

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](mailto:eccadmin@cbpcozumel.com)

**Lobby Cell Phone:** (987) 116-9795

**Alicia (El Cantil Supervisor)**

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

Mobile: (987) 112-8639

**Vigilance Committee Email Distribution List**

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

**Caribbean Beach Properties Cozumel**

Jorge Canul (Building Supervisor)

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

Cell phone: (987) 100-2480

Lupis Castillo (Project Manager)

[lupis.castillo@cbpcozumel.com](mailto:lupis.castillo@cbpcozumel.com)

Cell phone: (987) 102-0583

Ashley (Ash) Grant Sartison (CEO)

Caribbean Beach Properties - Cozumel

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

Cell phone: (987) 112-4491

### El Cantil Staff

El Cantil Onsite Supervisor:  
Alice



Security:  
Luis Antonio Uc Güemes



Security: Gilberto Díaz Poot




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. Carlos Manuel Santana Martinez</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: Miguel Ángel León Martínez</p> 	<p>Auxiliary in General: Angel Alejandro Sosa Cetz</p> 	<p>Auxiliary in General: Virgilio Herrera Hernandez.</p> 

## LEGAL UPDATE

### CASES FINISHED

- 85/2016 – Disposition 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 Disposition 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
- 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.
- 298/2016 - 9AN vs. June 2016 Condo Assembly
  - Select decisions in assembly nullified.
  - 102/2019-Unfavorable verdict
  - AMPARO-Unfavorable verdict

### CASOS TERMINADOS

- 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)
- 46/2017 – Jactancia en cuanto a 9BN-Rest y 9AN
- 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 invalida 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.
- 298/2016 – 9AN contra la Asamblea de Condóminos del 2016
  - Anulada Parcialmente.
  - 102/2019 – Sentencia no favorable.
  - Amparo-Sentencia no favorable.

- No penalties awarded to 9AN

- 301/2018 – Lawsuit that challenges the Bylaws and several assemblies.
  - Signed agreement to desist with no further action from either party.

**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.  
An Interlocutory Judgment was issued granting the payment of expenses, but not legal fees. An appeal against the Interlocutory Sentence is being prepared.
- Federal Zone Concession – Nullity I
  - Administrative Court revoked the transfer of the concession from San Miguel Condominios to Saby.
- Federal Zone Concession – Nullity II
  - 523/20-EAR-01-8 Offensive Lawsuit against SEMARNAT to force them to properly review and to the transfer of the Federal Zone Concession to ECC Cozumel A.C. The defendant filed an incident to reject documents. The incident is in process of study and resolution.
- Federal Zone Concession – Nullity III
  - New Process
- Federal Zone Concession – Nullity IV
  - This unifies Nullity I, II, and III. The administrative court as agreed to see all 3 cases as one. We are waiting on verdict.
- 25/2020 Offensive, Lawsuit claiming outstanding dues and fines for 9BN. Hearings have been held.
  - The counterpart filed an incident challenging the legal representation. At present we are in amparo.
- 90/2019 Offensive, Lawsuit claiming outstanding dues and fines for 9AN. Defendants were all notified.
- 122/2020 Offensive, Lawsuit that challenges the Use of 9BN as Residential contrary to the use authorized in the Condo Regime. Defendants were all notified. The defendants filed an incident challenging legal representation. At present we are in amparo stage.
- 25/2020 Offensive, Lawsuit claiming outstanding dues and fines for 9B-Rest.
  - The counterpart filed an incident challenging the legal representation. At present we are in amparo.
- 95/2023: This is a new lawsuit that was filed against the El Cantil Regime and the VC for various claims, such as loss of rental income and defamation.
  - In process of clearing up the claim that EC doesn't have proper representation.

- No se puede cobrar penalidades a 9AN.

- 301/2018 – Demanda en contra de la validez del reglamento y varias asambleas.
  - Acuerdo firmado para desistir de acción futura de cualquiera de las partes.

