

Treasurer's Report, February 2 2020

Summary

Current Balances as of December 30 2020 before transfer for January 2021. In operations account we have **\$28,271.06** and in our Reserve account we currently have **\$12,788.01**.

The screenshot shows the Pacific Premier Bank Business eBanking interface. The main heading is "Balances - Deposit Accounts". The report was created on 02/01/2021 at 04:47:29 PM (ET). It covers all accounts as of 12/30/2020, sorted by account number. The table below summarizes the balances for two checking accounts.

As of Date	Account Number	Description	Closing ledger balance	Accessible balance	Total credits	Total debits	Current balance	Available balance
12/30/2020	*0149	CALAFIA II	\$28,271.06	\$28,271.06	\$400.00	\$0.00	\$28,271.06	
12/30/2020	*0180	RESERVE FUNDS	\$12,788.01	\$12,788.01	\$0.00	\$0.00	\$12,788.01	

The Transfer will be larger than usual this month because the need to allocate funds to pay for repairing the roof. During the December windstorm a whole sheet of tiles flew off the roof and damaged a car in our parking lot (covered by our insurance). Upon inspection our maintenance crew reported that the wood holding the tiles in place were all rotted out. The crew worked to reduce the likelihood of more damage and possibility of personal injury although more did fall in subsequent days. They are currently working on the repair as weather permits.

Another item of note, CESPT (our water company) undercharged us during the first 6 months of the year. Our staff investigated and we have made an arrangement with them to make up the underpayment in a monthly basis through the end of the year.

	January 2021 Payment	
Standard Monthly Expenses (New base amount for 2020)		\$ 7,309.00
Expense for Wall Construction		\$ 2,837.00
Extra Expenses for Tower 2 Only Work		\$ 500.00
Roof repair		\$ 3,000.00
Payment for liability Insurance		\$ 565.00
Total Anticipated Expenses		\$14,211.00
	Use from BanComer Excess	\$ 4,000.00
	Transfer from Premier	\$10,211.00



Wire Confirmation

The template based wire transfer request below has been approved and added to the schedule successfully. On each scheduled date, the request will be added to the transmit queue for all other approvals; all other approvals must be received before the request will be transmitted.

Schedule Information

Scheduled: 12/30/2020 06:47:14 PM (ET)
 Scheduled by: LMAVO
 Approval Status: 1 of 1 received

Template Based Wire Transfer Information

Template name: bancomer
 Currency: USD
 Amount: \$10,211.00
 Additional information for recipient: January 2021
 Security code:
 Send on: 12/31/2020

After Transfer Balances

The screenshot shows the Pacific Premier Bank Business eBanking interface. The main content area displays a report titled "Balances - Deposit Accounts". The report includes the following details:

- Report created: 02/01/2021 04:45:18 PM (ET)
- Accounts: All accounts
- Date range: 12/31/2020
- Account sort: Account number

Below the report details is a table with the following columns: As of Date, Account Number, Description, Closing ledger balance, Accessible balance, Total credits, Total debits, Current balance, and Available balance. The table lists two checking accounts:

As of Date	Account Number	Description	Closing ledger balance	Accessible balance	Total credits	Total debits	Current balance	Available balance
12/31/2020	*0149	CALAFIA II	\$21,660.06	\$21,660.06	\$3,600.00	\$10,211.00	\$21,660.06	
12/31/2020	*0180	RESERVE FUNDS	\$12,788.01	\$12,788.01	\$0.00	\$0.00	\$12,788.01	

At the end of day December 31 2020 the debit column shows the \$10,211.00 transfer and the credit column shows homeowner payments of \$3,600.00 giving us a balance in operations at the end of the day of \$21,660.06 and in our reserve account \$12,788.01.

Homeowner's deposits, in the month of December were **\$ 12,570.00**. This is above our base cash flow for monthly expenses of approximately **\$8,409.00**. We have reached agreement with one long term debtor and expect settlement in January. We have made connection with someone who will take on our other long term debtor in the United States and are reviewing agreement papers.

