

VC and Homeowners,

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

1. Important Information
2. Legal Update
3. Routine Reminders
4. Reserve Fund Projects
5. Building Maintenance
6. Financial Report

IMPORTANT INFORMATION

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 (Building Supervisor)

buildingsupervisor@cbpcozumel.com

Cell phone: (987) 100-2480

Lupis Castillo (Building Supervisor)

lupis.castillo@cbpcozumel.com

Cell phone: (987) 102-0583

Ashley (Ash) Grant Sartison (CEO)

Caribbean Beach Properties - Cozumel

Email: ash@cbpcozumel.com

Cell phone: (987) 112-4491

El Cantil Staff

El Cantil Onsite
Supervisor:
Alicia



Security:
Luis Antonio Uc
Güemes



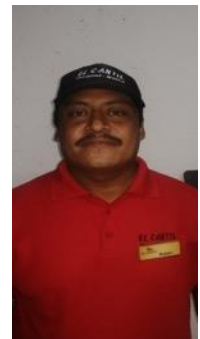
Auxiliary in General:
Angel Alejandro
Sosa Cetz













Pool Cleaning:
Manuel Jesús Celis
Cauich



Maintenance:
Rubén
Hernández
Hernández



<p>CBP Cozumel Building Supervisor: Jorge Canul</p> 	<p>Security: Edgar Raúl Chi Estrella</p> 	<p>Auxiliary in General: Manuel Alberto Valencia Aban</p> 	<p>Auxiliary in General: Alvaro Josue Arteaga Sanchez</p> 	<p>Maintenance: Juan Carlos Banda Gil</p> 
<p>CBP Cozumel Building Supervisor: Lupis Castillo</p> 	<p>Security: Francisco Eustaquio Uicab Palma</p> 	<p>Security: Gilberto Díaz Poot</p> 	<p>Security: Miguel Ángel León Martínez</p> 	<p>Auxiliary in General: Juan Jesus Espadas Gomez</p> 

LEGAL UPDATE

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)
- 46/2017 - Jactancia regarding 9BN-Rest and 9AN
 - 178/2017 – Confirmed the 46/2017 decision requiring that signs in common areas be removed if we didn’t file in a lawsuit.
 - Amparo – (WON) Decision of lower courts upheld, that there were no human rights

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 - Dron – (GANADO)
- 3 Demandas Penales en contra de Jorge, Bill y Ash por reemplazar los barandales en la Zona Federal (WON)
- 46/207 – Jactancia en cuanto a 9BN-Rest y 9AN
 - 178/2017 – Confirmó la decisión 46/2017 requiriendo que se quitaran los señalamientos de las áreas comunes si no procedíamos a demandar.
 - AMPARO (SE GANÓ) Se confirmó la decisión de los tribunales inferiores, de

violations. El Cantil has filed lawsuits against 9AN and 9BN for dues and penalties. Therefore, signs remain until those get resolved.

- 3071/18-EAR-01-4 (WON) Federal Zone. Offensive Lawsuit. Federal Zone concession transferred from Condominios San Miguel to Saby Melendez Chan was deemed null and void.
- D.A. 439/2019-8994 (WON) Federal Zone. Saby Melendez Chan and D.A. 440/2019-8997 Condominios San Miguel (by way of Alan Dannerman) filed an Amparo Directo (extraordinary appeal) and they lost the appeal.

IN PROCESS

- 85/2016 – Recovery of legal fees and expenses related to the Dispossession lawsuit of 9AN After Alan Craig Dannerman tried to change his domicile to receive notifications in the USA, and the court tried to notify Jose Maria in Cozumel repeatedly, the Court decided that Alan and Saby have been duly notified.
- Federal Zone Concession
 - 523/20-EAR-01-8 Offensive Lawsuit against SEMARNAT to force them to properly review and reverse the transfer of the Federal Zone Concession to ECC Cozumel A.C. Final conclusions filed in February 2021. Currently waiting for sentence from the Federal Administrative Court.
- 298/2016 - 9AN vs. June 2016 Condo Assembly
 - Partially Annulment.
 - 102/2019-Un favorable verdict
 - Filed AMPARO.
- 301/2018 – Lawsuit that challenges the Bylaws and several assemblies.
- 25/2020 Offensive, Lawsuit claiming outstanding dues and fines for 9BN. Waiting for hearing date.
- Offensive, Lawsuit claiming outstanding dues and fines for 9AN. Defendants were all notified.
- Offensive, Lawsuit that challenges the Use of 9BN as Residential contrary to the use authorized in the Condo Regime. Defendants were all notified.

que no hubo ninguna violación de derechos humanos. El Cantil ha metido demandas contra 9AN y 9BN por cuotas y penalidades. Por lo que, los señalamientos se quedan hasta que se resuelva.

