

# Treasurer's Report, for February and March 2021

## Summary

There was no T2 VC meeting in April 2021 so we are reviewing two months at this meeting. The two months for bank balances are March (April's transfer) and April (May's transfer) and the financials are for February and March 2021. We had a number of unusual expenses in this period. One of the plate glass windows in the Gymn broke apart during a ferocious wind storm. The main cost was covered by our insurance. Other damage to the building was minor and not covered. Walls in the northwest corner next to the Hot Tub were found to be rotted out and we paid to replace it. We also replaced a cracked window in the same location. There was a leak from a condo on the 4<sup>th</sup> floor into the lobby. The owner paid for repairs to the lobby and other condos between his and the lobby.

Bank Balances before and after March 2021 transfer:

2/25/2021

Business eBanking



PACIFIC PREMIER BANK™

Welcome Leonard Mayo.  
Your last Business eBanking sign on was Wednesday, February 24, 2021 at 05:07 PM ET.

If you need online assistance please call Client Services: 877-877-2199

### Deposit Account Balances as of 02/25/2021

| ABA/TRC                  | Account Number | Description   | Available Balance |
|--------------------------|----------------|---------------|-------------------|
| <b>Checking Accounts</b> |                |               |                   |
| 322285781                | *0149          | CALAFIA II    | \$46,305.06       |
| 322285781                | *0180          | RESERVE FUNDS | \$27,788.01       |

### March 2021 Payment

|  |             |
|--|-------------|
| Standard Monthly Expenses (New base amount for 2020) | \$ 7,309.00 |
| Extra Expenses for Tower 2 Only Work                 | \$ 500.00   |
| Payment for liability Insurance                      | \$ 565.00   |
| Repair of wall next to Jacuzzi                       | \$ 500.00   |
| Increase Cost of Front Gate                          | \$ 451.06   |
| Total Anticipated Expenses                           | \$ 9,325.06 |
| Use from BanComer excess                             | \$ -        |
| Transfer from Premier                                | \$ 9,325.06 |

2/25/2021

Wire Confirmation



PACIFIC PREMIER BANK™

### Wire Confirmation

The wire transfer request below has been transmitted successfully.

Transmitted: 02/25/2021 08:42:59 AM (ET)  
Transmitted By: LMAYO

| Account            | Template Name | Recipient Name                   | Amount     | Currency | Effective Date | Confirmation Number | Approval Status |
|--------------------|---------------|----------------------------------|------------|----------|----------------|---------------------|-----------------|
| CALAFIA II - *0149 | bancomer      | Calafia Paradise Resort Condo AC | \$9,325.06 | USD      | 02/25/2021     | 3837182721          | 1 of 1 received |

2/25/2021

Business eBanking



**PACIFIC PREMIER BANK**

Welcome Leonard Mayo.

Your last Business eBanking sign on was Thursday, February 25, 2021 at 10:24 AM ET.

If you need online assistance please call Client Services: 877-877-2199

### Deposit Account Balances as of 02/25/2021

| ABA/TRC                  | Account Number | Description   | Available Balance |
|--------------------------|----------------|---------------|-------------------|
| <b>Checking Accounts</b> |                |               |                   |
| 322285781                | *0149          | CALAFIA II    | \$36,980.00       |
| 322285781                | *0180          | RESERVE FUNDS | \$27,788.01       |

Bank Balances before and after May 2021 Transfer. I included transaction detail here because though I scheduled for the transfer to be done on the 29<sup>th</sup> it was actually done on the 30<sup>th</sup> so I needed to show transaction detail for homeowners to track beginning and ending balances.

3/29/2021

Business eBanking



**PACIFIC PREMIER BANK**

Welcome Leonard Mayo.

Your last Business eBanking sign on was Monday, March 29, 2021 at 06:27 PM ET.

