

El Cantil

Administrative Report
2nd Quarter 2017
April-June



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

Jorge Canul (Building Supervisor)

Email: buildingsupervisor@cbpcozumel.com

Mobile: (987) 100 2480

Ashley (Ash) Grant Sartison

Caribbean Beach Properties (CEO)

CBP Cozumel SA de CV

Email: ash@cbpcozumel.com

Mobile: (987) 112-4491

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 -

June 2017 Assembly: On hold

- Exterior Painting/Stucco Work -

Updating bids with various contractors.

- Additional Approved Elevator Repairs -

Finished

- 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 –

June 2017 Assembly: On hold

- Pool Area Tables/Chairs/Umbrellas –

June 2017 Assembly: On hold (Get bid for Fall 2017 Assembly)

- Railing from LDN to Palace –

June 2017 Assembly: On hold

- North tower street side balconies –

New balconies have been installed. Contractors are finishing final punch lists.

- Seaside balconies –

Work is in progress. Nearly all the A and B units of the south tower are finished and some C units too. As the work has been progressing we have been fixing the cracked balcony edges. It costs much less to fix them when the railings are taken out.





- Transformer Relocation -
June 2017 Assembly: On hold

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 -
In process.

- Gas tank used for 9th floor and LDN -
In process.

- Private Generator in North Garage -
In process.

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.) – Won
- Civil Oral Lawsuit Exp. 29/2017 (Appeal of 85/2016 – They are appealing this too.) – Won
- Criminal Lawsuit Exp. 785/2016 (Criminal lawsuit against Ashley Sartison for Dispossession) – Pending 29/2017

El Cantil land under the North Tower identified with signs:



Garage Lockers:

Most have claimed their lockers. If you have not, please let us know which one is yours. Once all are identified, we will assign the rest to those who don't have a locker. We will also do R&M on these lockers.



Routine Reminders

Issuing of Onity System Card Procedures	Procedimientos para entrega de llaves del Sistema de Onity
<p>Purpose: Establish a procedure for personnel to follow for the issuing of Onity cards to Access El Cantil Common Areas for owners, guests and renters.</p>	<p>Propósito: Implementar procedimientos para nuestro equipo para entrega de llaves de Onity para las Áreas Comunes de El Cantil para dueños, invitados y huéspedes.</p>
<p>Number of cards Per Unit Free of Cost: Every Private Unit will be given free of cost 4 Onity cards.</p>	<p>Número de Tarjetas por Unidad sin costo: Cada Unidad Privativa tendrá derecho a 4 tarjetas Onity sin costo.</p>
<p>Please take care of your cards, starting the 5th card the policy of Replacement cost will be applied.</p> <p>Replacement Costs: Cards cost 20 pesos per card and may be billed to the condominium account.</p>	<p>Por favor cuide sus tarjetas, la política de Costos de Reemplazo será aplicada a partir de la 5ta Tarjeta.</p> <p>Costos de Reemplazo: Las Tarjetas adicionales de reemplazo costarán 20 pesos por tarjeta y pueden ser cobradas a la cuenta de mantenimiento.</p>

