

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

Lupis Castillo (Building Supervisor)

lupis.castillo@cbpcozumel.com

Cell phone: (987) 102-0583

Jorge Canul (Building Supervisor)

buildingsupervisor@cbpcozumel.com

Cell phone: (987) 100-2480

Ashley (Ash) Grant Sartison

Caribbean Beach Properties - Cozumel (CEO)

Email: ash@cbpcozumel.com

Cell phone: (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 for replacing railings on the Federal Zone. (WON)
- 46/2017 - Jactancia regarding 9BN-Rest and 9AN
 - 178/2017 – Confirmed the 46/2017 decision.
 - Amparo – (WON)

IN PROCESS

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)
- 46/2017 - Jactancia cuanto al 9BN-Rest y 9AN
 - 178/2017 – Sentencia confirmó decisión 46/2017.
 - Amparo. (GANADO)

EN PROCESO

<ul style="list-style-type: none"> 85/2016 – Dispossession of 9AN (WON) <ul style="list-style-type: none"> Began recovery of legal expenses. Offensive Lawsuit against SEMARNAT to force them to properly review and reverse the transfer of the Federal Zone Concession to a third party. (WON) <ul style="list-style-type: none"> Pending Granting of New Concession to ECC Cozumel AC per judgment order from Federal Court. 298/2016 - 9AN vs. June 2016 Condo Assembly <ul style="list-style-type: none"> Partially Annulment. 102/2019-Un favorable verdict for HOA Filed AMPARO 301/2018 – Lawsuit that challenges the Bylaws and several assemblies. 25/2020 – Outstanding 9BN Fees 122/2020 – Illegal Use of 9BN 90/2019 – Outstanding 9AN Fees 	<ul style="list-style-type: none"> 85/2016 – Despojo de 9AN (GANADO) <ul style="list-style-type: none"> Empezamos proceso de cobrar gastos y costas. Demanda en contra de SEMARNAT para forzarlos a revisar de forma correcta y revertir la transferencia de la Zona Federal a tercera persona. (GANADO) <ul style="list-style-type: none"> Estamos en espera la nueva concesión a nombre de ECC Cozumel como orden del corte federal. 298/2016 – 9AN contra la Asamblea de Condóminos del 2016 <ul style="list-style-type: none"> Anulada Parcialmente. 102/2019-Sentencia no favorable. Se apeló a Amparo 301/2018 – Demanda en contra de la validez del reglamento y varias asambleas. 25/2020 – Cobros no pagados 9BN 122/2020 – Uso Ilegal de 9BN 90/2019 – Cobros no pagados 9AN
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Routine Reminders

Issuing of Onity System Card Procedures	Procedimientos para entrega de llaves del Sistema de Onity
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.	Propósito: Implementar procedimientos para nuestro equipo para entrega de llaves de Onity para las Áreas Comunes de El Cantil para dueños, invitados y huéspedes.
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 5 th 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.	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.
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.	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.
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.	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.
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.	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.
Information that owners need to provide to the administration:	Información que los dueños tienen que proveer a la administración:

1. Providing a list of people that are allowed on-going access to your condo and the building.
 - 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.

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

Schedule for Programing Cards:

Only from Monday-Saturday 11am-2pm

1. Lista de personas que tienen acceso a su condómino y el edificio.
 - 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.

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

Horario para la programación de Tarjetas:

Únicamente de Lunes a Sábado de 11am-2pm

El Cantil Staff

El Cantil Onsite Supervisor:
Alicia



Security:
Luis Antonio Uc Güemes



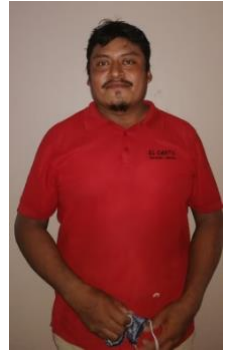
Cleaning:
Angel Alejandro Sosa Cetz



Pool Cleaning:
Manuel Jesús Celis Cauch



Maintenance:
Rubén Hernández Hernández



CBP Cozumel Building Supervisor:
Jorge Canul



Security:
Edgar Raúl Chi Estrella



Auxiliary in General:
Manuel Alberto Valencia Aban



Auxiliary in General:
Alvaro Josue Arteaga Sanchez



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. We are delivering these to all guests upon arrival.

