

El Cantil

Administrative Report
1st Quarter 2017
January-March



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

Ashley (Ash) Grant Sartison

Caribbean Beach Properties (CEO)

CBP Cozumel SA de CV

Email: ash@cbpcozumel.com

Mobile: (987) 112-4491

Lobby Cell Phone: (987) 116.9795

Jorge Canul (Building Supervisor)

Email: buildingsupervisor@cbpcozumel.com

Mobile: (987) 100 2480

New Notifications

Projects approved at Nov 2016 Assembly:

- Auditors -

They were paid.

- South tower pump silencer and energy saver -

This system was installed and is functioning very well.

- Bridge Repair / Replacement -

Since it is over water we have been having a lot of trouble getting the needed permits. Now even after several trips to Cancun they are requesting an environmental impact study. We are working on a bid for that.

- Exterior Painting -

The bid presented at the November 2016 assembly did not include all that we originally thought. A detailed update regarding this will be given at the assembly. At present, it is on hold until the balcony railings are all finished.

- Additional Approved Elevator Repairs -

Pending.

- Bus Bar Maintenance -

All materials have been purchased for both towers. The bus bar for north tower has been finished. Because of high occupancy we have delayed the repairs of the south tower bus bar. We also had to purchase some expensive materials to replace the connection to CFE's grid. They notified us that it was faulty and needed to be replaced. We will have this fixed (with CFE's help) at the same time as we work on the bus bar for the south tower. These repairs will leave the buildings without electricity or water for about 6 hours.

- Onity System / Backup unit -

We have held off on the purchase of this because of their extremely poor customer service. We told them we would purchase the unit once they fix our system and repair the original programming that was never done right.

- Pool Deck -

Pending completion of building and then will be painted. Other tile options may be presented at the assembly, but the price should remain about the same.

- Pool Area Tables/Chairs/Umbrellas -

On hold for now.

- Railing from LDN to Palace -

This may be done at the same time as the pool deck.

- North tower street side balconies -

There have been many road blocks along the way that have delayed and slowed the project. We would have loved to have finished this much more quickly. Sadly, despite having worked hard to speed things along, it has been very slow going. Urban development has now stopped the work and denied our extension until we get an engineer to sign off on the project and provide several assembly documents; not originally required. All of this is further slowing the project and creating more cost.

- Seaside balconies -

A detailed contract was drawn up between El Cantil and the company installing the balconies that included timelines, quality of materials, payment schedules, etc. After that document was signed we sent the money in early January. They respected the original bid price, even though prices increased in 2017. Before the materials arrived, we submitted to Urban Development a request for a permit. Once again, they are delaying the project. All additional requested documentation has been submitted to them. We are now simply waiting on the permit and will begin asap. If it were not for these delays we would have begun the project more than a month ago.

- Transformer Relocation -

On hold for now.

Legal Matters and Select Assembly Motions:

- 7th Floor Storage Room -

The administration now has full control over this room. The coin operated washing machine and dryer have been removed. Locks were changed.

This room was connected to Boneso's (7GN) electrical meter for a very long time. As soon as we learned of this we took immediate steps to connect this room to the common area electrical meter; as well as the TV control room that was improperly wired to 7GN.

- Storage Room in South Garage –
Through Lic. Romina, an expedited legal process has been started.

- Gas tank used for 9th floor and LDN -
Through Lic. Romina, an expedited legal process has been started.

- Private Generator in North Garage -
Through Lic. Romina, an expedited legal process has been started.

Legal Cases:

- Civil lawsuit Exp. 46/2017 (Jactancia regarding 9BN-Rest) – In process
- Civil Lawsuit Exp. 298/2016 (Civil Trial (9AN vs. June 2016 Condo Assembly) – In process
- Civil Oral Lawsuit Ex. 85/2016 (Oral Civil Trial for Dispossession of 9AN WON. Now in appeal) – Won
- Civil Oral Lawsuit Exp. 29/2017 (Appeal of 85/2016) – Pending
- Criminal Lawsuit Exp. 785/2016 (Criminal lawsuit against Ashley Sartison for Dispossession) – Pending 29/2017

Garage Lockers:

We are making up signs with each condo number on them. When they are ready, we will let you know and you can show us which locker is yours. Once all lockers have claimed and the signs are hung, we will free unused lockers for those who don't presently have one. The signs will look similar to the picture below, but they will have the condo numbers on them:



Routine Reminders

Issuing of Onity System Card Procedures	Procedimientos para entrega de llaves del Sistema de Onity
<p>Purpose: Establish a procedure for personnel to follow for the issuing of Onity cards to Access El Cantil Common Areas for owners, guests and renters.</p>	<p>Propósito: Implementar procedimientos para nuestro equipo para entrega de llaves de Onity para las Áreas Comunes de El Cantil para dueños, invitados y huéspedes.</p>
<p>Quantity of Cards per unit free of charge: Condominium owner shall be provided up to 4 activated cards for personal use with unlimited activations.</p>	<p>Cantidad de Tarjetas por unidad privativa libre de costo: Cada unidad privativa tendrá derecho a 4 tarjetas por condominio sin costo con activaciones ilimitadas.</p>
<p>Cards for owners who are in residence: Cards will be issued to all owners in residence at El Cantil and will be only programmed for the length of an owner's stay at El Cantil; up to a maximum of 3 months. 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 be issued 1 card. However, if they have a car an extra will be provided upon request. Replacement cards cost 20 pesos per card and may be billed to the condominium account.</p>	<p>Tarjetas para dueños residiendo en el Condominio: Tarjetas serán activadas por la duración de la estancia del dueño con un máximo de 3 meses. Para la seguridad de nuestra área común, es la responsabilidad de cada dueño informar a la administración si una llave es robada o perdida para que se podrá desactivar inmediatamente. Cada dueño tendrá derecho a 1 tarjeta activada. Sin embargo podrán recibir otra tarjeta para el caso de que tengan un vehículo, bajo solicitud. Las Tarjetas adicionales de reemplazo costarán 20 pesos por tarjeta y puede ser cobrado a la cuenta de mantenimiento.</p>
<p>Cards for guests of owners: Each adult guest will be issued 1 common area access key card. A record of the unit number, name of each guests receiving a card,</p>	<p>Tarjetas para huéspedes: A cada huésped adulto le será entregado un máximo de 1 tarjeta para las áreas comunes, una bitácora que incluya el número de la unidad,</p>

<p>management company and a signature of responsible party will be required before cards are provided. Guests must personally pick up cards and sign receipt for each card with security. Guests must show their rental agreement to show the length of stay and which condo they are renting. Access cards will be programmed for the duration of their stay only with a maximum of 1 month. Replacement cards cost 20 pesos per card and may be billed to condominium account.</p>	<p>nombre del huésped, la empresa de administración, firma de la persona responsable que este recibiendo la tarjeta, será un requerimiento para poder entregarle la tarjeta. Los huéspedes tendrán que firmar de recibido la entrega de la tarjeta de manera individual con el personal de seguridad. Los huéspedes deberán mostrar su contrato de renta para la unidad en la que se están hospedando. Las Tarjetas serán programadas por la duracion de la estancia unicamente con una maxima vigencia de 1 mes. Las Tarjetas adicionales de reemplazo costarán 20 pesos por tarjeta y puede ser cobrado a la cuenta de mantenimiento.</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. Security staff will grant access to the building as needed. No cards will be given to outside contractors, managers or their personnel.</p>	<p>Contratistas o visitantes: Todos contratistas tienen que ser autorizados de antemano por el dueño o residente y necesitan registrarse con seguridad antes que los guardias les den acceso al edificio. No serán entregadas tarjetas a contratistas, administradores de condominios, ni a su personal.</p>
<p>Information that owners need to provide to the administration:</p> <ol style="list-style-type: none"> 1. Providing a list of people that are allowed on-going access to your condo and the building. <ol style="list-style-type: none"> a. Full Name: _____ b. Condo Number: _____ c. Start Date: _____ d. End Date: _____ e. Days and Times they are permitted to enter: _____ 2. If you are having guests over, please notify security before they arrive to let security know what their names are and which condo they are going to. <p>For your convenience, the building has a cellular phone. You can call, text or Whatsapp your temporary visitors names to this phone and they will be granted access to the building upon arrival. Building Cell Phone: (987)116-9795</p>	<p>Información que los dueños tienen que proveer a la administración:</p> <ol style="list-style-type: none"> 1. Lista de personas que tienen acceso a su condómino y el edificio. <ol style="list-style-type: none"> a. Nombre Completo: _____ b. Numero de Condominio: _____ c. Fecha inicio: _____ d. Fecha de terminación: _____ e. Días y horarios que tienen permitido entrar: _____ 2. Si usted va a tener visitantes, favor de notificar a seguridad con sus nombres y el condominio que van a visitar. 3. 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>Schedule for Programing Cards: Only from Monday-Saturday 11am-2pm</p>	<p>Horario para la programación de Tarjetas: Únicamente de Lunes a Sabado de 11am-2pm</p>