**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. Se dictó Sentencia Interlocutoria concediendo el pago de gastos, pero no de costas. Se está preparando impugnación en contra de la Sentencia Interlocutoria.
- Concesión de la Zona Federal – Nulidad I
  - Por medio de la demanda administrativa revocaron la transferencia de la concesión de San Miguel Condominios a Saby.
- Concesión de la Zona Federal – Nulidad II
  - 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. La parte demandada presentó un incidente de falsedad de documentos, se está tramitando lo conducente para su estudio y resolución.
- Concesión de la Zona Federal – Nulidad III
  - Proceso nuevo
- Concesión de la Zona Federal – Nulidad IV
  - Este unifica la nulidad I, II y III. El tribunal administrativo ha acordado revisar los tres casos en uno. Estamos esperando resolución.
- 25/2020 Demanda afirmando cuotas y penalizaciones que debe 9BN. Se han llevado a cabo audiencias.
  - La contraparte promovió incidente contra personalidad, en la actualidad nos encontramos en etapa de amparo sobre ello.
- 90/2019 demanda reclamando cuotas atrasadas y multas del 9AN. Los demandados fueron notificados.
- 122/2020 demanda que cuestiona el uso del 9BN como residencial en contra de lo autorizado por el Regimen en Condominio. Los demandados fueron notificados. Los demandados apelaron en contra de la debida representación. Estamos en amparo.
- 25/2020 Demanda exigiendo las cuotas y multas que debe 9B-Rest.
  - La contraparte apeló en contra de la debida representación. Estamos en etapa de amparo.
- 95/2023: Esta es una nueva demanda que se metió en contra de El Régimen de El Cantil y el Comité de Vigilancia por varios cargos, tales como pérdida de ingresos por renta y difamación.
  - En proceso de apelar el reclamo de que la AC no tenía una debida representación.

## ROUTINE REMINDERS

### Condo Remodel Guidelines:

In the past few years, we have seen an increase in condominium remodels and have learned a few things along the way. Perhaps the most important thing learned is that there is sometimes confusion and misunderstandings regarding exactly what a unit owner may do during a remodel, including changes to interior common walls, exterior windows and doors, work hours, and other issues. Our Bylaws have several requirements for renovation projects that need to be followed so, please, before initiating a remodel of any kind, send a detailed scope and work plan to both the administration (eccadmin@cbpcozumel.com) and to the VC (eccvc@cbpcozumel.com). This is being done not with any goal of unduly interfering with any unit owner's renovation plans, but rather to make sure that the rules and regulations that are currently in place are not being violated. Violations can result in significant financial penalties to the unit owner, and your VC and administration wants to avoid those if possible. Submission of plans and a work scope will help all parties to accomplish a renovation project with a minimum of problems. During the project, please expect the VC and/or Administration to enter from time to time to verify that work is being done consistently with our Bylaws.

### El Cantil Wheelchair:

We have invested in a Wheelchair for emergency use only. It's available for any emergency at El Cantil that may occur. It will not be rented or loaned to any homeowner or guest but is available for any urgent need. Please ask security staff, either El Cantil Staff (RED Shirt) or nighttime security if an emergency arises. It's stored in the stairwell of the South Tower.



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><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.</p> <p><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.</p> <p><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 <u>ONLY</u> 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><b>Reglas para la programación de las tarjetas:</b> <b>Tarjetas para dueños residiendo en el Condominio:</b> Las Tarjetas serán activadas UNICAMENTE a <u>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.</p>

<p>* Each owner will have 1 card programmed as per the aforementioned paragraph. However, if the owner has a vehicle an extra card will be provided upon request.</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><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.</p> <p>* 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 únicamente con una máxima 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><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 le 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>
<p><b>Guest Reminders:</b> 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.</p>	

# Welcome to El Cantil

## Bienvenido a El Cantil



For the comfort of everyone we request that you please observe the following building regulations:

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.

**Please be aware of the following areas requiring caution:**

- 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.

For any emergency please **first** contact your rental manager, then building staff or security.

**FOR EMERGENCIES DIAL 066/911**

Para la comodidad de todos, les pedimos que observen las siguientes reglas:

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.

**Favor de estar al tanto de las siguientes precauciones necesarias:**

- 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.

Para cualquier emergencia favor de contactar **primero** a su propio arrendador, después al equipo de seguridad y a la administración del edificio.

**EMERGENCIAS 066/911**

### 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](mailto:buildingsupervisor@cbpmexico.com)

## RESERVE FUND PROJECTS

AC Platform Repairs / Reparación de plataformas de los AA – PENDING / PENDIENTE

Additional Sump Pump / Bomba de Achique Adicional – PENDING / PENDIENTE

- The reason for the delay is related to CFE bureaucracy that we hope to have sorted out soon.  
/ La razón del atraso es por burocracia en la CFE, así que no se ha podido instalar la bomba adicional. Esperamos tenerlo resuelto pronto.