Amount in BanComer as of end of December 2020

Calafia Paradise Resort Condominiums and Villas A.C.			
TORRE II			
Month of December 2020			
		TOWER II BALANCE	16,070.13

Monthly Financials on following three pages:

Tower 2 only expenses

CONTRPAQ /

CALAFIA PARADISE RESORT CONDOMINIUMS AND VILLAS A.C.2019

Hoja: 1

Fecha: 16/Ene/2021

Movimientos, Auxiliares del Catálogo
del 01/Dic/2020 al 31/ Dic/2020
Moneda: Peso Mexicano

5500-004-002 Honorarios P.F. Torre II					
07/Dic/2020	Egresos	8	ELVA SOTELO F1473 DIC 2020	5,269.43	
					271.62
5500-007-002 CFE Torre II					
21/Dic/2020	Egresos	27	60% CFE ENERGIA ELECTRICA	13,375.93	689.48
5500-008-003 Comisiones Bancarias Torre II					
31/Dic/2020	Diario	8	TRASP PREMIER TII-BANCOMER MN1	598.06	30.83
5500-009-003 Iva Torre II					
07/Dic/2020	Egresos	8	ELVA SOTELO F1473 DIC 2020	421.55	21.73
14/Dic/2020	Egresos	16	MANTO DE ELEVADOR /TORRE II	512.87	26.44
14/Dic/2020	Egresos	23	SEGURO RESPONSABILIDAD CIVIL	1,465.66	75.55
16/Dic/2020	Egresos	25	TAPA PARA REGISTRO	288.00	14.85
21/Dic/2020	Egresos	27	60% CFE ENERGIA ELECTRICA	1,040.87	53.65
21/Dic/2020	Egresos	30	THINNER,BROCHA,RESPUESTO BROCHA	393.90	20.30
28/Dic/2020	Egresos	37	SERVICIO ELEVADORES	512.87	26.44
28/Dic/2020	Egresos	42	SEGURO DE INCENDIO / TORRE II	1,380.44	71.16
31/Dic/2020	Diario	8	TRASP PREMIER TII-BANCOMER MN1	95.69	4.93
5500-010-003 Rep. y Mant Torre II					
16/Dic/2020	Egresos	25	TAPA PARA REGISTRO	3,600.00	185.57
21/Dic/2020	Egresos	30	THINNER,BROCHA,RESPUESTO BROCHA	4,923.74	253.80
5500-011-002 Ascensor Torre II					
14/Dic/2020	Egresos	16	MANTO DE ELEVADOR /TORRE II	6,410.82	330.45
28/Dic/2020	Egresos	37	SERVICIO ELEVADORES	6,410.82	330.45
5500-023-003 Seguro Tiorre II					
14/Dic/2020	Egresos	23	SEGURO RESPONSABILIDAD CIVIL	9,160.35	472.18
28/Dic/2020	Egresos	42	SEGURO DE INCENDIO / TORRE II	8,627.80	444.73

Calafia Paradise Resort Condominiums and Villas A.C.

nth of December 21

Torre II

tipo de cambio	19.40 X 1	
Transfers made to the Peso account		10,211.00
Transfers made to the DOLLAR bancomer account		-
Reimbursement of door		37.41
Direct deposits to Bancomer Dollar account		1,060.00
Direct deposits to Bancomer Pesos account		
Profit and loss in exchange rate		75.81
Excess (or deficit) from last month		14,100.26
		26,472.47