Pier Transfer:

The paperwork requesting the pier transfer has all been submitted. We are waiting for final confirmation of the transfer. This continues to be delayed because APIQROO still does not have POA to finish the transfer of rights.

Federal Zone Transfer:

A letter was delivered to Alberto Villanueva (the only person who has power to transfer the rights of the Federal Zone) requesting his assistance. The transfer of the Federal Zone concession will proceed quickly once we have confirmation of his willingness to sign over the concession rights.

Security:

The VC has authorized for a trial run, a second security guard at night and an additional guard to work from 2pm-10pm so that someone will always be in each tower, even during the busy times of day when they need to help owners and guests with luggage.

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.

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

BUILDING MAINTENANCE AND GARDENING (Highlights)

Pigeon Control:

The team cleaned the north tower AC balconies and shafts. Then sprayed OdoBan to disinfect and kill odors in the vertical shafts. The balconies on the south side of the north building all have netting to keep birds away. We purchased a large roll of netting and will do the north side balcony of the north tower as well.

-Large roll of netting -



-Shaft and Balcony Cleaning-



Civil Protection Report

At the request of the administration and the VC, Civil Protection reviewed the installations of El Cantil Common Areas and provided an extensive list of items required to meet city safety codes. We have been working diligently to make the necessary changes.

- Many signs were added:



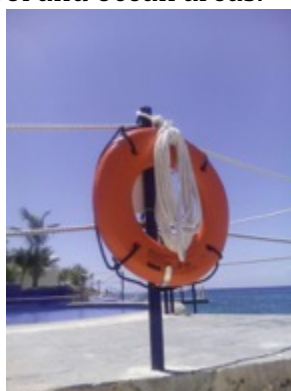
- Smoke detectors were added throughout the complex.



- Emergency backup lighting was added to stairwells. – Lamps were ordered.
- Electrical repairs were made, per recommendations of CP (Civil Protection)
- The doors in the lobbies now open out and in the correct way so that in an emergency people can safely run to safety.
- Panic bars are ordered.
- First aid kits.
- Readjusted the height of the fire extinguishers.



- Safety rings for the pool and ocean areas.



- And the list goes on...

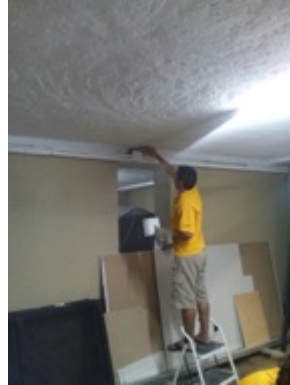
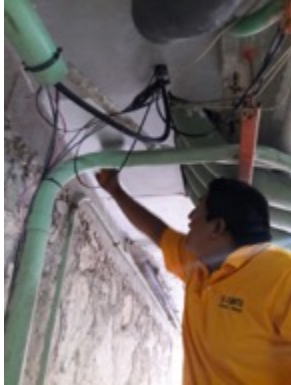
Detailing of North Garage:

We have been cleaning the pipes and repairing wiring, painting the smaller details and generally improving the north garage little by little.

- Top Edge Painted -



- Painting around the pipes -



An ugly hose came out of the ground to pump excess water out of the garage. A proper drain pipe was installed!