Audit / Auditoria

– FINISHED / TERMINADO

Balcony Edge Repairs 2024 / Reparación de Goteros 2024 – PENDING / PENDIENTE

- In process. / En proceso





Cameras for All Elevators / Cámaras para todos los elevadores  
– FINISHED / TERMINADO

CFE Usage Upgrade Fee / Convenio Subestación Norte – IN PROCESS / EN PROCESO

- 1st transformer from South Tower: Finished / 1er transformador de la torre sur: Terminado
- 2nd transformer from South Tower: PENDING / 2do transformador de la torre sur: PENDIENTE

Elevator Repairs / Reparaciones al elevador  
○ In process. / En proceso



New Doors for Generator / Puertas nuevas para planta – FINISHED / TERMINADO

New Laptop and 2 Screens for Cameras / Laptop Nuevo, 2 pantallas para cámaras  
– FINISHED / TERMINADO

Roof Sealing R&M / Impermeabilización del Techo  
– FINISHED / TERMINADO

Stainless Steel Base for Pier Tires / Base de acero inoxidable para muelle – PENDING / PENDIENTE

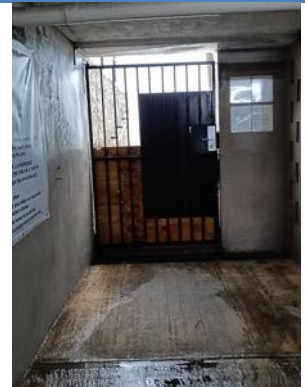
## BUILDING MAINTENANCE AND GARDENING

Hurricane Beryl / Helene / Milton:

Prepared for a much larger storms than were predicted, just to make sure we were prepared for unexpected changes.

Cleared Pool Area:





Made sure all AC units were anchored down:



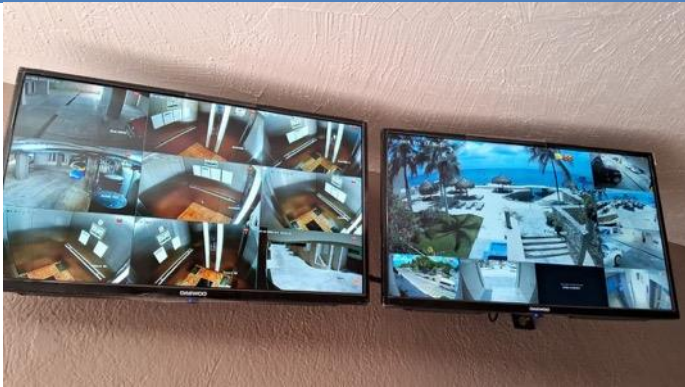
Also cleared all the hallways of any furniture or other items.:



Removed Both Ladders:



Removed Monitors from Hallways:



After doing all of this, we then put it all back.

#### DAMAGE REPORT:

1. Beryl: Elevator #1 had damage from water. We are submitting the damage as a claim on the insurance. Other than this, nothing else had major damage.
2. Beryl: Grass was damaged from waves and salt water.



- 3.
4. Beryl: PHCS had a leak after the heavy rains. It was found and repair as well as the damage to minor damage to the drywall.



5. All Storms: Damage the Bird Remediation Nets

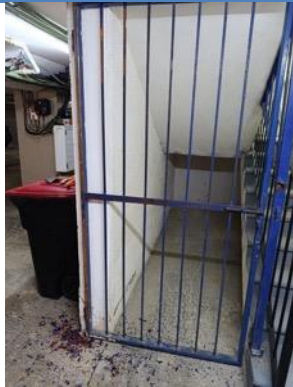


6. Rebuilt and Strengthened Door/Doorframe on Roof for Elevator Access



General Painting:

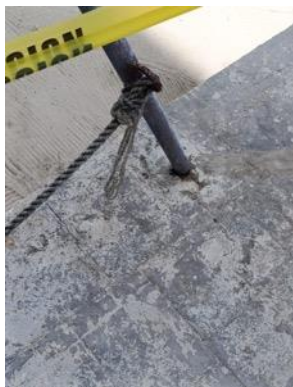
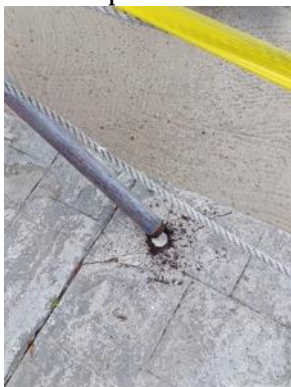