<p>Rules for Programing the Cards:</p> <p>Cards for owners who are in residence: Cards will ONLY be programed for adult owners in residence at El Cantil for the length of the owner's stay; 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.</p> <p>* Each owner will have 1 card programed as per the aforementioned paragraph. However, if the owner has a vehicle an extra card will be provided upon request.</p>	<p>Reglas para la programación de las tarjetas:</p> <p>Tarjetas para dueños residiendo en el Condominio: Las Tarjetas serán activadas UNICAMENTE a favor de los dueños mayores de edad que se encuentren residiendo en El Cantil; por la duración de la estacia del dueño con un maximo de 3 meses. Para la seguridad de nuestra área común, es la responsabilidad de cada dueño el informar a la administración si una tarjeta es robada o perdida para que se pueda desactivar inmediatamente.</p> <p>* Cada dueño tendrá derecho a 1 tarjeta activada, de conformidad con el párrafo anterior. Sin embargo, para el caso de que el dueño tenga un vehículo, podrá recibir 1 tarjeta extra si así lo solicita.</p>
<p>Cards for guests of owners: Each adult guest will be issued 1 common area access key card. 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. 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 losses a card the Replacement Policy will be applied to the condominium account.</p>	<p>Tarjetas para huéspedes: A cada huésped adulto le será entregado un máximo de 1 tarjeta para las áreas comunes. 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. Los huéspedes tendrán que firmar de recibido la entrega de la tarjeta de manera individual con el personal de seguridad. Las Tarjetas serán programadas por la duracion de la estancia unicamente con una maxima vigencia de 1 mes.</p> <p>* Si un huesped pierde alguna Tarjeta, las Políticas de Reemplazo serán aplicadas a la cuenta de mantenimiento de dicha unidad.</p>
<p>Outside Contractors or Visitors: All outside contractors or visitors must be pre-authorized by owners or residents and must be registered with security at entrance in order to gain access to the building. No cards will be given to outside contractors, managers or their personnel.</p> <p>A penalty of \$2,500.00 pesos will be applied to any condominium unit whose, Property Managers or Visitors break any of the rules outlined in this document.</p>	<p>Contratistas o visitantes: Todos contratistas tienen que ser autorizados de antemano por el dueño o residentes y necesitan registrarse con seguridad para que los guardias les den acceso al edificio. No serán entregadas tarjetas a contratistas, administradores de condominios, ni a su personal.</p> <p>Una multa de \$2,500.00 pesos será aplicada a cualquier unidad del condominio cuyos administradores o visitantes rompan cualquier regla de estos lineamientos.</p>
<p>Information that owners need to provide to the administration:</p> <ol style="list-style-type: none"> Providing a list of people that are allowed on-going access to your condo and the building. <ol style="list-style-type: none"> Full Name: _____ Condo Number: _____ Start Date: _____ End Date: _____ Days and Times they are permitted to enter: _____ If you are having guests over, please notify security before they arrive to let security know what their names are and which condo they are going to. <p>For your convenience, the building has a cellular phone. You can call, text or WhatsApp your temporary visitors names to this phone and they will be granted access to the building upon arrival. Building Cell Phone: (987) 116-9795</p>	<p>Información que los dueños tienen que proveer a la administración:</p> <ol style="list-style-type: none"> Lista de personas que tienen acceso a su condómino y el edificio. <ol style="list-style-type: none"> Nombre Completo: _____ Numero de Condominio: _____ Fecha inicio: _____ Fecha de terminación: _____ Días y horarios que tienen permitido entrar: _____ Si usted va a tener visitantes, favor de notificar a seguridad con sus nombres y el condominio que van a visitar. <p>Para su conveniencia el edificio tiene un teléfono celular. Usted puede llamar, mandar un mensaje normal o de WhatsApp con nombres de los que están autorizados temporalmente y les será dado acceso al edificio cuando lleguen. Número del teléfono del edificio: (987) 116-9795</p>
<p>Schedule for Programing Cards: Only from Monday-Saturday 11am-2pm</p>	<p>Horario para la programación de Tarjetas: Únicamente de Lunes a Sábado de 11am-2pm</p>

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.

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 EMERGENCIAS 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:

All AC Balconies on the north and south side of the North Tower have been wrapped with Netting to keep birds out.



