



**ASAMBLEA GENERAL
ORDINARIA DE
CONDOMINOS
“LA CASA QUE VE AL MAR”
2023**

CONVOCATORIA

A LA ASAMBLEA GENERAL ORDINARIA DE CONDÓMINOS DEL CONDOMINIO “LA CASA QUE VE AL MAR”.

De conformidad con lo previsto en los artículos 39 fracción I, 44 y 53 fracción XIII de la “Ley de Propiedad en Condominio para el Estado de Guerrero número 557”, así como de los artículos 55, 56, 57 y 59 del “Reglamento Interior y de Administración” del Condominio Residencial “La Casa que Ve al Mar”, se convoca a todos los Condóminos a la **Asamblea General Ordinaria, que se llevará a cabo en las instalaciones del Restaurant “Las Adelitas” ubicado en Blvd. Playa La Ropa número 109, Col. La Ropa, Zihuatanejo de Azueta, Guerrero, México, C.P. 40895, en Primera Convocatoria a las 10:00 horas del día lunes 6 de Noviembre del 2023, requiriéndose una asistencia del 75% del total de los Condóminos para que se declare legalmente instalada.**

La Asamblea General Ordinaria, se registrá bajo el siguiente:

ORDEN DEL DIA

- 1.- Nombramiento de Presidente, Secretario y Escrutador de la Asamblea.
- 2.- Verificación de Quórum e instalación legal de la Asamblea.

CALL

TO THE ORDINARY GENERAL ASSEMBLY OF OWNERS OF THE CONDOMINIUM “LA CASA QUE VE AL MAR”.

According to the articles 39-I, 44 and 53-XIII of the “Condominium Property Law for the State of Guerrero Number 557” and to the articles 55, 56, 57 and 59 of the “Interior and Administration Bylaws of the Condominium “La Casa que Ve al Mar”, we summon to the Owners to the **Ordinary General Assembly, that will be held at the Restaurant “Las Adelitas” located in Blvd. Playa La Ropa 109, Col. La Ropa Zihuatanejo de Azueta, Guerrero, México, C.P. 40895, in first call at 10:00 hours on Monday, November 6th, 2023, requiring at least the assistance of 75% of the Owners entitled to vote, to be legally installed.**

The Ordinary General Assembly shall be governed by the following:

AGENDA

- 1.- Appointment of President, Secretary and Ballot Counter of the Assembly.
- 2.- Verification of Quorum and legal installment of the Assembly.

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| <p>3.- Presentación, revisión y en su caso, aprobación del informe de actividades del Comité de Vigilancia por los períodos del 01 de Noviembre al 31 de Diciembre de 2022 y del 01 de Enero al 31 de Octubre de 2023.</p> | <p>3.- Presentation, revision and in its case, approval of the Surveillance Committee's Activity Report, respect to the periods from November 1st to December 31st, 2022 and from January 1st to October 31st, 2023.</p> |
| <p>4.- Presentación, revisión y en su caso, aprobación del informe de actividades del Administrador por los períodos del 01 de Noviembre al 31 de Diciembre de 2022 y del 01 de Enero al 31 de Octubre de 2023.</p> | <p>4.- Presentation, revision and in its case, approval of the Administrator's Activity Report, respect to the periods from November 1st to December 31st, 2022 and from January 1st to October 31st, 2023.</p> |
| <p>5.- Presentación, revisión y, en su caso aprobación de los estados financieros de los períodos del 01 de Octubre al 31 de Diciembre de 2022 y del 01 de Enero al 30 de Septiembre de 2023.</p> | <p>5.- Presentation, revision and in its case, approval of the Financial Statements for the periods from October 1st to December 31st, 2022 and from January 1st to September 30th, 2023.</p> |
| <p>6.- Propuesta y en su caso, ratificación o revocación y nombramiento de los nuevos miembros del Comité de Vigilancia, así como, otorgamiento de los poderes necesarios para el ejercicio de su encargo.</p> | <p>6.- Proposal and in its case, ratification or revocation and appointment of the new members of the Surveillance Committee, as well as, granting them with the necessary Power of Attorney for the exercise of their duties.</p> |
| <p>7.- Propuesta y en su caso ratificación del Administrador del condominio "Asociación de Condóminos La Casa que ve al Mar, A.C.", así como de los poderes necesarios para el ejercicio de su encargo.</p> | <p>7.- Proposal and in its case, ratification of the Administrator of the Condominium "Asociación de Condóminos La Casa que ve al Mar, A.C.", as well as, the necessary Power of Attorney for the exercise of its duties.</p> |
| <p>8.- Presentación, revisión, discusión y, en su caso, aprobación del presupuesto anual de ingresos y egresos para el ejercicio 2024, así como de las respectivas cuotas de mantenimiento para cubrir dicho presupuesto.</p> | <p>8.- Presentation, revision, discussion and in its case, approval of the 2024 annual budget of income and expenses, as well as the respective maintenance dues for cover such budget.</p> |
| <p>9.- Presentación, revisión, discusión y, en su caso, determinación y aprobación de pago de cuotas para establecer un Fondo de reserva para la adquisición de implementos, maquinarias y equipos, reparaciones y</p> | <p>9.- Presentation, revision, discussion and in its case, calculation and approval of payment of dues, necessary for establish a Reserve fund, destined to cover the acquisition of materials, machinery and equipment, major</p> |