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

<p>After hours Emergency contact number:</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
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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:

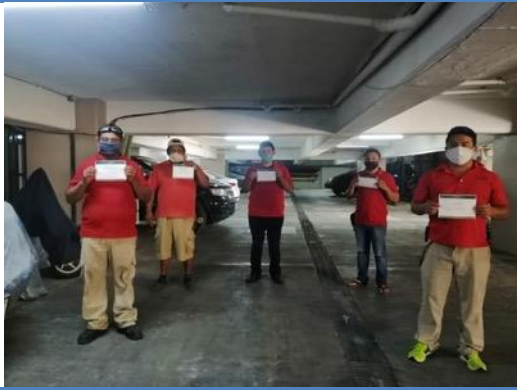
We have antibacterial gel dispensers. We ask that you always use it before entering the elevators in the lobby. Staff have instructions to disinfect buttons and elevators regularly all day long.

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.



General News

Employee Year-End Bonuses:

- As voted and approved at the November assembly, the employees received the equivalent of \$1000 usd each as a bonus that was wired directly into their bank accounts.
- They received each a smoked Turkey



- As well as many gifts from owners.



On behalf of all the staff, they would like to express their gratitude for your generosity!

HURRICANE DELTA AND ZETA REPORT REPORTE HURRACAN DELTA y ZETA

Before Hurricane Preparations Preparaciones Antes del Huracán

Removed anything that could fly, secured doors, cleaned roof, secured the chandelier, etc:
Removimos todos lo que pudo volar, aseguramos todas las pueras, limpiamos techos, asguramos el candelabro, etc:



Safely stored all furniture inside:
Resguardamos todos los muebles.



Removed Pier Ladders and stored inside:
Desmontamos escaleras de los muelles:



Tied down Gas Tanks and Filled them so they generator would have plenty of gas to run as needed.
Se amarró tanques de gas.



After Storm Damage Report
Daños despues del huracán

Pool filed with Sand and Debris and sea water:
La piscina se llenó con basura y arena y agua del mar.



Sump pumps backed up with sand and one stopped running in the middle of the night causing a flooding in the garage:
Reparamos bombas de achique que se llenaron con arena. One se apagó en la noche y el otro no era suficiente para sacar todo el agua que entró.



Wave washed tons of sand into the south garage:
Sacamos mucha arena de los sótanos:



Fencing Broke:
Reja se rompió



Elevator Bays Flooded:
Agua en la parte de abajo de los elevadores:



Palapa Broke:
Se rompió la palapa:



Clean up and Repairs
Limpieza y Reparaciones

Elevator bays Emptied of Water. Otis checked and activated elevators:
Vaciamos agua de los elevadores. Otis revisó y volvió a activar los elevadores:



Cleaned out Garages... lots of sand!:
Limpieza de sótanos... mucha arena.



Cleaned Pool Deck:
Limpieza del área de la piscina:



Cleaned Pool that was full of Debris and Sand:
Limpieza de la piscina de arena y basura:



Pumps reinstalled and Pool System Cleaned and Restored:
Bombas reinstaladas:



Beach Cleaning:
Limpieza de la Playa:

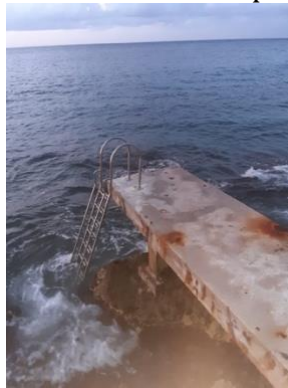




Reinstalled Ladder for south pier:
Instalamos nuevamente la escalera del muelle sur:



Adjusted angle of ladder for north pier for easier and safer use and repaired damages related to storm:



New Grass Planted to replace grass killed by storm surge:

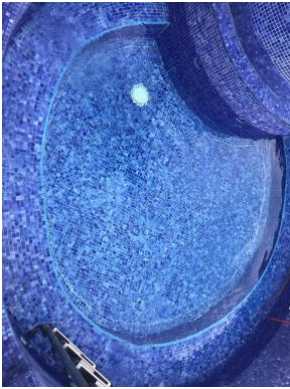


Repaired broken Palapa and Replaced Grass on the Rest:

Note: We are not satisfied with the work, so after the holidays we will have them return to make it right.



Repaired Hot Tub Tiles damaged in Storms:



Replaced Damaged Drywall from Storms (In process):



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.

Special Assessment Projects

New South Pier Ladder/Escalera Nueva Muelle Sur

- FINISHED

Hurricane Shutters for Electrical Installations / Anticlonicas para instalaciones electricas

- FINISHED

Balcony Edge Repairs / Reparacion de Goteros

- FINISHED

All bad edges in the south tower were repaired. There were not enough funds to address the north tower. Project for North Tower was funded at the November assembly and will be scheduled for a time when the building is has lower occupancy.

Electrical Repairs / Reparación Electricas

- DELAYED BECAUSE OF COVID and NOW BECAUSE OF HIGH SEASON

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

- FINISHED AND INSTALLED



- NOTE: SOLAR OPTION WAS CANCELLED AT NOVEMBER ASSEMBLY

Lightning Rods for both Towers/Pararayos para Ambos Torres

- CANCELLED PROJECT AND FUNDING AT NOVEMBER ASSEMBLY.

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

- FINISHED

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

- FINISHED

Pool Leak Repair / Reparación de Fuga de la Piscina

- In Process / En proceso

BUILDING MAINTENANCE AND GARDENING (Highlights)

Building Rebar Issues:

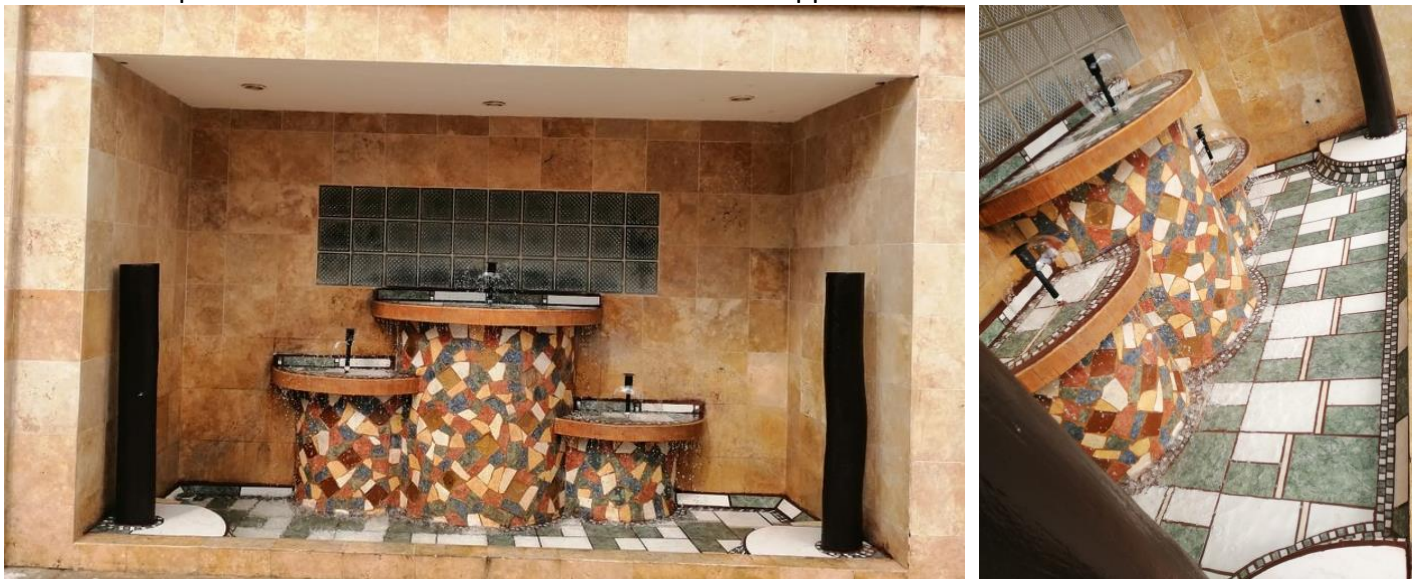
Due to the age of the building, we are seeing the need to repair some rebar rust issues. This one was a major one that can be taken off the list.