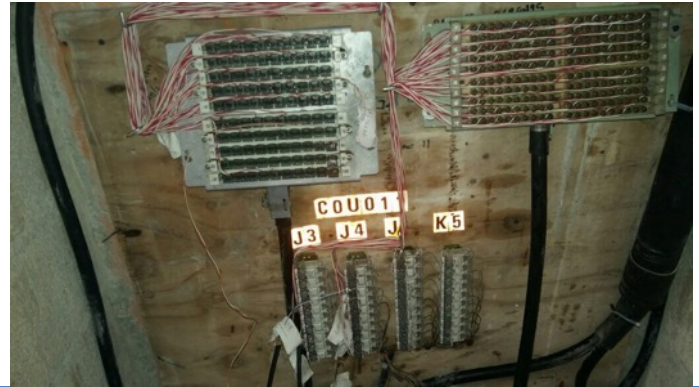
Telmex junction boxes fully redone:

For all of you who have had ongoing issues with TelMex internet and phone service... **PROBLEM SOLVED!** The Junction boxes were in very sad shape.

-before-



- After-



Elevator Safety Improvements for all four elevators (Finished):



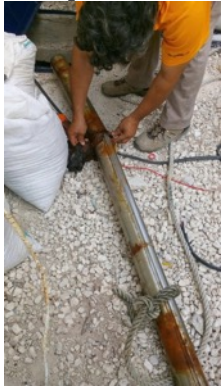
Pool Saltwater chlorinators – Cleaned and serviced regularly

-before/after-



Building Water System:

Pump #3 in the north tower failed and was replaced with a new pump at a great discount.



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.

Lounge Chairs are periodically cleaned:



- before/after -



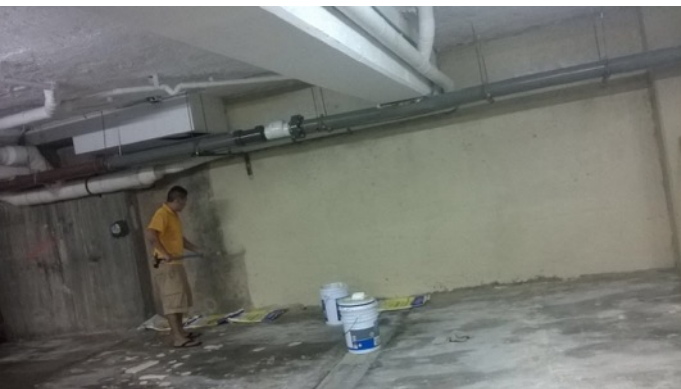
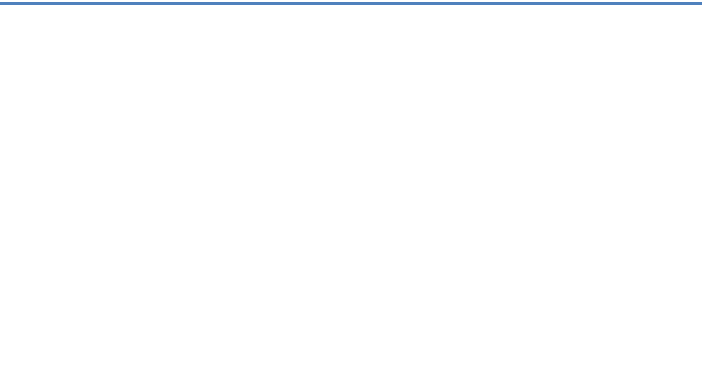
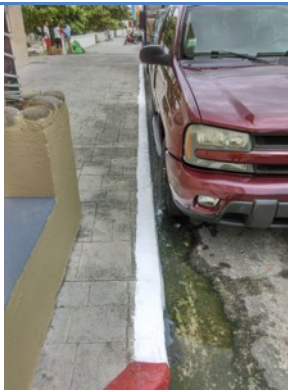
North Garage Gate Sensor:

Finally installed! The south garage sensor will be installed soon too.