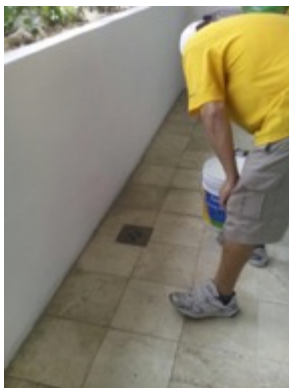
General Painting:

Not as much painting was needed this past quarter. Here are some things that were painted:

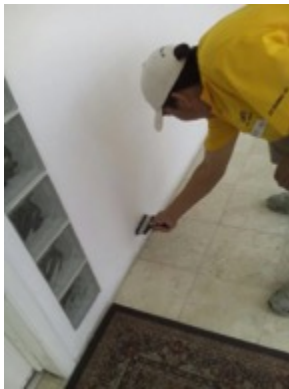
-Garbage cans got some touch-ups-



- Before/After -

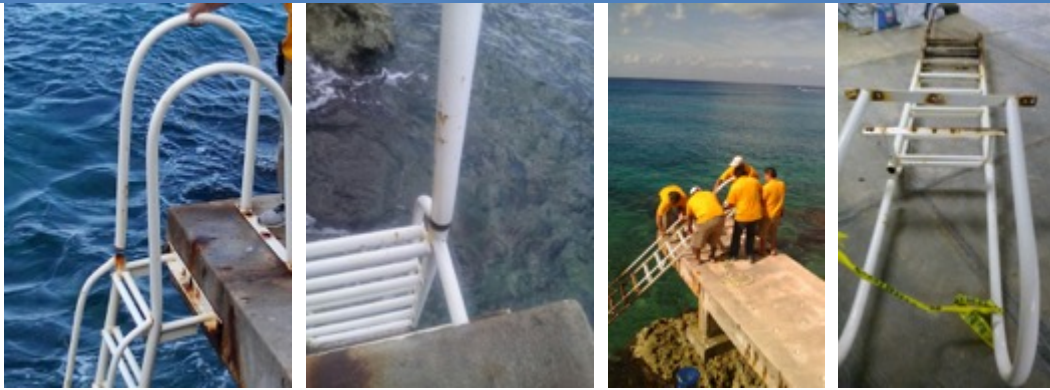


- Other Areas -



Pier Ladder:

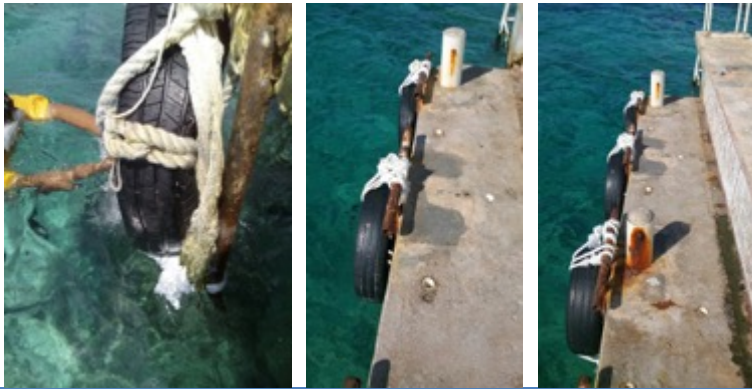
-The ladder was removed, repaired, sanded and painted-



-after-

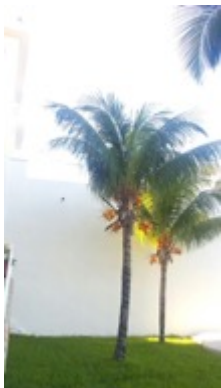


Pier Tires Repaired:



Gardening:

Palm trees are regularly trimmed to improve views.



Pressure Washing:

- All pool side lounge chairs were cleaned right at the end of January -



Note: They are getting more and more discolored and will need to be replaced. We are trying to keep the better-looking ones by the pool and the older ones on the beach.

-Several areas were pressure washed this past quarter -



Elevator Repairs:

- Button broke and was repaired -



- Removal of construction debris from work on 9AN and 9BN -



Jacuzzi Wall Repairs:

-before/after-



Rinse Tank for Dive Gear:

We added a short hose to make rinsing gear easier.



Pool Saltwater chlorinators – Cleaned and serviced regularly

-before/after-



Building Water System:

Pressure tank repairs:

The bladders of a couple tanks needed servicing. All are fully functional.

Replaced the middle pump's check valve in the south tower:



Pumps:

- The 3 pumps in the south tower are fully functional.
- We lost 2 pumps in the north tower but, thankfully, were able to repair one of them. The north tower has 2 functioning pumps. We are now getting bids to replace the pump that has failed.

Every week the following tasks are performed in each tower:

- Tested for hardness and adjusted as needed.



- Water readings are taken daily and once a week an average is taken. If anything is out of a normal range of usage, measures are taken to find the problem and resolve quickly.
- System is checked for functionality and leaks.