- 3071/18-EAR-01-4 (SE GANÓ) Zona Federal. Demanda. Concesión de Zona Federal transferida de Condominios San Miguel a Saby Melendez Chan se declaró inválida y nula.
- D.A. 439/2019-8994 (GANADA) Zona Federal. Saby Melendez Chan y D.A. 440/2019-8997 Condominios San Miguel (por medio de Alan Dannerman) metió un Amparo Directo (apelación extraordinaria) y perdieron tal apelación.

EN PROCESO

- 85/2016 – Cobro de honorarios legales y gastos de acuerdo con la demanda de Despojo del 9AN después de que Alan Craig Dannerman intento cambiar su domicilio para recibir notificaciones en los Estados Unidos Americanos, y el tribunal trato de notificar a Jose Maria en Cozumel varias veces, el Tribunal decidió que Alan y Saby fueron notificados en tiempo y forma.
- Concesión de la Zona Federal
 - 523/20-EAR-01-8 Demanda contra SEMARNAT para forzarlos a revisar de la forma apropiada la situación y transferir de nuevo la Concesión de la Zona Federal a ECC Cozumel A.C. Se metió el ultimo papeleo en Febrero 2021. Estamos esperando la sentencia del Tribunal Administrativo Federal.
- 298/2016 – 9AN contra la Asamblea de Condóminos del 2016
 - Anulada Parcialmente.
 - 102/2019-Sentencia no favorable.
 - Se apeló a Amparo
- 301/2018 – Demanda en contra de la validez del reglamento y varias assemblies.
- 25/2020 Demanda afirmando cuotas y penalizaciones que debe 9BN. Estamos esperando la fecha de audiencia.
- Demanda afirmando cuotas y penalizaciones que debe 9AN. Los demandados fueron notificados. Demanda en contra del uso del 9BN como Residencial en contra de la autorización del Régimen en Condominio. Los demandados fueron notificados.

ROUTINE REMINDERS


We have new El Cantil hats. If you'd like one for yourself or anyone else, please talk Alicia and she can sell you one for 150 pesos each.



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.</p> <p>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.</p> <p>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.</p> <p>* 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 maximo 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.</p> <p>* 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.</p> <p>* 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 duracion de la estancia unicamente con una maxima vigencia de 1 mes.</p> <p>* 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"> Providing a list of people that are allowed on-going access to your condo and the building. <ol style="list-style-type: none"> 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. <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"> Lista de personas que tienen acceso a su condómino y el edificio. <ol style="list-style-type: none"> 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. <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>

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. We are delivering these to all guests upon arrival.

<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 <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. <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 <u>first</u> contact your rental manager, then building staff or security.</p> <p>FOR EMERGENCIAS 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 <u>primero</u> a su propio arrendador, después al equipo de seguridad y a la administración del edificio.</p> <p>EMERGENCIAS 066/911</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. TRAINING:

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

RESERVE FUND PROJECTS

Electrical Repairs / Reparación Electricas

- North tower finished / Torre norte terminado
- South tower finished (May) / Torre Sur terminado (Mayo)



At the same time, we repaired the aluminum doors:



Heat Pump for Hot Tub / Bomba de Calor para Jacuzzi

- CANCELLED PROJECT AND FUNDING AT NOVEMBER ASSEMBLY.

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

- HEAT PUMP FINISHED AND INSTALLED

Pool Leak Repair / Reparación de la fuga de la piscina:

- After many tests, we felt confident that we had narrowed down the leak to somewhere under the tile where the infinity edge overflows. So, we removed all the tile, sealed all cracks and retiled. As of mid-October, the leak has been repaired and has not returned!