Tiled North Tower Fountain:



This was done with donated tiles from PHAS. The staff put a lot of love into this project and time too! Each of the little square tiles were hand cut!! Take a moment to appreciate this work of art.



Restored Maya Relief:



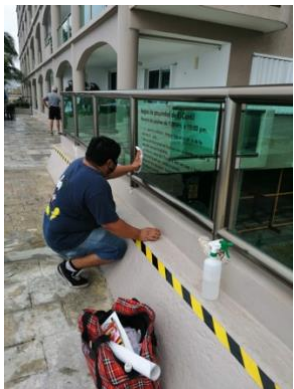
Garbage Bins:

New ones were purchased, and older ones have been put in lot to the north to encourage locals to not throw their garbage on the ground.



New Signage:

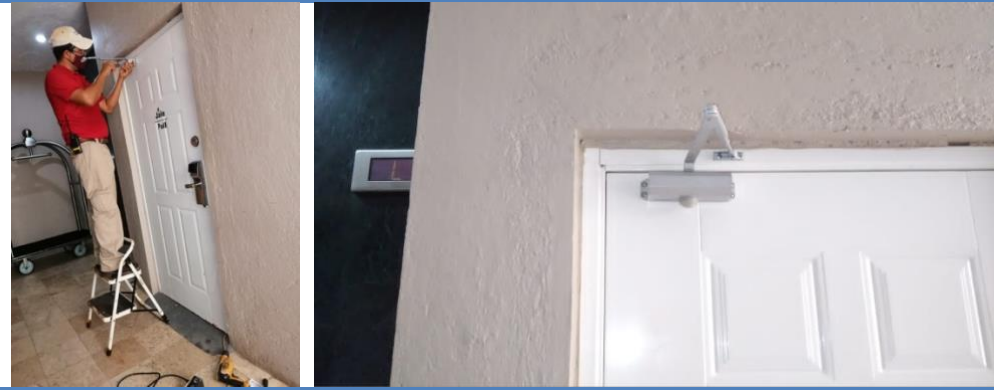




-New Name Tags for Employees-



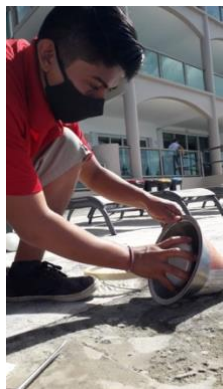
Replaced Door Closer:



New Pants Provided for Staff:



Repaired Pool Lights:



Polished Luggage Cart:



Repaired Concrete on Sidewalk:



Added Soap Dispenser:



Bird Abatement Repairs:



Pressure Washing:

-before/after-





-Other areas-





General Painting:

-Palace Wall Painted by Palace Staff-



-Table and Chairs were stripped and then varnished-



-Painted Several Pots-



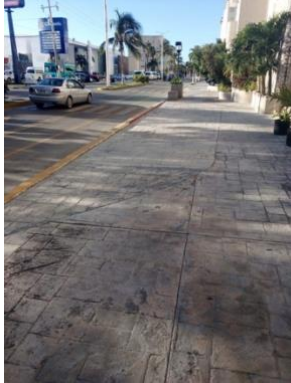
-Painted Several Condo Doors-



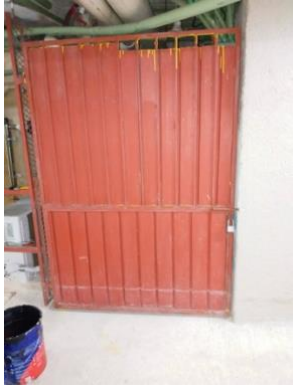
-Painted Hallway Lights-



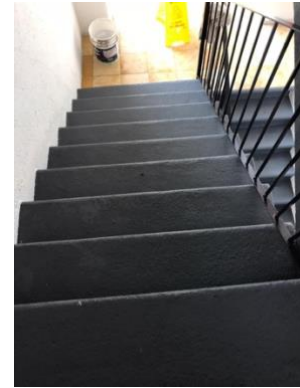
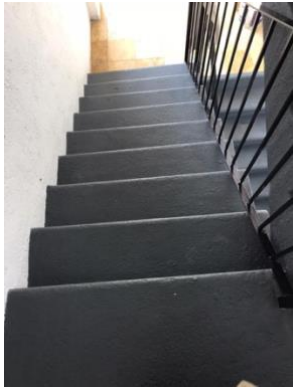
-Painted Curbs-

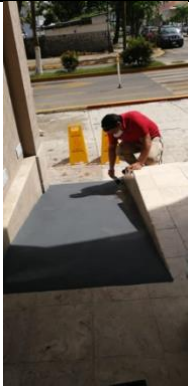


-before/after-

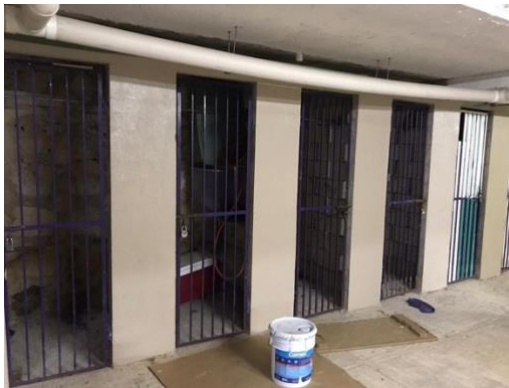


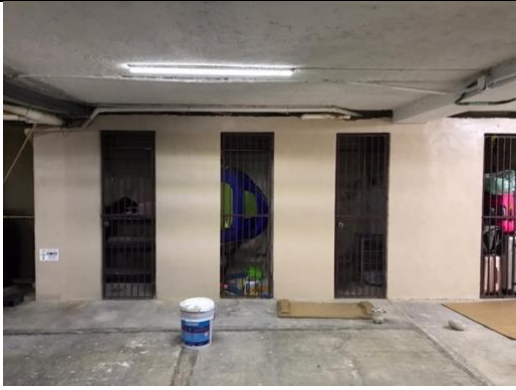
-Stairs Painted-





-Garage Areas-





Painted Trash Can Lids:



General Gardening:



Had to Remove Trees. They were getting too big and the roots were damaging the wall.



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FINANCIAL REPORT

El Cantil (ECC Cozumel A.C.)