Ladder Rung Rope - Replacing as needed:

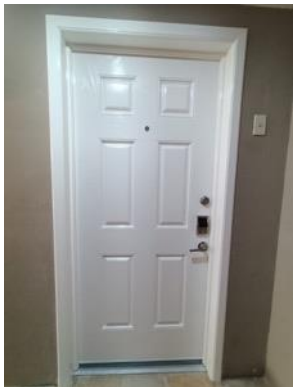
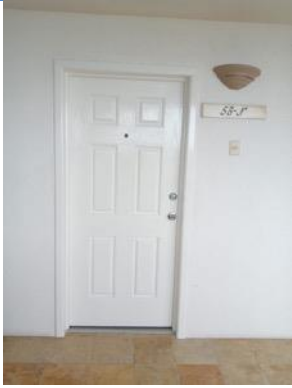
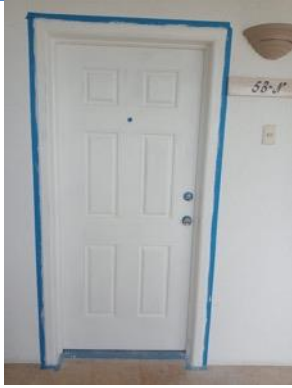


Post Replacement:



Condo Door Maintenance:

We stripped and painted a few door and door frames. Please let us know if you need your door painted.



Stucco / Concrete / Drywall Work:



-Fixed Driveway wall-



Serviced A/C in TV Room:



Elevator Light Replaced:



General Plumbing:



Garbage:

This is a nasty daily task.



Stainless Steel Cleaning:



Gardening:







Cleaning:



Pressure Washing:



# FINANCIAL REPORT

**El Cantil (ECC Cozumel A.C.)**  
**Budget vs. Actuals (Cash basis) / Presupuesto vs Real (Base de efectivo)**  
**January- September 2024 / enero a septiembre 2024**

	Actual / Gastos Reales	Budget / Presupuesto	Variance / Diferencia
<b>Income / Ingresos</b>			
Interest Earned / Interes Ganado	76,161.35		76,161.35
Onity card replacement fees / Cobros para reemplazo de tarjetas Onity	1,800.00		1,800.00
Ordinary Dues / Cuotas ordinarias	5,148,150.10	7,479,601.19	(2,331,451.09)
Penalties for Late Payment / Penalidades por falta de pago	8,234.00		8,234.00
Water payments / Pagos de agua	190,034.60	186,057.06	3,977.54
<b>Total Income</b>	<b>5,424,380.05</b>	<b>7,665,658.25</b>	<b>(2,241,278.20)</b>
<b>Expenses / Gastos</b>			
Accounting fees / Contador	79,902.36	81,000.00	(1,097.64)
Administration Extraordinary / Administracion extraordinaria	190,800.00	190,800.00	-
Administration fee ordinary / Administracion ordinaria	842,552.10	842,552.10	-
Bank charges/Cargos Bancarios	7,362.79	3,674.97	3,687.82
Fumigation / Fumigacion	61,965.00	65,063.25	(3,098.25)
Legal Expenses / Gastos Legales	464,066.37	1,199,999.97	(735,933.60)
Office expense / Gastos de oficina	27,595.12	36,749.97	(9,154.85)
R & M Electrical / Electrico	59,797.68	37,500.03	22,297.65
R & M Elevator - Elevador	323,908.92	302,046.48	21,862.44
R & M General	294,596.91	262,500.03	32,096.88
R & M Onity System / Sistema Onity	32,356.15	45,000.00	(12,643.85)
R & M Painting / Pintura	33,307.56	35,250.03	(1,942.47)
R & M Plumbing / Plomeria	34,356.63	52,499.97	(18,143.34)
R & M Pool & Water Softener Salt / Piscina y Sal	269,476.24	266,249.97	3,226.27
Security / Seguridad	251,700.00	243,000.00	8,700.00
Small tools / Herramienta	9,205.95	15,000.03	(5,794.08)
Taxes - Federal Zone / Impuestos Zona Federal		-	-
Taxes - Pier concession / Concesion de muelle		-	-
Taxes IVA & ISR / Impuestos IVA y ISR	288,498.00	225,000.00	63,498.00
Uniforms / Uniformes	4,823.28	37,500.03	(32,676.75)
Utilities - Electricity / Luz	442,584.00	442,949.85	(365.85)
Utilities - Gas / Gas	6,611.52	7,499.97	(888.45)
Utilities - Internet / Internet	8,983.00	7,499.97	1,483.03
Utilities - Television / Television	208,800.00	261,000.00	(52,200.00)
Utilities - Water / Agua	209,854.55	241,455.60	(31,601.05)
Wages & Benefits / Nomina	2,341,888.69	2,414,362.50	(72,473.81)
<b>Total Expenses / Gastos</b>	<b>6,494,992.82</b>	<b>7,316,154.72</b>	<b>(821,161.90)</b>
<b>Net Operating Income / Utilidad o Perdida</b>	<b>(1,070,612.77)</b>	<b>349,503.53</b>	<b>(1,420,116.30)</b>