Balcony Edges / Goteros:

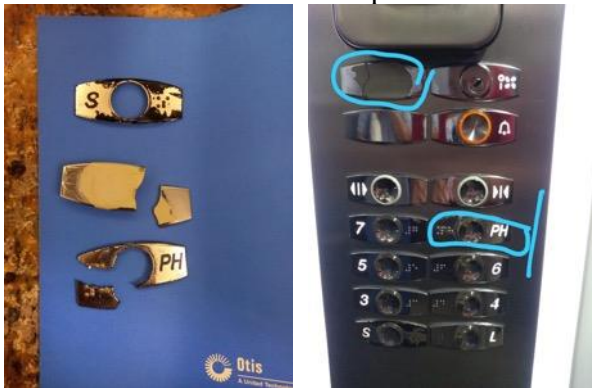
Balcony edge repair project for the North tower began in September. It has turned out to be much more extensive than we had originally anticipated. Details will be discussed at the annual assembly in November.



			PRIORIDAD ALTA	PRIORIDAD MEDIA		
9AN	PHA			PHB		9BN
✓	8A ✓	✓	✓	8B ✓	✓	8C ✓
✗	✗	✗	✗	✗	✓	✗
✗	✗	✗	✗	6B ✓	✓	✗
✗	5A ✓	✗	✗	5B ✓	✗	✗
✗	4A ✓	✗	✗	4B ✓	✗	4C ✓
✓	3A ✓	✓	✓	3B ✓	✗	✗
✗	2A ✓	✗	✓	2B ✓	✗	2C ✓
✗	LOBBY A	✗	✓	LOBBY B	✓	LOBBY C

BUILDING MAINTENANCE AND GARDENING

Bad Elevator “Chicletes” Replaced:



Hurricane:

Thankfully the damage was minor, but we did have some damage.





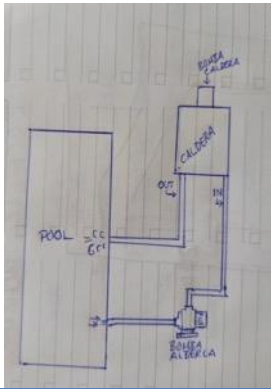
An incredible amount of work was put into preparing El Cantil for the hurricane so that damage would be reduced as much as possible. Cleanup afterward was a large project. The team came together as usual and it a fantastic job!



2 New Salt Chlorination Cells were purchased:



LP Gas heater broke a few months ago. The part that was needed is no longer available for purchase. The crew came up with a workaround plan to repair it and it worked with all of its safety features.



Transformer Rust Repair:
-before/after-



Repaired Lighting Electrical Issues:



Several Condo Doors Painted:



Gate to Pool Repaired:



North Tower Raised Roof:

The repair done about 5 years ago by Alan Dannerman is no longer under warranty. There were visible cracks and the sealing done to the roof under warranty by them a year or so after was only a thin coat of roof paint. We are going to do a long term fix. Otherwise, leaks can be expected in the condos below.





New long sleeve shirts for working on the roof:



Palm Tree Trimming:



Sealed Cracks in Cement Structure that houses high voltage power lines:



Quarterly Equipment Maintenance:

Serviced Fogger:



Serviced Mower:



New Signs:



Railings:

-Replaced bad rope-



-Hiding the rust from the old railings-



Muffler for Generator was Repaired:



Installed new gas alarm:



Alicia's Office Laptop's HD failed and was replaced:



New Pool Drain Cover:



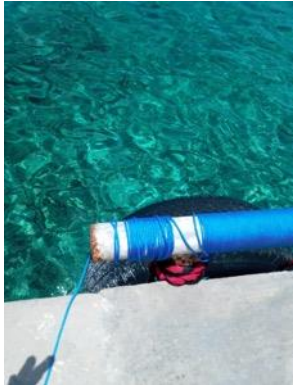
Cistern cleaning:

2 of the 4 cisterns were cleaned.





Wrapped Ladders:



Sand is Regularly Raked:



General Cleaning:

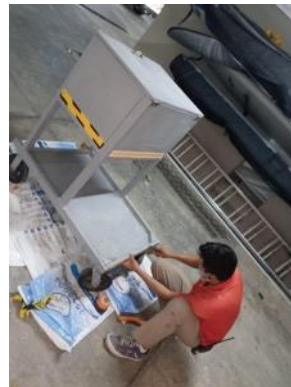


General Gardening:



General Painting:





V

FINANCIAL REPORT

El Cantil (ECC Cozumel A.C.)