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

January- December 2020 / enero a diciembre 2020

	Actual / Gastos Reales	Budget / Presupuesto	Difference / Diferencia
Income / Ingresos			
Fines / Multas	90,000.00		90,000.00
Interest income / Intereses	501.89		501.89
Onity card replacement fee / Cobros para reemplazo de tarjetas Onity	1,880.00		1,880.00
Ordinary Dues / Cuotas Ordinarias	8,200,559.32	7,739,076.00	461,483.32
Penalty for Late Payment / Penalidad por falta de pago	1,578,320.03		1,578,320.03
Water payments / Pagos de agua	121,342.63	140,400.00	-19,057.37
Total Ordinary Income / Total de ingresos ordinarios	9,992,603.87	7,879,476.00	2,113,127.87
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
Total Income / Total de ingresos	8,271,699.59	7,879,476.00	392,223.59
Expenses			
Accounting fees / Contador	92,194.00	95,000.00	(2,806.00)
Administration Extraordinary / Administracion extraordinaria	254,400.00	254,400.00	-
Administration fee ordinary / Administracion ordinaria	933,345.00	933,345.00	-
Bank charges/Cargos Bancarios	1,430.47	1,700.00	(269.53)
Fumigation / Fumigacion	68,556.00	74,500.00	(5,944.00)
Legal Expenses / Gastos Legales	1,808,077.44	1,310,000.00	498,077.44
Office expense / Gastos de oficina	55,142.83	30,000.00	25,142.83
R & M Electrical / Electrico	56,744.16	50,000.00	6,744.16
R & M Elevator - Elevador	344,113.36	315,000.00	29,113.36
R & M General	246,679.65	196,000.00	50,679.65
R & M Onity System / Sistema Onity	56,184.14	25,000.00	31,184.14
R & M Painting / Pintura	33,195.31	30,000.00	3,195.31
R & M Plumbing / Plomeria	71,167.90	90,000.00	(18,832.10)
R & M Pool / Piscina	239,056.29	285,000.00	(45,943.71)
Security / Seguridad	241,137.91	259,560.00	(18,422.09)
Small tools / Herramienta	23,463.22	15,000.00	8,463.22
Taxes - Federal Zone / Impuestos Zona Federal		234,580.00	(234,580.00)
Taxes - Pier concession / Concesion de muelle		150,000.00	(150,000.00)
Taxes IVA & ISR / Impuestos IVA y ISR	242,555.00	180,000.00	62,555.00
Uniforms / Uniformes	18,534.16	20,000.00	(1,465.84)
Utilities - Electricity / Luz	394,392.00	425,000.00	(30,608.00)
Utilities - Gas / Gas	328,458.43	325,000.00	3,458.43
Utilities - Internet / Internet	9,576.00	10,000.00	(424.00)
Utilities - Television / Television	319,662.36	450,000.00	(130,337.64)
Utilities - Water / Agua	181,561.97	216,000.00	(34,438.03)
Wages & Benefits / Nomina	2,093,768.94	1,904,392.00	189,376.94
Total Expenses	8,113,396.54	7,879,477.00	233,919.54
Net Operating Income / Utilidad o Perdida	158,303.05	(1.00)	158,304.05

El Cantil (ECC Cozumel A.C.)

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

January – December, 2020 / enero a diciembre, 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 complete	Total aprox para complete	Presupuesto	Diferencia
Reserve fund income / Cuotas de fondo de reserva		1,614,631.48			1,552,188.00	62,443.48
Total Reserve Income / Total recibido		1,614,631.48	-	-	1,552,188.00	62,443.48
Projects Current / Proyectos Actuales						
Balcony Edge Repairs 2021 / Reparación de Goteros 2021	-	-				
Electrical Repairs / Reparaciones electricas	39,541.50	-	20,458.50	60,000.00	60,000.00	-
Pool Leak Repair / Reparación de Gotera de la piscina 2021	-	-				
Total Projects Current / Proyectos Actuales	39,541.50	-	20,458.50	60,000.00	60,000.00	-
Projects Finished / Proyectos completados						
Balcony Edge Repairs / Reparacion de Goteros	-	252,640.10	-	252,640.10	250,000.00	2,640.10
Heat Pump x2 for Pool / Bomba de Calor x2 para Piscina	-	161,819.43		161,819.43	151,583.04	10,236.39
Hurricane Shutters for Electrical Installations / Anticiclonicas instal. Electricas	11,740.53	40,156.42	-	51,896.95	90,000.00	(38,103.05)
New ladder for South Pier / Nueva escalera Muelle Sur	-	95,142.50	-	95,142.50	58,000.00	37,142.50
New Pool Furniture / Nuevos Muebles para el Area de la Piscina	332,939.25	-		332,939.25	750,000.00	(417,060.75)
Roof Sealing of both Towers / Impermeabilizar techos de ambos torres	224,689.84	23,367.20	-	248,057.04	270,000.00	(21,942.96)
Total Finished Projects / Total de proyectos completados	569,369.62	573,125.65	-	1,142,495.27	1,569,583.04	(427,087.77)
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-Dec 2020 / Ganancia enero a diciembre 2020		1,041,505.83				