If you need online assistance please call Client Services: 877-877-2199

### Deposit Account Balances as of 03/29/2021

| ABA/TRC                  | Account Number | Description   | Available Balance |
|--------------------------|----------------|---------------|-------------------|
| <b>Checking Accounts</b> |                |               |                   |
| 322285781                | *0149          | CALAFIA II    | \$43,840.40       |
| 322285781                | *0180          | RESERVE FUNDS | \$27,788.01       |

#### April 2021 Payment

|  |             |
|--|-------------|
| Standard Monthly Expenses (New base amount for 2020) | \$ 7,309.00 |
| Extra Expenses for Tower 2 Only Work                 | \$ 500.00   |
| Payment for liability Insurance                      | \$ 565.00   |
| Increase expense to Repair of wall next to Jacuzzi   | \$ 400.00   |
| Lawyer Fees for collections                          | \$750.00    |
| Wall repair adjustment (after using funds for Gate)  | \$ 1,730.41 |
| Total Anticipated Expenses                           | \$11,254.41 |
| Use from BanComer excess                             | \$ -        |
| Transfer from Premier                                | \$11,254.41 |

**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: 03/29/2021 06:30:13 PM (ET)  
 Scheduled by: LMAYO  
 Approval Status: 1 of 1 received

**Template Based Wire Transfer Information**

Template name: bancomer  
 Currency: USD  
 Amount: \$11,254.41  
 Additional information for recipient: April Transfer  
 Security code:  
 Send on: 03/30/2021

**Activity - Deposit Accounts**

Report created: 05/23/2021 03:07:29 PM (ET)  
 Accounts: All accounts  
 Date range: 3/30/2021  
 Transaction types: All transactions  
 Account sort: Account number  
 Detail option: Includes transaction detail

**322285781 • \*0149 • Checking • CALAFIA II**

| Post Date  | Reference                          | Additional Reference | Description  | Debit       | Credit     | Calculated Balance |
|------------|------------------------------------|----------------------|--|-------------|------------|--------------------|
| 03/30/2021 | 191                                |                      | OUTGOING WIRE ELEC INTL AA<br>BENE: CALAFIA PARADISE RESORT CONDO AC<br>TRN-P202103300007700 | \$11,254.41 |            | \$36,535.99        |
| 03/30/2021 | PAYPAL/TRANSFER                    |                      | PREAUTHORIZED ACH CREDIT<br>PAYPAL/TRANSFER 1012926873322 CALAFIA II                         |             | \$200.00   | \$47,790.40        |
| 03/30/2021 | PAYPAL/TRANSFER                    |                      | PREAUTHORIZED ACH CREDIT<br>PAYPAL/TRANSFER 1012926873322 CALAFIA II                         |             | \$190.00   | \$47,980.40        |
| 03/30/2021 | 20210330-000000077290<br>000293811 |                      | DEPOSIT<br>DEPOSIT   |             | \$3,560.00 | \$47,400.40        |
| 03/30/2021 | Totals                             |                      |  | \$11,254.41 | \$3,950.00 |                    |

**322285781 • \*0180 • Checking • RESERVE FUNDS**

No items to display

**Homeowner's deposits**, in the month of February was **\$9670.00**. This is above our base cash flow for monthly expenses of approximately **\$8,409.00**. In the month of March deposits were **\$11,810.00**. Again this is above the normal monthly cash flow. However currently there are a number of homeowners falling behind in their payments I will begin to send out notices by the end of May 2021..

Amount in BanComer as of end of February 2021

**Calafia Paradise Resort Condominiums and Villas A.C.  
TORRE II**

**Month of FEBRUARY 2021  
TOWER II BALANCE**

9,044.40

Tower 2 only expenses and P and L for February 2021

Movimientos, Auxiliares del Catálogo

Fecha: 09/Abr/2021

del 01/Mar/2021 al 31/Mar/2021

Moneda: Peso Mexicano

rate to a dollar  
19.51

Table with columns: Cuenta, Nombre, Fecha, Tipo, mero, Concepto, Cargos, Abonos, Saldo Inicial, Saldo. Contains transaction details for various categories like Honorarios, Egresos, Seguros, etc.

638,057.62 32,704.13

Calafia Paradise Resort Condominiums and Villas A.C. mth of FEBRUARY 2 Torre II

Detailed financial statement for Torre II, February 2021. Includes sections for 'Tipo de cambio', 'Transfer made to the Peso account', 'Cargos', 'Pagos hechos', 'Reparaciones-Repairs', 'Shared expenses with Torre II', and 'Financing Tower II'. Includes sub-totals and a final 'excess' amount of 5,044.85.