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

January- September 2021 / enero a septiembre 2021

	Actual / Gastos Reales	Budget / Presupuesto	Difference / Diferencia
Income / Ingresos			
Onity card replacement fee / Cobros para reemplazo de tarjetas Onity	1,100.00		1,100.00
Ordinary Dues / Cuotas Ordinarias	6,891,940.07	5,901,260.23	990,679.84
Penalty for Late Payment / Penalidad por falta de pago	116,411.84		116,411.84
Water payments / Pagos de agua	92,584.07	131,249.97	(38,665.90)
Total Income / Ingresos	7,102,035.98	6,032,510.20	1,069,525.78
Expenses / Gastos			
Accounting fees / Contador	65,520.00	68,400.00	(2,880.00)
Administration Extraordinary / Administracion extraordinaria	190,800.00	190,800.00	-
Administration fee ordinary / Administracion ordinaria	728,024.99	728,024.99	-
Bank charges/Cargos Bancarios	4,035.91	1,275.03	2,760.88
Fumigation / Fumigacion	51,388.00	57,093.75	(5,705.75)
Legal Expenses / Gastos Legales	1,261,920.37	990,377.91	271,542.46
Office expense / Gastos de oficina	31,433.29	22,500.00	8,933.29
R & M Electrical / Electrico	25,917.46	19,874.97	6,042.49
R & M Elevator - Elevador	264,495.57	254,227.50	10,268.07
R & M General	193,713.25	181,252.53	12,460.72
R & M Onity System / Sistema Onity	63,332.85	18,749.97	44,582.88
R & M Painting / Pintura	84,065.45	35,100.00	48,965.45
R & M Plumbing / Plomeria	65,060.74	71,894.97	(6,834.23)
R & M Pool / Piscina	230,579.60	190,950.03	39,629.57
Security / Seguridad	179,224.11	189,896.13	(10,672.02)
Small tools / Herramienta	39,588.01	18,720.00	20,868.01
Taxes - Federal Zone / Impuestos Zona Federal		-	-
Taxes - Pier concession / Concesion de muelle		-	-
Taxes IVA & ISR / Impuestos IVA y ISR	147,595.00	127,500.03	20,094.97
Uniforms / Uniformes	7,112.00	15,000.03	(7,888.03)
Utilities - Electricity / Luz	338,102.00	334,687.50	3,414.50
Utilities - Gas / Gas	66,574.18	185,714.28	(119,140.10)
Utilities - Internet / Internet	7,182.00	7,499.97	(317.97)
Utilities - Television / Television	238,960.00	225,000.00	13,960.00
Utilities - Water / Agua	190,193.78	221,240.02	(31,046.24)
Wages & Benefits / Nomina	1,455,031.10	1,472,428.98	(17,397.88)
Total Expenses / Gastos	5,929,849.66	5,628,208.59	301,641.07
Net Operating Income / Utilidad o Perdida	1,172,186.32	404,301.61	767,884.71

El Cantil (ECC Cozumel A.C.)

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

January – September, 2021 / enero a septiembre, 2021

	Prior to 1-Jan-21	Jan 1 – Sept 30, 2021	Estimate to complete	Total Estimate at Completion	Budget	Variance
	Antes de 1-ene-21	1-ene a 30-sept, 2021	Aprox para completer	Total aprox para completer	Presupuesto	Diferencia
Reserve fund income / Cuotas de fondo de reserva	-	33,009.06	-	-	-	33,009.06
Total Reserve Income / Total recibido	-	33,009.06	-	-	-	33,009.06
Projects Current / Proyectos Actuales						
Balcony Edge Repairs 2021 / Reparación de Goteros 2021	-	45,417.25	950,000.00	995,417.25	85,000.00	910,417.25
Total Projects Current / Proyectos Actuales	-	45,417.25	950,000.00	995,417.25	85,000.00	910,417.25
Projects Finished / Proyectos completados						
Electrical Repairs / Reparaciones electricas *Overrun due to fire safety issue encountered / Gastamos extra para cambiar piezas adicionales para evitar incendio.	39,541.50	70,252.50	-	109,794.00	60,000.00	49,794.00
Pool Leak Repair / Reparación de Gotera de la piscina 2021	-	34,736.50	-	34,736.50	500,000.00	(465,263.50)
Total Finished Projects / Total de proyectos completados	39,541.50	104,989.00	-	144,530.50	560,000.00	(415,469.50)
Projects on Hold / Proyectos Suspendidos						
Heat Pump for Hot Tub / Bomba de Calor para Jacuzzi	-	-	-	-	-	-
Lightning Rods for both Towers/Pararayos para Ambos Torres	-	-	-	-	-	-
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	-	-	-	-	-	-
Net Profit Jan-Sept 2021 / Ganancia enero a sept 2021		(117,397.19)	-	-	-	-

El Cantil (ECC Cozumel A.C.)