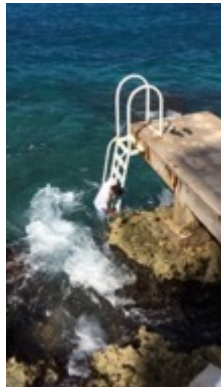
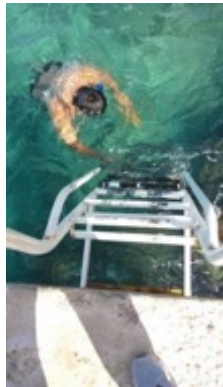
Beach Cleaning:

-The sand is periodically run through a filter to remove debris-



Ocean Ladders:

Periodically Cleaned:



FINANCIAL REPORT

El Cantil (ECC Cozumel A.C.)

Budget vs. Actuals /Presupuesto vs Real

January - March, 2017 / enero a marzo, 2017

	Actual Real	Budget Presupuesto	over Budget Sobre ppto
Income / Ingresos			
Fines / Penalidades	363690.00		363690.00
Interest income/Intereses Ganados	721.11		721.11

Ordinary Dues / Cuotas Ordinarias	2140828.00	2141000.00	-172.00
Penalty for Late Payment / Penalidad por falta de pago	120000.00		120000.00
Water payments / Pagos de agua	110536.32		110536.32
Total Income / Total de ingresos	2735775.43	2141000.00	594775.43
Expenses / Gastos			
Allocation to self insurance / Separado para fondo de seguro	275001.00	275001.00	0.00
Bank charges/Cargos Bancarios	1392.18	750.00	642.18
Employee expenses/Gastos de empleados			0.00
Payroll/Nomina	297567.53	283551.00	14016.53
Rewards/Premios	-250.00	5001.00	-5251.00
Seguro, ISR, Infonavit, IVA	131104.40	114999.00	16105.40
Uniforms/Uniformes		6249.00	-6249.00
Total Employee expenses/Gastos de empleados	428421.93	409800.00	18621.93
Legal and Assembly Fees/Gastos Legales y de Asamblea			
Legal assistance/Asistencia Legal		249999.00	-249999.00
9AN Lawsuits against HOA and Representatives (Defense)	147467.54		147467.54
Total Legal assistance/Asistencia Legal	147467.54	249999.00	-102531.46
Total Legal and Assembly Fees/Gastos Legales y de Asamblea	147467.54	249999.00	-102531.46
Maintenance/Mantenimiento			
Cleaning supplies/Artículos de limpieza	13508.40	11250.00	2258.40
Equipment Maintenance/Mantenimiento de Equipo	5906.00	2499.00	3407.00
Extinguisher/Extintores		1752.00	-1752.00
Gardening Expenses/Gastos de Jardineria	1161.00	2499.00	-1338.00
General maintenance/Mantenimiento en general	14294.00	17499.00	-3205.00
Onity Replacement Cards/Tarjetas Onity	-170.00		-170.00
Total General maintenance/Mantenimiento en general	14124.00	17499.00	-3375.00
Paint and paint supplies/Pintura y artículos de pintura	4163.00	16251.00	-12088.00
Plumbing and Electrical/Plomeria y Electricidad	13561.15	20001.00	-6439.85
Pool and water system chemical and salts/Quimicos y sal para alberca y suavizador	44952.91	32499.00	12453.91
Pool repair/Reparaciones de alberca		3750.00	-3750.00
Tools/Herramientas	8376.01	5001.00	3375.01
Total Maintenance/Mantenimiento	105752.47	113001.00	-7248.53
Major projects and repairs / Proyectos y reparaciones			
CP Requirements/Requisitos de PC			0.00
Emergency lamp, emergency alarm, panic lock/Lamparas de emergencia, alarma, cerradura de panico.	31911.60		31911.60
New Signs / Letreros Nuevos	8958.20		8958.20
Smoke Detector/Detectores de humo	2273.60		2273.60
Total CP Requirements/Requisitos de PC	43143.40	0.00	43143.40
Pigeon Control/Control de Pajaros	31659.05		31659.05
Video Surveillance System/Cameras de Video	35546.50		35546.50
Total Major projects and repairs / Proyectos y reparaciones	110348.95	0.00	110348.95
Office expenses/Gastos de oficina	8815.00	8751.00	64.00
Professional services fees/Gastos de servicios profesionales			
Accounting fees/Gastos de contabilidad	17700.03	22500.00	-4799.97
Administration Fee/Gastos de Administracion (Pesos)	277500.00	277500.00	0.00
Elevator monthly contract/Elevador contrato mensual	70388.19	72000.00	-1611.81