Crack Repairs and Various Painting Projects:



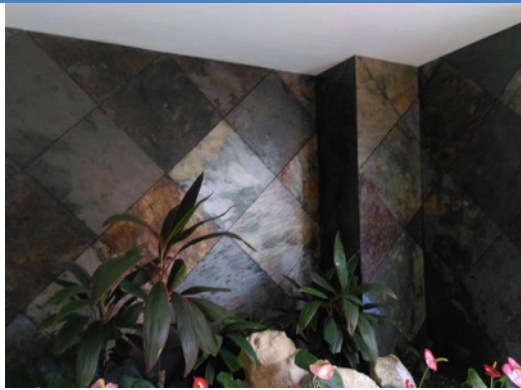




-Finished Sanding and Painting Tables-



- Varnished Tiles in South Tower Lobby -



- Crack in exterior wall in the region of 4CS and 5CS from rust rebar was causing leaks during heavy rains.-



Bathroom:

-Replaced fan and outside vent-



-Replaced Old and Broken Garbage Can-



South Garage Sump Pump Replaced:



General Pressure Washing



- Pier Pressure Washed-



Electrical Repairs:

CFE reported that we were responsible to replace certain failing parts on the electrical pole. If we did not replace them, they would fine us and charge us damages that may be caused for failing to act.



FINANCIAL REPORT

El Cantil (ECC Cozumel A.C.)

Budget vs. Actuals / Presupuesto vs Real

January - June, 2017 / enero a junio, 2017

	Actual / Real	Budget / Presupuesto	Difference / Diferencia
Income / Ingresos			
Fines / Penalidades	693,690.00		693,690.00
Interest income/Intereses Ganados	1,507.55		1,507.55
Ordinary Dues / Cuotas Ordinarias	4,281,836.00	4,282,000.00	-164.00
Penalty for Late Payment / Penalidad por falta de pago	240,000.00		240,000.00
Water payments / Pagos de agua	223,256.83		223,256.83
Total Income / Total de ingresos	M\$5,440,290.38	M\$4,282,000.00	M\$1,158,290.38
Expenses / Gastos			
Allocation to self insurance / Separado para fondo de seguro	550,002.00	550,002.00	0.00
Bank charges/Cargos Bancarios	1,973.34	1,500.00	473.34
Employee expenses/Gastos de empleados			0.00
Payroll/Nomina	574,967.50	567,102.00	7,865.50
Rewards/Premios	2,500.00	10,002.00	-7,502.00
Seguro, ISR, Infonavit, IVA	228,295.12	229,998.00	-1,702.88
Uniforms/Uniformes	5,731.00	12,498.00	-6,767.00
Total Employee expenses/Gastos de empleados	M\$811,493.62	M\$819,600.00	-M\$8,106.38
Legal and Assembly Fees/Gastos Legales y de Asamblea			0.00
Assembly expenses/Gastos de asamblea	182,386.50	250,000.00	-67,613.50
Legal assistance/Asistencia Legal	1,830.00		
9AN Lawsuits against HOA and Representatives (Defense)	385,822.47		
9BN 49/2017	60,607.68		
9BN Illegal Construction / Construcción Ilegal	20,558.40		
Total Legal assistance/Asistencia Legal	M\$468,818.55	M\$499,998.00	-M\$31,179.45
Total Legal and Assembly Fees/Gastos Legales y de Asamblea	M\$651,205.05	M\$749,998.00	-M\$98,792.95
Maintenance/Mantenimiento			0.00
Cleaning supplies/Artículos de limpieza	27,153.40	22,500.00	4,653.40
Equipment Maintenance/Mantenimiento de Equipo	5,278.00	4,998.00	280.00
Extinguisher/Extintores		3,504.00	-3,504.00
Gardening Expenses/Gastos de Jardineria	2,726.00	4,998.00	-2,272.00
General maintenance/Mantenimiento en general	16,876.00	34,998.00	-18,122.00