mantenimientos mayores en los bienes de propiedad común, de acuerdo al Artículo 40, fracción II del “Reglamento Interior y de Administración”.

repairs and maintenance in the Common Property Goods, according to Article 40-II of the “Interior and Administration Bylaws”.

- 10.- Propuesta, revisión, discusión y, en su caso, modificación del Artículo 18 del “Reglamento Interior y de Administración” del Condominio, para quedar como sigue:

“ARTICULO 18. *Con el objeto de conservar la armonía, uniformidad y apariencia del edificio, no podrán ser modificadas y/o alteradas las fachadas y puertas de acceso de los departamentos. Sin embargo, se podrán instalar puertas nuevas de acceso (entrada principal del departamento) de reemplazo, consistentes con el diseño y acabado original de la puerta, previa aprobación del Comité de Vigilancia de conformidad con lo establecido en el CAPÍTULO XI REQUISITOS PARA LA AUTORIZACIÓN DE REMODELACIONES, MEJORAS Y OBRAS NUEVAS DENTRO DEL CONDOMINIO. Las puertas nuevas de reemplazo deben ser estéticamente consistentes con las puertas originales, estar hechas de madera natural y con acabado natural o tinte que le dé una tonalidad más oscura a la madera y aprobadas con el consentimiento previo del Comité de Vigilancia.* *Queda prohibido colocar prendas de vestir y toda clase de artículos en las ventanas, balcones, terrazas y bienes de propiedad común, así como hamacas u otros en los árboles, palmeras y jardines.”*

- 10.- Proposal, revision, discussion and, in its case, modification to the Article 18 of the “Interior and Administration Bylaws” of the Condominium, as follows:

“ARTICLE 18. *On behalf of harmony, uniformity, and appearance of the building, the facades and access doors of the units cannot be modified and/or altered. However, new replacement access (entry) doors, consistent with original door design and finish, may be installed with the consent of the Surveillance Committee as provided under CHAPTER XI REQUISITES FOR THE REMODELING, IMPROVEMENTS AND NEW CONSTRUCTIONS WITHIN THE CONDOMINIUM. New replacement doors must be aesthetically consistent with original doors, made of natural woods, and finished with natural or tan/brown stain finishes and approved by prior consent of the Surveillance Committee. It is forbidden to place clothes or any kind of articles in the windows, balconies, terraces and assets of common property, as well as hammocks or in the trees, palms, and gardens.”*

- 11.- Propuesta, revisión, discusión y, en su caso, modificación del Artículo 19 del “Reglamento Interior y de Administración” del Condominio, para quedar como sigue:

“ARTICULO 19. *Perros, gatos y aves domésticas son las mascotas/animales que puede tener un propietario dentro del*

- 11.- Proposal, revision, discussion and, in its case, modification to the Article 19 of the “Interior and Administration Bylaws” of the Condominium, as follows:

“ARTICLE 19. *Dogs, cats, and domestic birds are the only animals/pets that may be kept by*

Condominio. En ningún momento los animales/mascotas, con excepción de las que se mencionaran más adelante en el texto, se les permitirá estar en el área de la piscina o de las terrazas. **No se permiten animales dentro de las piscinas.** Los ocupantes no propietarios, no se les permite tener ningún tipo de mascota/animal dentro de la propiedad del Condominio.

...