**Calafia Paradise Resort Condominiums and Villas A.C.**  
**TORRE II**  
**Month of March 2021**  
**TOWER II BALANCE**

10,311.52

Tower 2 expenses and P and L for March 2021

| CONTPAQ /    |                        | CALAFIA PARADISE RESORT CONDOMINIUMS AND VILLAS A.C.2021 |                                   | Hoja: 1            |              |
|--------------|------------------------|--|-----------------------------------|--------------------|--------------|
|              |                        | Movimientos, Auxiliares del Catálogo                     |                                   | Fecha: 09/Abr/2021 |              |
|              |                        | del 01/Mar/2021 al 31/Mar/2021                           |                                   |                    |              |
|              |                        | Moneda: Peso Mexicano                                    |                                   |                    |              |
|              |                        | rate to a dollar<br>19.51                                |                                   |                    |              |
| Cuenta       | Nombre                 |  |                                   | Saldo Inicial      |              |
| Fecha        | Tipo                   | mero   | Concepto                          | Cargos             | Abonos Saldo |
| 5500-004-002 | Honorarios             | P.F. Torre II  |                                   |                    |              |
| 08/Mar/2021  | Egresos                | 15   | ELVA SOTELO / HONORARIOS CONTABI  | 7,576.33           | 388.33       |
| 29/Mar/2021  | Egresos                | 45   | RITA MARQUEZ / CONSULTORIA 2DO SE | 16,365.00          | 838.80       |
| 5500-007-002 | CFE                    | Torre II   |                                   |                    |              |
| 12/Mar/2021  | Egresos                | 23   | 60% PAGO ENERGIA ELECTRICA        | 13,159.00          | 674.47       |
| 5500-008-003 | Comisiones Bancarias   | Torre II   |                                   |                    |              |
| 31/Mar/2021  | Diario                 | 8  | TRASP PREMIER TII-BANCOMER MN1    | 618.14             | 31.68        |
| 5500-009-003 | Iva                    | Torre II   |                                   |                    |              |
| 08/Mar/2021  | Egresos                | 10   | ESCOMBRO DE VIDRIOS               | 32.00              | 1.64         |
| 08/Mar/2021  | Egresos                | 15   | ELVA SOTELO / HONORARIOS CONTABI  | 606.11             | 31.07        |
| 12/Mar/2021  | Egresos                | 21   | DEDUCIBLE DE CRISTAL              | 200.67             | 10.29        |
| 12/Mar/2021  | Egresos                | 23   | 60% PAGO ENERGIA ELECTRICA        | 1,022.60           | 52.41        |
| 22/Mar/2021  | Egresos                | 1  | SEGURO CONTRA INCENDIO            | 1,402.08           | 71.86        |
| 31/Mar/2021  | Diario                 | 8  | TRASP PREMIER TII-BANCOMER MN1    | 98.90              | 5.07         |
| 5500-023-003 | Seguro                 | Torre II   |                                   |                    |              |
| 22/Mar/2021  | Egresos                | 1  | SEGURO CONTRA INCENDIO            | 8,762.04           | 449.11       |
| 5500-029-003 | Torre II               |  |                                   |                    |              |
| 08/Mar/2021  | Egresos                | 10   | ESCOMBRO DE VIDRIOS               | 400.00             | 20.50        |
| 5500-044-002 | Recuperacion de Gastos | Torre II   |                                   |                    |              |
| 12/Mar/2021  | Egresos                | 21   | DEDUCIBLE DE CRISTAL              | 2,508.33           | 128.57       |
|              |                        |  |                                   | 2,508.33           | 128.57       |
|              |                        |  |                                   | 638,057.62         | 32,704.13    |

Calafia Paradise Resort Condominiums and Villas A.C.