New Ladder for Pier/Nueva Escalera para muelle	12,156.00	0.00	12,156.00
Onity Replacement Cards/Tarjetas Onity	-170.00	0.00	-170.00
TelMex Repairs/Reparaciones al sistema de TelMex	11,600.00		11,600.00
Total General maintenance/Mantenimiento en general	M\$40,462.00	M\$34,998.00	M\$5,464.00
Paint and paint supplies/Pintura y artículos de pintura	20,102.30	32,502.00	-12,399.70
Plumbing and Electrical/Plomeria y Electricidad	39,710.29	40,002.00	-291.71
Pool and water system chemical and salts/Quimicos y sal para alberca y suavizador	71,197.99	64,998.00	6,199.99
Pool repair/Reparaciones de alberca	0.00	7,500.00	-7,500.00
Tools/Herramientas	12,740.98	10,002.00	2,738.98
Total Maintenance/Mantenimiento	M\$219,370.96	M\$226,002.00	-M\$6,631.04
Office expenses/Gastos de oficina	15,112.00	17,502.00	-2,390.00
Professional services fees/Gastos de servicios profesionales			0.00
Accounting fees/Gastos de contabilidad	37,100.06	45,000.00	-7,899.94
Administration Fee/Gastos de Administracion (Pesos)	555,000.00	555,000.00	0.00
Elevator monthly contract/Elevador contrato mensual	140,776.38	144,000.00	-3,223.62
Fumigation/Fumigacion	28,359.68	30,000.00	-1,640.32
Security/Seguridad	120,336.01	66,000.00	54,336.01
Total Professional services fees/Gastos de servicios profesionales	M\$881,572.13	M\$840,000.00	M\$41,572.13
Taxes/Impuestos	79,872.00	250,002.00	-170,130.00
Utilities/Servicios			0.00
Electricity/Electricidad	146,215.00	116,002.00	30,213.00
Federal Zone/Zona Federal	95,297.52	185,000.00	-89,702.48
Garbage/Basura	45,284.81	85,000.00	-39,715.19
Gas/Gas	222,047.13	137,500.00	84,547.13
Internet/Internet	4,788.00	4,998.00	-210.00
Monthly TV network/Red de TV mensual	210,382.24	175,002.00	35,380.24
Pier concession/Concesion de muelle		22,000.00	-22,000.00
Water/Agua	328,506.29	289,998.00	38,508.29
Total Utilities/Servicios	M\$1,052,520.99	M\$1,015,500.00	M\$37,020.99
Exchange Gain or Loss	-31.84	0.00	-31.84
Total Expenses / Total de gastos	M\$4,263,090.25	M\$4,470,106.00	-M\$207,015.75
Net Operating Income / Total de utilidad	M\$1,177,200.13	-M\$188,106.00	

Notes regarding Budget to Actual Differences

Notas sobre diferencias entre el presupuesto y los gastos reales

Payroll is over budget because of adding the 3rd guard for the afternoon/evening shift. This category should be even more over Budget, but Jorge did the work of the Site Supervisor, now Alicia, for over 2 months.

La nómina excede el presupuesto porque se añadió un 3er guardia para el turno de la tarde/noche. Esta categoría debió excederse mucho mas que el Presupuesto, pero Jorge hizo el trabajo de el Supervisor de Sitio, ahora Alicia, por dos meses.

TelMex Repairs are over budget because we completely overhauled the 3 TelMex Junction Boxes.	Las reparaciones de TelMex están arriba del presupuesto porque renovamos completamente las Cajas de Derivación.
Security is over budget because a second guard was added during the night shift (11pm-7am)	La Seguridad está arriba del presupuesto porque un segundo guardia fue añadido durante el turno de la noche (11pm-7am).
Electricity is over budget because the cost of electricity increased and heavy occupation increased usage.	La electricidad está arriba del presupuesto porque el costo de la electricidad subió y la alta tasa de ocupación incremento su uso.
Gas is over budget because of a colder winter and therefore more LP gas to heat the pool. Also the cost for LP Gas increased in 2017.	El Gas está arriba del presupuesto por un invierno más frío y por lo tanto se necesitó más LP gas para calentar la alberca. También el precio de LP Gas subió en el 2017.
Monthly TV Internet is over budget because it is billed in USD and the Dollar to pesos was not favorable.	El pago mensual de la televisión e Internet está arriba del presupuesto porque se cobraron en Dólares Americanos y la tasa de Dólares a pesos no estuvo a nuestro favor.
Water is over budget because of high occupation. However 223,256.83 pesos was paid back to the HOA for usage.	El agua está arriba del presupuesto debido a alta tasa de ocupación. Sin embargo, se devolvieron 223,256.83 pesos a la Asociación de Propietarios por su uso.