Fumigation/Fumigacion	6639.84	15000.00	-8360.16
Security/Seguridad	57336.01	33000.00	24336.01
Total Professional services fees/Gastos de servicios profesionales	429564.07	420000.00	9564.07
Taxes/Impuestos	44254.00	125001.00	-80747.00
Utilities/Servicios			
Electricity/Electricidad	68710.00	68001.00	709.00
Federal Zone/Zona Federal	95297.52	92500.00	2797.52
Garbage/Basura	45284.81	85000.00	-39715.19
Gas/Gas	173374.43	82500.00	90874.43
Internet/Internet	2394.00	2499.00	-105.00
Monthly TV network/Red de TV mensual	107883.48	87501.00	20382.48
Pier concession/Concesion de muelle		22000.00	-22000.00
Water/Agua	151928.55	152499.00	-570.45
Total Utilities/Servicios	644872.79	592500.00	52372.79
Total Expenses / Total de gastos	2195889.93	2194803.00	1086.93
Net Operating Income / Utilidad o Perdida	539885.50	-53803.00	593688.50

Notes regarding Budget to Actual Differences	Notas sobre diferencias entre el presupuesto y los gastos reales
Explanation for being over budget on the following items:	
Pigeon Control: The netting was very expensive to purchase and import. However, it is something that has been needed for a long time. The VC and admin approved this unexpected expense.	Control de Palomas (Pájaros): Fue algo costoso el comprar e importar esto. Sin embargo, es algo que se necesitaba hace algún tiempo. El Comité de Vigilancia y la Administración aprobó este gasto inesperado.
Additional Video System elevator and 9 th floor: Legal counsel recommended that we installed these cameras. The VC and admin felt it necessary to follow the advice of the legal counsel.	Sistema de Video adicional para el elevador de 9no Piso: Nuestros consultores legales recomendaron que se instalaran estas cámaras. El CV y la Administración sintió la necesidad de seguir este consejo de su parte.
Employee Expenses: The VC and Admin authorized hiring a 3 rd guard for the afternoon shift to fill in when one needs to help an owner or guests. This way there is always someone in the lobby.	Gasto de Empleados: El CV y la Administración autorizaron la contratación de un tercer guardia para el turno de la tarde y de tal manera llenar los vacíos cuando alguien esté ayudando a algún propietario o huésped; Y de esta manera siempre tener a alguien disponible en el lobby.
Civil Protection Requirements: These repairs have added up and were not part of the budget.	Requisitos de Protección Civil: Estas reparaciones han sido añadidas y no formaban parte del presupuesto.
Night time security: This is high because a second guard was hired. We now have a guard in each tower through the night. This also allows one to patrol the pool and other areas while still having the front guarded.	Seguridad para las horas de la Noche: Esto es alto debido a la contratación del guardia. Ahora tenemos un guardia en cada Torre a través de toda la noche. Esto permite que uno vigile el área de alberca y otras áreas mientras que otro permanece en la parte de enfrente.

Salt for Water Softeners: The cost of the salt has massively increased. Also with the increased usage of water because of high season, more salt is used.	Sal para los Sistemas de Suavización de Agua: El costo de la Sal ha subido de manera exorbitante. También el uso de más cantidad de sal ya que nos encontramos en temporada alta.
Gas to heat the pool: This is high because the rates increase massively as well it was a colder winter and more gas was needed to keep the pool warm.	Gas para calentar la Alberca: Esto es alto por que las tarifas de gas han aumentado mucho, a la vez se tuvo un invierno meas frío de lo normal y se necesitó meas gas para mantener la alberca.
Monthly TV network: This is based on USD but we budgeted in pesos and didn't take into consideration the massive devaluation of the peso after the budget was approved.	Red de Televisión Mensual: Esto está basado en dólares y no se tomó en cuenta la enorme devaluación del peso después de que el presupuesto fue aprobado.