Month of March 202

Torre II

|   |       |           |
|---|-------|-----------|
| tipo de cambio                                | 19.51 |           |
| Transfers made to the Peso account            |       | 11,254.41 |
| Transfers made to the DOLLAR bancomer account |       | -         |
| Direct deposits to Bancomer Dollar account    |       | 800.00    |
| Profit and loss in exchange rate              |       | 435.68    |
| Excess (or deficit ) from last month          |       | 3,044.40  |
|   |       | 21,534.49 |

| GASTOS GENERALES                                 | Cargos                                   | Pagos hechos  |          |           |          |
|--|--|---------------|----------|-----------|----------|
|  |  | Payments done |          | Torre II  |          |
|  |  | PESOS         | DOLARES  | pesos     | dolares  |
|  |  |               |          | 37.41%    | 37.41%   |
| Sueldos Y salarios                               | Salaries                                 | 149,036.69    | 7,638.99 | 55,754.63 | 2,857.75 |
| Sueldo Nominal                                   | Normal Payroll                           | 143,500.09    | 7,355.21 | 53,693.38 | 2,751.58 |
| Prima Vacacional                                 | Vacation Premium                         | 905.52        | 46.41    | 338.76    | 17.36    |
| Vacaciones                                       | Vacation                                 | 3,614.06      | 185.24   | 1,352.03  | 69.30    |
| Dia Festivo                                      | Holiday                                  | 1,017.00      | 52.13    | 380.46    | 19.50    |
| Impuestos sobre salarios                         | Salary Taxes                             | 39,310.89     | 2,014.91 | 14,706.20 | 753.78   |
| Cuotas Imss                                      | Cuotas Imss                              | 10,856.47     | 556.46   | 4,061.41  | 208.17   |
| Infonavit  | Infonavit                                | 12,618.37     | 0.00     | 4,720.53  | 241.96   |
| Sar  | Sar                                      | 15,836.05     | 811.69   | 5,924.27  | 303.65   |
| Gastos Covid                                     | Covid expenses                           | 6,750.00      | 345.98   | 2,525.18  | 129.43   |
| Gas  | Propane Gas                              | 3,703.77      | 189.84   | 1,385.58  | 71.02    |
| Papeleria Art Eac. Comunes                       | Office supplies Common                   | 5,113.90      | 262.12   | 1,913.11  | 98.06    |
| Mant Eq Oficina                                  | Off Equipmet Maint                       | 2,950.00      | 151.20   | 1,103.60  | 56.57    |
| Uniformes Comunes                                | Uniforms Common                          | 5,000.00      | 256.28   | 1,870.50  | 95.87    |
| Gasolina General                                 | Gasoline General                         | 742.10        | 38.04    | 277.62    | 14.23    |
| Telefono e Internet                              | Telephone and Internet                   | 1,841.38      | 94.38    | 688.86    | 35.31    |
| Seguro Torre II                                  | Insurance Torre II                       | 8,762.04      | 449.11   | 8,762.04  | 449.11   |
| Energia Electrica Comunes                        | Electricity Common                       | 21,931.66     | 1,124.12 | 13,159.00 | 674.47   |
| Villa  | Villas                                   | 0.00          | 0.00     | -         | -        |
| TI y TII   | TI & TII                                 | 21,931.66     | 1,124.12 | 13,159.00 | 674.47   |
| Honorarios a Pers. fisicas Contador              | Fees to Individuals Contador Elva Sotelo | 95,999.16     | 4,920.51 | 23,341.33 | 1,227.13 |
| Lic Rita Maerquez                                | Lic Rita Maerquez                        | 20,252.15     | 1,038.04 | 7,576.33  | 389.33   |
| Televison por Cable y mant Camaras de vigilancia | Cable T.V. and security cameras          | 75,747.00     | 3,862.47 | 16,365.00 | 838.80   |
| Servicio a camaras                               | Security Cameras                         | 12,731.69     | 652.57   | 1,159.71  | 59.44    |
| Serv Cable Villas                                | Cable TV Villas                          | 3,100.00      | 158.89   | 1,159.71  | 59.44    |
|  |  | 9,631.69      | 493.68   | -         | -        |