Ningún animal/mascota propiedad de algún Condómino, puede permanecer en las áreas exteriores comunes sin estar acompañado por su dueño. En el caso de los perros, mientras acompañen a sus dueños en las áreas comunes, deben usar correa y en todo momento bajo el control de los mismos. Sus propietarios deberán limpiar de inmediato cualquier excremento que deje su animal. Ningún animal deberá presentar una tendencia agresiva (morder o amenazar) o ladrar en exceso. En todo momento, los animales deben de estar bien entrenados y no molestar a los otros propietarios con el excesivo ladrado, saltando. **Cuando las mascotas tengan un comportamiento no adecuado o sus dueños no sigan los estándares aquí establecidos,** los derechos para este animal en específico serán retirados.”

- 12.- Asuntos Generales.
- 13.- Nombramiento de delegados especiales.
- 14.- Declaración de clausura de la Asamblea.

Las resoluciones se tomarán por la mayoría de los presentes y serán obligatorias para todos los Condóminos, aún para ausentes y disidentes, y/o en su caso, para los ocupantes de los departamentos bajo cualquier título, de conformidad con lo

owners within the condominium. At no time shall any animals/pets, except as defined below, be allowed at the pool or pool terraces. **No animal shall be permitted to be in the pools.** Rental Occupants are NOT permitted to have any animal on the property at any time.

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No owner's animal/pet is allowed to remain in common areas outdoors unaccompanied. Dogs must be on a leash and under the owner's control at all times while outdoors. Owners shall immediately clean up any excrement left by an animal/pet. No animal/pet should have any tendency to snap, bite, threaten anyone or anything, or bark excessively. At all times, the animal must be well behaved and not “bother” other Owners or guests with excessive barking, jumping or creating a nuisance. **If any of these behavior standards is breached by a pet, or the owner responsible for the pet,** these rights shall be withdrawn by the Administrator for that specific animal/pet.”

- 12.- General Matters (other business).
- 13.- Appointment of special delegates.
- 14.- Closing statement of the Assembly.

The resolutions shall be taken by a majority of those present and will be legally binding for all the Owners including those absent or dissenting, and/or occupants of the units under any title, in accordance with the

dispuesto con la fracción IV del artículo 44 de la “Ley de Propiedad en Condominio para el Estado de Guerrero número 557”.

Así mismo se les solicita llegar con 30 minutos de anticipación para el registro; los condóminos que no asistan podrán ser representados por terceras personas, quienes deberán presentar carta poder simple, debidamente otorgada ante dos testigos, de conformidad con el artículo 55 inciso D) del “Reglamento Interior y de Administración”.

La versión en español del presente documento prevalece sobre la versión en inglés del mismo, para los efectos legales conducentes.

Article 44-IV of the “Condominium Property Law for the State of Guerrero Number 557”.

Be also requested to arrive 30 minutes in advance for your respective registration; The Owners who cannot attend, can be represented through a representative, who must submit a "proxy", duly granted before two witnesses, in accordance with Article 55-D of the “Interior and Administration Bylaws”.

For legal purposes, the version in Spanish of this document prevails over its English version.

Zihuatanejo de Azueta, Gro a 20 de Octubre de 2023 / October 20th, 2023.

**Asociación de Condóminos La Casa que ve al Mar, A.C.
Administrador del Condominio / Administrator of the Condominium
“La Casa que Ve al Mar”**



**C.P.C. Everardo Terán Gallegos
Representante Legal / Legal Representative**

REPORTS
MEMBERS OF THE
SURVEILLANCE
COMMITTEE
2022-2023

President's Report
CVM Surveillance Committee
Year 2022-23

I am grateful to our owners, our staff, and our condo administration for a great year for CVM. Our administrative management team led by Everardo Teran Gallegos of Teran Rojas & Asociados has done a tremendous job of budget management, project management, maintenance, accounting, and personnel management. Special thanks goes to Yesenia Organes Figueroa, who leads the accounting team and manages the contracting details on our complex maintenance projects. She also works tirelessly with our treasurer to monitor the budget to make sure that we live within our means. Thanks also to Liliana Fernandez Zamacona who provides the daily oversight and administration of our association.