Reserve Fund and Projects Accounting / Contabilidad de fondo de reserve y proyectos

Completed Projects in 2017 Projects As of June 30, 2017/ Proyectos Terminados en 2017 a 30 de junio de 2017	Total Expenditures/ Gastos Totales	Approved Budget/Presu- puesto Aprobado	Estimate at Complete/ Estimado para completar	Funds Needed/ Fondos necesarios
2 Water Pressure Tanks/2 Hidros	45357.32	45357.32	0.00	0.00
Audit of previous administration / Auditoria de la administración anterior	112742.51	114000.00	1257.49	0.00
Dome reconstruction/Reconstruccion de domos	331588.98	360000.00	28411.02	0.00
Elevator repair 1/Reparaciones de elevador	28802.80	65000.00	36197.20	0.00
Elevator Repair 2 / Reparacion del Elevador	39628.00	40000.00	372.00	0.00
Emergency lamp, emergency alarm, panic lock/Lamparas de emergencia, alarma, cerradura de panico.	31911.60	31911.60	0.00	0.00
Garage Ceiling Repair/Reparacion del Techo del Sotano	182509.00	289000.00	106491.00	0.00
LED lighting and Possible motion activation/Focos LED y Posibles Sensores	17097.41	170000.00	152902.59	0.00
Material to Soften and Purify Water/Material para suavisar agua	114726.32	114726.32	0.00	0.00
New Signs / Nuevos letreros	9202.20	9202.20	0.00	0.00
Palapa Repair/Reparacion de Palapas	20880.00	20880.00	0.00	0.00
Pigeon Control / Control de pajaros	32465.05	32465.05	0.00	0.00

Pool Pumps that save 90% on electricity/Bombas ahorradas	105000.00	100000.00	-5000.00	0.00
Remodeling beach/Remodelacion de playa	2500.00	2500.00	0.00	0.00
Roof Sealing Project/Impermeabilizacion de los Techos	178400.00	289000.00	110600.00	0.00
Smoke Detectors / Detectores de humo	2273.60	2273.60	0.00	0.00
South Tower Bathroom Remodel / Remodelacion del Baño Torre Sur	21838.76	30000.00	8161.24	0.00
South Tower pump silencer and energy saver / Sistema para silenciar bombas del torre sur	107221.00	120000.00	12779.00	0.00
Transfer Transformers to ECC Cozumel AC / Transferencia de los Transformadores a ECC Cozumel AC	27607.00	256244.00	228637.00	0.00
Transformer Replacement/Reemplazo de Transformador	350986.00	349986.00	-1000.00	0.00
Transformer Restoration X 4 / Restoracion de 4 transformadores	256244.00	300000.00	43756.00	0.00
Video surveillance / Camaras de video	35546.50	35546.50	0.00	0.00
Total Projects Finished / Proyectos completados	2054528.05	2778092.59	723564.54	
On Going Projects put on Hold due to Lack of Funds/ Proyectos Suspendidos por falta de Dinero				
Bridge modifications/Modificaciones del puente	17587.00	60000.00	42413.00	0.00
Lighting for pool/beach area / Nueva iluminacion para area de alberca y playa	0.00	250000.00	250000.00	0.00
Pool area deck / Piso para area de alberca	0.00	1700000.00	1700000.00	0.00
Pool Chairs, Tables, Umbrellas/Sombrillas, Sillas y Mesas para el area de la alberca	20001.00	200000.00	179999.00	0.00
Railings LDN to Palace / Barandales LDN a Palace	0.00	500000.00	500000.00	0.00
Transformers Sur - Relocate off Private Property/Mover de propiedad privada	6525.00	600000.00	593475.00	0.00
Total Projects On Hold / Proyectos Actuales	44113.00	3310000.00	3265887.00	
Approved Projects with 2017 Funding post June Assembly/ Proyectos Aprobados con fondos del 2017 posteriores a la Asamblea de Junio				