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

January – septiembre 2021 / enero a septiembre, 2021

Revenue / Ingresos	824,979.00
Expenses / Gastos:	
Expenses on covered losses under deductible	(94,667.21)
Insurance Policy	(746,182.53)
Excess or (Loss) of Revenue over Expenses / Ganancia o Perdida	(15,870.74)

El Cantil (ECC Cozumel A.C.)				
Fund balance change report (Cash basis) / Reporte de cambios de saldos de fondos (Base en efectivo)				
January – September 2021 / enero a septiembre 2021				
Description	Operating	Reserve	Insurance	Total
Descripcion	Operativo	Reserva	Seguro	Total
Balance/ Saldo 31-Dec-2020	87,849.54	942,091.89	4,058,632.22	5,088,573.65
Current Period / Periodo actual				
Profit Loss / Ganancia y Perdida	1,172,186.32	(117,397.19)	(15,870.74)	1,038,918.39
Foreign currency exchange / Tipo de cambio	(9,458.58)	(5,002.33)	(9,694.71)	(24,155.62)
Balance / Saldo 30-septiembre-2021	1,250,577.28	819,692.37	4,033,066.77	6,103,336.42

El Cantil (ECC Cozumel A.C.)	
Changes in Cash Balance (Cash Basis) / Cambios en saldos en efectivo (Base en Efectivo)	
January – September 2021 / enero a septiembre 2021	
Net income or (loss) / Ganancia o (perdida)	
Operating Fund (Fondo operativo)	1,172,186.32
Reserve Fund (Fondo de reserva)	(117,397.19)
Insurance Fund (Fondo de seguro)	(15,870.74)
Total	1,038,918.39
Other sources or uses of cash / Otras fuentes o usos de efectivo	
Change in employee loans / Cambios a prestamos a empleados	2,500.00
Change in Credit to Owners Recorded as Prepaid Dues / Cambio en Credito a Propietarios registrados como cuotas prepagadas	(64,332.62)
Net cash operating / Neto de efectivo operativo	977,085.77
Gain or (loss) on currency conversion / Ganancia o (perdida) en TC	(24,155.62)
Balance 31-Dec-2020 / Saldo 31-dic-2020	5,147,906.27
Balance 30-September-2021 / Saldo 30-sept-2021	6,100,836.42

El Cantil (ECC Cozumel A.C.)			
Cash Balance Report / Reporte de saldos			
September 30, 2021 / 30 de septiembre 2021			
Cibanco Operating Peso Account	250,495.03		
Cibanco Reserve Fund Pesos	151,080.41		
Monex pesos	197,853.31		
Monex USD	5,461,407.67	265,625.46	20.56 exchange
Petty Cash/Caja chica	40,000.00		
Total	6,100,836.42		

Supplemental Information / Informacion Adicional

El Cantil (ECC Cozumel A.C.)

Delinquent Dues and Penalties / Cuotas no pagadas y penalidades

September 30, 2021 / 30 de septiembre 2021

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	1,833,392.00	221,524.00	51,262.61	3,890,679.00	(989,044.33)	5,007,813.28
9BN	1,291,462.00	173,908.00	69,071.84	7,078,258.00	(1,330,042.09)	7,282,657.75

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
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
Sept 30, 2020 / 30-sept-2020	1,554,231.97
Dec 31, 2020 / 31-dic-2020	1,732,816.97
Credits applied to owners / Creditos aplicados a los propietarios	(1,720,904.28)
Balance 31-December -2020 / Saldo 31-diciembre-2020	11,912.69
Balance 31-March-2021 / Saldo 31-marzo-2021	190,498.69
Balance 30-June-2021 / Saldo 30-junio-2021	342,403.69
Balance 30-September-2021 / Saldo 30-septiembre-2021	486,826.00

El Cantil (ECC Cozumel A.C.)

Prepaid Dues Balances / Saldos de cuotas prepagadas

December 31, 2018 / 31-diciembre-2018	1,047,500.05
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
Sept 30, 2020 / 30-sept-2020	951,259.22
December 31, 2020 / 31-diciembre-2020	1,201,772.61
March 31, 2021 / 31-marzo-2021	1,012,419.12
June 30, 2021 / 30-june-2021	2,295,227.67
September 30, 2021 / 30-september-2021	2,096,879.30

El Cantil

We look forward to your return home!