El Cantil (ECC Cozumel A.C.) Budget vs. Actuals Projects (Cash basis): Presupuesto vs Real Proyectos (Base en efectivo) January - September, 2024 / enero a septiembre, 2024						
	Prior to 1-Jan-24	Jan 1 - sept 30, 2024	Estimate to complete	Total Estimate at Completion	Budget	Variance
	Antes de 1-ene-24	1-ene a 30-sept, 2024	Aprox para completer	Total aprox para completer	Presupuesto	Diferencia
Reserve fund income / Cuotas de fondo de reserva	-	1,264,692.23	-	-	1,272,348.42	(7,656.19)
<b>Total Reserve Income / Total recibido</b>	-	<b>1,264,692.23</b>	-	-	<b>1,272,348.42</b>	<b>(7,656.19)</b>
<b>Projects Current / Proyectos Actuales</b>						
AC Platform Repairs / Reparación de plataformas de los AA	-		280,000.00	280,000.00	280,000.00	-
Additional Sump Pump / Bomba de Achique Adicional	-		110,000.00	110,000.00	110,000.00	-
Balcony Edge Repairs 2024 / Reparación de Goteros 2024	-	184,311.12	515,688.88	700,000.00	700,000.00	-
CFE Usage Upgrade Fee / Convenio Subestacion Norte	211,120.00	12,661.65	-	223,781.65	300,000.00	(76,218.35)
Elevator Repairs / Reparaciones al elevador	-	103,117.04	35,000.00	138,117.04	150,000.00	(11,882.96)
Roof Sealing R&M / Impermeabilización del Techo	-	33,044.07	-	33,044.07	60,000.00	(26,955.93)
Stainless Steel Base for Pier Tires / Base de acero inoxidable para muelle	-		35,000.00	35,000.00	35,000.00	-
<b>Total Projects Current / Proyectos Actuales</b>	<b>211,120.00</b>	<b>333,133.88</b>	<b>975,688.88</b>	<b>1,519,942.76</b>	<b>1,635,000.00</b>	<b>(115,057.24)</b>
<b>Projects Finished / Proyectos completados</b>						
Audit / Auditoria	120,000.00	30,000.00	-	150,000.00	150,000.00	-
Cameras for All Elevators / Camaras para todos lo elevadores	-	2,932.00	-	2,932.00	60,000.00	(57,068.00)
New Doors for Generator / Puertas nuevas para planta	-	20,764.00	-	20,764.00	25,000.00	(4,236.00)
New Laptop and 2 Screens for Cameras / Laptop Nuevo, 2 pantallas	28,911.20	4,870.00	-	33,781.20	40,000.00	(6,218.80)
<b>Total Finished Projects / Total de proyectos completados</b>	<b>148,911.20</b>	<b>58,566.00</b>	-	<b>207,477.20</b>	<b>275,000.00</b>	<b>(67,522.80)</b>

Approved Projects Awaiting Funding/ Proyectos Aprobados pero Esperando Fondo						
			Accumulated and Unspent / Acumulados pero no gastado	Accumulated To date / Acumulado hasta la fecha	Approved Assessment / Cuota extra ordinaria aprobado	
Prefunding for future beach side improvements / Fondo para mejoras futuras del lado del mar.	-	-	948,161.92	1,000,000.00	1,000,000.00	
<b>Total Approved Projects Awaiting Funding/ Total Proyectos esperando fondo</b>	-	-	<b>948,161.92</b>	<b>1,000,000.00</b>	<b>1,000,000.00</b>	
<b>Net Profit Jan-Sept 2024 / Ganancia enero a sept 2024</b>		<b>872,992.35</b>	-	-	-	