| Comisiones Bancarias | Bank Comissions | 2,499.12          | 128.09           | 855.69            | 43.86           |
|----------------------|-----------------|-------------------|------------------|-------------------|-----------------|
| General              | General         | 635.00            | 32.55            | 237.55            | 12.18           |
| Tower I              | Tower I         | 622.99            | 31.93            | -                 | -               |
| Tower II             | Tower II        | 618.14            | 31.66            | 618.14            | 31.68           |
| Villas               | Villas          | 622.99            | 31.93            | -                 | -               |
| Iva                  | Sales Tax       | 23,971.10         | 1,228.66         | 7,827.68          | 401.21          |
| General              | General         | 11,936.16         | 611.80           | 4,465.32          | 228.87          |
| Tower I              | Tower I         | 5,789.32          | 296.74           | -                 | -               |
| Tower II             | Tower II        | 3,362.36          | 172.34           | 3,362.36          | 172.34          |
| Villas               | Villas          | 2,883.26          | 147.78           | -                 | -               |
| <b>SUBTOTAL</b>      |                 | <b>380,343.50</b> | <b>19,494.80</b> | <b>135,930.72</b> | <b>6,967.23</b> |

| Reparaciones-Repairs        |                            |           |          |           |          |
|-----------------------------|----------------------------|-----------|----------|-----------|----------|
| Mat y Rep Edificio          | Const Mat and Repairs      | 45,748.65 | 2,344.88 | 18,833.07 | 965.30   |
| Materiales de construccion  | Const Materiais            | 41,068.13 | 2,104.98 | 15,363.59 | 787.47   |
| planta Tratadora            | Sewage plant               | 1,500.00  | 76.88    | 561.15    | 28.76    |
| Reparacion Gral T1          | Repair to Building Tower I | 272.19    | 13.95    | -         | -        |
| Reparaciones Edificio T2    | Repairs to Building T2     | 2,508.33  | 128.57   | 2,508.33  | 128.57   |
| Recoleccion basura Torre II | Trash collector Tower II   | 400.00    |          | 400.00    | 20.50    |
| Elevador Torre              | Elevator Tower             | 5,800.00  | 297.28   | -         | -        |
| Torre I                     | Tower I                    | 5,800.00  | 297.28   | -         | -        |
| Art de limpieza             | Cleaning Supplies          | 7,242.71  | 371.23   | 2,709.50  | 138.88   |
| Comunes                     | common                     | 7,242.71  | 371.23   | 2,709.50  | 138.88   |
| Torre II                    | Tower II                   | 0.00      | 0.00     | 0.00      | -        |
| Alberca y Jacuzzi           | Pool & Jacuzzi supplies    | 19,070.00 | 977.45   | 7,134.09  | 365.66   |
| Alberca                     | Pool                       | 19,070.00 | 977.45   | 7,134.09  | 365.66   |
| Jacuzzi Torre II            | Jacuzzi Torre II           | 0.00      | 0.00     | -         | -        |
|                             |                            | 77,861.36 | 3,990.84 | 28,676.65 | 1,468.84 |

| Shared expenses with Torre III |                     |            |           | 28.73%     | 28.73%    |
|--------------------------------|---------------------|------------|-----------|------------|-----------|
| Vigilancia                     | Security            | 112,125.00 | 5,747.05  | 32,213.51  | 1,651.13  |
| Recoleccion Basura             | Garbage             | 7,086.00   | 363.20    | 2,035.81   | 104.35    |
| Barda Perimetral permisos      | 16% IVA             | 4,600.00   | 235.78    | 1,321.58   | 67.74     |
| Iva                            | Garden Wall permits | 19,073.76  | 977.64    | 5,479.89   | 280.88    |
| Zona Federal                   | 16% Iva             | 36,968.00  | 1,894.82  | 10,620.91  | 544.38    |
|                                | Sales Tax no Iva    | 179,852.76 | 9,218.49  | 51,571.70  | 2,648.47  |
|                                | Federal Zone        | 638,057.62 | 32,704.13 | 216,279.07 | 11,085.55 |

|                         |           |          |        |
|-------------------------|-----------|----------|--------|
| Financing Torre III     | 41,725.84 | 2,138.69 | 712.90 |
| Recovery from Torre III | 33,682.50 | 1,726.42 | 575.47 |

|        |           |
|--------|-----------|
| excess | 10,311.52 |
|--------|-----------|