Reserve Fund and Projects Accounting / Contabilidad de fondo de reserva y proyectos			
Projects Current / Proyectos Actuales	Actual / Real	Budget / Presupuesto	Over budget / Sobre presupuesto
Bridge modifications/Modificaciones del puente	5,850.00	60,000.00	-54,150.00
Building exterior paint window sealing / Pintura del edificio y Sellado de ventanas	1,740.00	700,000.00	-698,260.00
Elevator Repair 2 / Reparacion del Elevador	1,000.00	40,000.00	-39,000.00
Generator maintenance / Mantenimiento de la planta electrica		17,980.00	-17,980.00
Lighting for pool/beach area / Nueva iluminacion para area de alberca y playa		250,000.00	-250,000.00
Mainteance Bus Bars / Mantenimiento del Barra Electrica	63,365.00	41,180.00	22,185.00
Onity System/Sistema Onity	119,187.10	190,000.00	-70,812.90
Pool area deck / Piso para area de alberca		1,500,000.00	-1,500,000.00
Pool Chairs, Tables, Umbrellas/Sombrillas, Sillas y Mesas para el area de la alberca	11,319.00	200,000.00	-188,681.00
Railings LDN to Palace / Barandales LDN a Palace		400,000.00	-400,000.00
Railings North Tower / Barandales Torre Norte	370,272.00	420,000.00	-49,728.00
Railings sea-side balconies / Barandales terrazas frente al mar	1,872,379.86	2,669,914.00	-797,534.14
Transfer of Federal Zone Concession to ECC Cozumel/Transf de la Zona Federal	13,960.00		13,960.00
Transfer of Pier Concession to ECC / Transferencia de derechos del muelle a ECC	181.00		181.00
Transformers Sur - Relocate off Private Property/Mover de propiedad privada	6,525.00	600,000.00	-593,475.00
Total Projects Current / Proyectos Actuales	2,465,778.96	7,089,074.00	-4,623,295.04
Note – The total amounts reflected in this report include funds spent during 2016 and 2017 on current / pending projects, not just funds spent during the first quarter of 2017. Nota – Los montos reflejados en este reporte incluyen todo lo que se ha gastado en estos proyectos pendientes durante 2016 y 2017, no solo lo que se gastó durante el primer trimestre de 2017.			

Reserve balance 31-Dec-2016 / Saldo de fondo de reserva 31-dic-2016	3093706.76
Total reserve dues Jan-Mar 2017	1500000.15
Total reserve income / Total de ingresos de fondo de reserva	4593706.91
Total expenses finished projects / Total de gastos en proyectos terminados	0.00
Total expenses pending projects / Total de gastos en proyectos pendientes	2171895.01

Total reserve expenses / Total de gastos en proyectos	2171895.01
Reserve balance 31-Dec-2016 / Saldo de fondo de reserva 31-dic-2016	2421811.90

Fund Balance Report / Reporte de saldos

ACCRUAL BASIS	Monex USD	CiBanco Op Peso	CiBanco Res Peso	Monex Peso	Petty Cash Caja chica	Total Pesos
Balance @ 12/31/16 per QB / Saldo 31-Dic-16	\$364,859.02	325,118.40	113,587.07	288,602.94	92,585.79	
Peso Balances @ 12/31/16	6,047,985.34	325,118.40	113,587.07	288,602.94	92,585.79	6,867,879.54
P&L for both funds for Jan-Mar 2017 / Ganancia y perdida total ene-mar						-131,994.51
Change in A/R Cambio en cuentas por recibir						-257,679.40
Change in employee loan Cambio en prestamos						2,500.00
Allocated to self insurance Separado para fondo de seguro						275,001.00
Ending Fund Balance 12/31/16 / Saldo 31-dic- 2017						6,755,706.63
End Fund Bal Reported 31- mar-17 / Saldo reportado	\$376,626.99					
Peso Balances 31-mar-17 Saldo MN 31-mar-17	6,182,517.58	103,367.51	51,643.21	368,398.25	49,780.08	6,755,706.63
Allocated to reserve fund / Separado para fondo de reserva						2421811.90
Allocated to self-insurance fund / Separado para fondo de seguro						2995001.00
Available for operating / Disponible para operaciones						1338893.73

Accounts Receivable Report / Reporte de cuentas por recibir March 31, 2017 / 31-marzo-2017

Property / Propiedad	Amount due / Saldo que se debe
9AN	860605.46
9BN	651313.12
Total	1511918.58

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