El Cantil (ECC Cozumel A.C.) Self insurance fund (Cash basis) / Fondo de Seguro (Base en efectivo) January - September 2024 / enero a septiembre, 2024	
Revenue / Ingresos	820,038.49
Expenses / Gastos:	
Expenses on covered losses under deductible / Gastos no pagados por deducible	(377,696.00)
Insurance Policy / Póliza de Seguro	(954,434.18)
<b>Excess or (Loss) of Revenue over Expenses / Ganancia o Perdida</b>	<b>(512,091.69)</b>

El Cantil (ECC Cozumel A.C.) Fund Balance Change Report (Cash basis) / Reporte de Cambios de Saldos de Fondos (Base en efectivo) January - September 2024 / enero a septiembre 2024				
Description / Descripción	Operating / Operativo	Reserve / Reserva	Insurance / Seguro	Total
Balance/ Saldo 31-Dec-2023	3,317,383.50	784,799.09	4,128,063.29	<b>8,230,245.88</b>
Profit Loss / Ganancia y Perdida	(1,070,612.77)	872,992.35	(512,091.69)	<b>(709,712.11)</b>
Foreign currency exchange / Tipo de cambio	223,872.76	311,068.42	678,811.87	<b>1,213,753.05</b>
<b>Balance / Saldo 30-septiembre-2024</b>	<b>2,470,643.49</b>	<b>1,968,859.86</b>	<b>4,294,783.47</b>	<b>8,734,286.82</b>

El Cantil (ECC Cozumel A.C.) Changes in Cash Balance (Cash Basis) / Cambios en saldos en efectivo (Base en Efectivo) January - September 2024 / enero a septiembre 2024	
<b>Net income or (loss) / Ganancia o (perdida)</b>	
Operating Fund (Fondo operativo)	(1,070,612.77)
Reserve Fund (Fondo de reserva)	872,992.35
Insurance Fund (Fondo de seguro)	(512,091.69)
<b>Total</b>	<b>(709,712.11)</b>
<b>Other sources or uses of cash / Otras fuentes o usos de efectivo</b>	
Change in employee loans / Cambios a prestamos a empleados	(8,250.00)
<b>Net cash operating / Neto de efectivo operativo</b>	<b>(717,962.11)</b>
Gain or (loss) on currency conversion / Ganancia o (perdida) en TC	1,213,753.05
<b>Balance 31-Dec-2023 / Saldo 31-dic-2023</b>	<b>8,230,245.88</b>
<b>Balance 30-September-2024 / Saldo 30-sept2024</b>	<b>8,726,036.82</b>

**El Cantil (ECC Cozumel A.C.)  
Cash Balance Report / Reporte de saldos  
September 30, 2024 / 30 de septiembre 2024**

Cibanco Operating Peso Account	145,435.94		
Cibanco Reserve Fund Pesos	311,657.59		
Monex pesos	147,461.14		
Monex USD	8,093,643.50	410,916.56	19.696562 exchange
Petty Cash/Caja chica	27,838.65		
<b>Total</b>	<b>8,726,036.82</b>		

**Supplemental Information / Informacion Adicional**

**El Cantil (ECC Cozumel A.C.)  
Delinquent Dues and Penalties / Cuotas no pagadas y penalidades  
September 30, 2024 / 30 septiembre 2024**

Condo	Ordinary / Cuotas ordinaria	Insurance Dues / cuotas de seguro	Reserve Dues/ Cuotas de reserva	Water bills / Gastos de agua	Penalties / Multas	Total
5BN	45,007.12	4,964.30	7,656.12	1,905.94	2,750.00	<b>62,283.48</b>

**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
December 31, 2020 / 31-diciembre-2020	1,201,772.61
December 31, 2021 / 31-diciembre-2021	3,106,838.46
December 31, 2022 / 31-diciembre-2022	2,572,678.78
March 31, 2023 / 31-marzo-2023	2,521,896.99
June 30, 2023 / 30-junio-2023	2,670,644.47
September 30, 2023 / 30-septiembre-2023	2,421,058.91
December 31, 2023 / 31-diciembre-2023	2,793,694.65
March 31, 2024 / 31-marzo-2024	2,635,532.32
June 30, 2024 / 30-junio-2024	629,105.52
September 30, 2024 / 30-septiembre-2024	507,251.58

