldo 31-dic-2018	4,333,437.54
Balance 30-Sep-2019 / Saldo 30-sep-2019	4,104,642.08

El Cantil (ECC Cozumel A.C.)			
Cash Balance Report / Reporte de saldos			
September 30, 2019 / 30 de septiembre, 2019			
Cibanco Operating Account	197,916.92		
Cibanco Reserve Fund Pesos	121,632.60		
Monex USD account	3,033,437.90	153,669.60	19.74 Exchange
Monex pesos	721,654.66		
Petty Cash / Caja chica	30,000.00		
Total	4,104,642.08		

Supplemental Information / Informacion Adicional

El Cantil (ECC Cozumel A.C.)					
Delinquent Dues and Penalties / Cuotas no pagadas y penalidades					
September 30, 2019 / 30 de septiembre, 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	1,151,695.00	156,934.00	43,547.38	2,666,814.00	4,018,990.38
9BN	756,299.00	123,201.00	59,622.51	4,384,393.00	5,323,515.51

El Cantil (ECC Cozumel A.C.)	
Unpaid Dues Recovery Balance / Saldo de recobro de cuotas no pagadas	
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

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
September 30, 2019 / 30-septiembre-2019	813,113.29