	Cargos		Torre II	
	Pagos hechos		37.41%	37.41%
	Payments done		pesos	dolares
	PESOES	DOLARES		
GASTOS GENERALES	480,814.87	23,743.04		
Sueldos Y salarios	Salaries	188,011.88	10,208.79	3,818.38
Sueldo Nominal	Normal Payroll	134,641.24	6,940.27	2,596.36
Prima Vacacional	Vacation Premium	1,282.73	66.12	24.74
Aguinaldo	Christmas bonus	54,086.79	2,787.98	1,042.98
Vacaciones	Vacation	5,130.90	264.48	98.94
Horas Extras	Extra time	677.64	34.93	13.07
Empleado a prueba	Employee	2,192.39	113.01	42.28
Impuestos sobre salarios	Salary Taxes	9,573.12	493.48	3,581.30
Cuotas Inss	Cuotas Inss	9,573.12	493.46	3,581.30
Papeleria Art Eco.	Office supplies	1,426.00	73.46	633.09
Comunes	Common	1,426.00	73.45	533.09
Mant Eq Oficina	Off Equipmet Maint	400.00	20.82	148.84
Telefono e Internet	Telephone and Internet	618.38	28.62	183.18
Seguro	Insurance	17,788.16	918.81	17,788.16
Torre II	Tower II	17,788.15	916.91	17,788.15
Energia Electrica	Electricity	28,164.87	1,451.29	16,688.81
Comunes	Common	5,861.76	302.15	2,192.88
Villas	Villas	0.00	0.00	-
TI y TII	TI & TII	22,293.21	1,149.13	13,375.93
Honorarios a Pers. fisicos	Fee to Individuals	18,882.17	889.18	6,288.43
Contador	Contadora Eiva Sotelo	16,862.17	869.18	5,269.43
Television por Cable	Cable T.V:	9,333.64	481.11	-
Serv Cable Villas	Cable TV Villas	9,333.54	481.11	-
Comisiones Bancarias	Bank Comissions	3,178.82	163.76	887.19
General	General	772.88	39.84	289.13
Torre I	Tower I	603.23	31.09	-
Torre II	Tower II	598.06	30.83	598.06
Villas	Villas	1,202.65	61.99	-
Iva	Sales Tax	12,814.12	660.21	8,899.24
General	General	2,104.75	108.49	787.39
Torre I	Tower I	2,290.17	118.05	-
Torre II	Tower II	6,111.85	315.04	6,111.85
Villas	Villas	2,107.34	108.63	-
SUBTOTAL		287,866.98	16,363.40	124,948.22
				6,440.63
Reparaciones--Repairs				
Mat y Rep Edificio	Const Mat and Repairs	28,868.81	1,644.27	13,641.16
Materiales de construccion	Const Materials	13,153.96	678.04	4,920.90
Fosa Septica Comunes	Septic Tank Common	258.00	13.30	96.52
Reparacion Gral T1	Repair to Building Tower I	8,023.21	413.57	-
Reparaciones Edificio T2	Repairs to Building T2	8,523.74	439.37	8,523.74

Elevador Torre	Elevator Tower	17,221.84	887.71	12,821.84	880.81
Torre I	Tower I	4,400.00	226.80	-	-
Torre II-	Tower II	12,821.64	660.91	12,821.64	660.91
Art de limpieza	Cleaning Supplies	3,843.06	203.26	1,475.10	76.04
Comunes	common	3,943.05	203.25	1,475.10	76.04
		61,123.80	2,836.24	27,837.88	1,434.84
Shared expenses with Torre III				29.05%	29.05%
Vigilancia	Security	72,800.00	3,742.27	21,090.30	1,087.13
	18% IVA				
Recoleccion Basura	Garbage	7,088.00	386.28	2,068.48	108.11
	18% IVA				
Fumigación	Pest Control	3,333.00	171.80	888.24	48.81
	8% IVA				
Muro de Jardín	Garden Wall	13,448.28	893.21	3,808.73	201.38
	18% Iva				
Iva	Sales Tax	16,188.13	781.88	4,408.34	227.13
	no Iva				
		111,836.41	6,764.40	32,430.08	1,871.86
		480,814.87	23,743.04	186,214.18	8,647.12
Financing Tower III		24,860.61	1,288.11		428.70
Recovery from Tower III		33,378.70	1,720.45		673.48
			excecc		18,070.13