El Cantil (ECC Cozumel A.C.)	
Self insurance fund (Cash basis) / Fondo de Seguro (Base en efectivo)	
January - December 2020 / enero a diciembre, 2020	
Revenue / Ingresos	1,099,973.00
Expenses / Gastos:	
Expenses on covered losses under deductible 254,863.41	
Insurance Policy 746,182.55	1,001,045.96
Excess or (Loss) of Revenue over Expenses / Ganancia o Perdida	98,927.04

El Cantil (ECC Cozumel A.C.)				
Fund balance change report (Cash basis) /				
Reporte de cambios de saldos de fondos (Base en efectivo)				
January – December 2020 / enero a diciembre 2020				
Description	Operating	Reserve	Insurance	Total
Descripcion	Operativo	Reserva	Seguro	Total
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	158,303.05	1,041,505.83	98,927.04	1,298,735.92
Foreign currency exchange / Tipo de cambio	(7,241.16)	(120,282.35)	(221,302.54)	(348,826.05)
Balance / Saldo 31-Dic-2020	87,849.54	942,091.89	4,058,632.22	5,088,573.65

El Cantil (ECC Cozumel A.C.)	
Changes in Cash Balance (Cash Basis) / Cambios en saldos en efectivo (Base en Efectivo)	
January – December 2020 / enero a diciembre 2020	
Net income or (loss) / Ganancia o (perdida)	
Operating Fund (Fondo operativo)	158,303.05
Reserve Fund (Fondo de reserva)	1,041,505.83
Insurance Fund (Fondo de seguro)	98,927.04
Total	1,298,735.92
Other sources or uses of cash / Otras fuentes o usos de efectivo	
Change in employee loans / Cambios a prestamos a empleados	(5,000.00)
Credit to Owners Recorded as Prepaid Dues / Credito a propietarios registrado como cuotas prepagadas	64,332.62
Net cash operating / Neto de efectivo operativo	1,358,068.54
Gain or (loss) on currency conversion / Ganancia o (perdida) en TC	(348,826.05)
Balance 31-Dec-2019 / Saldo 31-dic-2019	4,138,663.78
Balance 31-Dec-2020 / Saldo 31-dic-2020	5,147,906.27

El Cantil (ECC Cozumel A.C.)			
Cash Balance Report / Reporte de saldos			
December 31, 2020 / 31-diciembre-2020			
Cibanco Operating Account	33,740.75		
Cibanco Reserve Fund Pesos	266,750.16		
Monex USD account	3,657,590.60	183,890.93	19.89 exchange
Monex pesos	1,149,824.76		
Petty Cash	40,000.00		
Total	5,147,906.27		

Supplemental Information / Informacion Adicional

El Cantil (ECC Cozumel A.C.)						
Delinquent Dues and Penalties / Cuotas no pagadas y penalidades						
December 31, 2020 / 31 de diciembre, 2020						
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	1,574,357.00	221,524.00	46,613.33	3,440,559.00	-901,158.10	4,381,895.23
9BN	1,088,107.00	173,908.00	65,861.58	6,092,803.00	-1,261,910.38	6,158,769.20

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
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

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
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
Sept 30, 2020 / 30-sept-2020	951,259.22
December 31, 2020 / 31-diciembre-2020	1,201,772.61

El Cantil
We look forward to your return home!