Building exterior paint window sealing / Pintura del edificio y Sellado de ventanas	1740.00	2587235.00	2585495.00	2585495.00
Generator maintenance / Mantenimiento de la planta electrica	0.00	17980.00	17980.00	17980.00
Maintenance Bus Bars / Mantenimiento del Barra Electrica	63365.00	72000.00	8635.00	8635.00
Onity System/Sistema Onity	119187.10	190000.00	70812.90	70812.90
Railings North Tower / Barandales Torre Norte	383489.41	480000.00	96510.59	96510.59
Railings sea-side balconies / Barandales terrazas frente al mar	1910150.86	2936905.00	1026754.14	1026754.14
Transfer of Federal Zone Concession to ECC Cozumel/Transf de la Zona Federal	13960.00	13960.00	0.00	0.00
Transfer of Pier Concession to ECC / Transferencia de derechos del muelle a ECC	181.00	181.00	0.00	0.00
Approved Projects with 2017 Funding post June Assembly/ Proyectos Aprobados con fondos del 2017 posteriores a la Asamblea de Junio	2492073.37	6298261.00	3806187.63	3806187.63
Estimated Reserve Funds Available through CY 2017 on a Cash Basis to Complete Approved Projects/ Estimado de Fondo de reserva disponible durante 2017 con principio de Caja (efectivo) para completar los proyectos aprobados				
Initial Reserve funds transferred from El Cantil HOA To ECC Cozumel/ Saldo inicial fondo de reserva				3949125.90
Reserve funds received August 2015 - June 2017 / Cuotas de fondo de reserva recibidos enero 2015 a junio 2017				6582963.95
Less 9AN dues not collected				-168675.00
Less 9BN dues not collected				-90701.00
Spent on finished projects / Gastado en proyectos terminados				-2054528.05
Spent on projects on hold				-44113.00
Spent on current projects / Gastado en proyectos actuales				-2492073.37
Allocated to self insurance before this was included in the operating budget / Alocado a fondo de seguro				-2720000.00
Reserve funds balance (June 30, 2017) / Saldo de fondo de reserva 30-junio-2017				2961999.43
Funds needed to complete currently approved projects / Fondos				-3806187.63

requeridos para terminar proyectos aprobados				
Reserve fund dues to be billed July-Dec 2017 / Cuotas de fondo de reserva por recibir				931250.00
Estimated Reserve Fund Balance @ December 31, 2017 / Saldo estimado 31-dic-2017				87061.80

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-Jun 2017 / Ganancia y perdida total ene-jun						1,304,328.76
Change in A/R Cambio en cuentas por recibir						-981,588.58
Change in employee loan Cambio en prestamos						500.00
Allocated to self insurance Separado para fondo de seguro						550,002.00
Ending Fund Balance 30-June-17 / Saldo 30-junio-2017						7,741,121.72
End Fund Bal Reported 30-Jun-17 / Saldo reportado	417,079.00					
Peso Balances 31-Jun-17 Saldo MN 31-jun-17	6,943,373.81	126,825.09	201,280.80	416,859.69	52,782.33	7,741,121.72
Allocated to reserve fund / Separado para fondo de reserva						3,221,375.43
Allocated to self-insurance fund /						3,270,002.00

Separado para fondo de seguro						
Available for operating / Disponible para operaciones						1,249,744.29

Accounts Receivable Report / Reporte de cuentas por recibir
 June 30, 2017 30-junio-2017

Property / Propiedad	Amount due / Saldo que se debe
9AN	1128065.06
9BN	1058896.51
Total	2186961.57

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