Gratitude also goes to our Surveillance Committee Members who have attended meetings as often as necessary to address the business and challenges of our association this year. The garage/solar project was a huge challenge for our team. Clearly understanding the scope of the project, identifying opportunities and solutions, overcoming history, and presenting a proposal to the owners required hundreds of hours of time and effort on the part of the committee and our administration. A special mention and recognition goes to Barbara Tucker who in

Reporte del presidente
Comité de Vigilancia de CVM
Año 2022-2023

Agradezco a nuestros propietarios, nuestro personal y la administración de nuestro condominio por un gran año para CVM. Nuestro equipo de gestión administrativa liderado por Everardo Terán Gallegos de Terán Rojas & Asociados ha realizado un tremendo trabajo de gestión de presupuesto, gestión de proyectos, mantenimiento, contabilidad y gestión de personal. Un agradecimiento especial a Yesenia Organes Figueroa, quien lidera el equipo de contabilidad y gestiona los detalles de contratación de nuestros complejos proyectos de mantenimiento. También trabaja incansablemente con nuestro tesorero para monitorear el presupuesto y asegurarnos de que vivamos dentro de nuestras posibilidades. Gracias también a Liliana Fernández Zamacona quien brinda la supervisión y administración diaria de nuestra asociación.

Nuestro agradecimiento también va a los miembros de nuestro Comité de Vigilancia que han asistido a las reuniones con la frecuencia necesaria para abordar los negocios y los desafíos de nuestra asociación este año. El proyecto del garaje/solar fue un gran desafío para nuestro equipo. Comprender claramente el alcance del proyecto, identificar oportunidades y soluciones, superar la historia y presentar una propuesta a los propietarios requirió cientos de horas de tiempo y esfuerzo por parte del comité y nuestra administración. Una mención y reconocimiento especial para Barbara Tucker, quien en medio de un montón

the middle of a bunch of lousy options raised the possibility, "I think we should put solar on the roofs to pay for common area electricity." An idea born, and possibility became reality. Gratitude also goes to our owners who understood the value of this proposal and approved it by over the 90% positive vote required. We are immediately gaining the benefits of the solar installation as receipts for energy production have paid nearly 100% of the recent monthly costs of electricity for the common areas. The project is successful and works as planned. Thanks also to Yesi and the management team for bringing the project in on budget.

Many other maintenance projects were accomplished over the year and can be reviewed in other sections of this General Assembly booklet. Barbara's treasurers report lists the anticipated maintenance projects for next year. The next SC will have the challenge of managing the maintenance project for our small pool which has leaks that need to be repaired. Yesi is developing options and bids for the SC to consider this winter.

Unfortunately, there is a continuing issue regarding the behavior of a few renters, usually alcohol fueled, that disturb other owners and renters in our community. Last winter there were several nights when owners were awakened by this drunken and loud behavior. Therefore, I request that all owners who rent their apartments to please be very clear with renters about expectations for civil behavior in our community. Some treat this as a hotel

de pésimas opciones planteó la posibilidad: "Creo que deberíamos poner energía solar en los techos para pagar la electricidad de las áreas comunes". Nació una idea y la posibilidad se hizo realidad. Agradecemos también a nuestros propietarios que entendieron el valor de esta propuesta y la aprobaron con más del 90% de votos positivos requeridos. Inmediatamente nos beneficiamos de la instalación solar, ya que los ingresos por la producción de energía han pagado casi el 100% de los últimos costes mensuales de electricidad en las zonas comunes. El proyecto es exitoso y funciona según lo planeado. Gracias también a Yesi y al equipo directivo por llevar el proyecto dentro del presupuesto.

Muchos otros proyectos de mantenimiento se llevaron a cabo durante el año y pueden revisarse en otras secciones de este libro de la Asamblea General. El informe del tesorero de Barbara enumera los proyectos de mantenimiento previstos para el próximo año. El próximo CV tendrá el desafío de gestionar el proyecto de mantenimiento de nuestra pequeña piscina la cual tiene fugas que necesitan ser reparadas. Yesi está desarrollando opciones y ofertas para que el CV las considere este invierno.

Desafortunadamente, existe un problema continuo con respecto al comportamiento de algunos inquilinos, generalmente impulsados por el alcohol, que molesta a otros propietarios e inquilinos en nuestra comunidad. El invierno pasado hubo varias noches en las que los propietarios se despertaron con este comportamiento borracho y ruidoso. Por lo tanto, solicito que todos los propietarios que alquilan sus apartamentos sean muy claros con los inquilinos sobre las expectativas de

rather than the owner community it is. Your attention to this matter is important. Thanks.

I deeply appreciate the commitment and tireless work of the SC committee this year: Barbara Tucker as Treasurer, Susan Caylor-Funderburk as Secretary, Mike Henderson as Building A Representative, Paul Dashkewytch as Building B Representative, and Wayne Womack as Lots Representative. I also urge other owners to consider volunteering for these committee positions. It takes a whole community working together to maintain the beautiful home we have here at Casa Que ve Al Mar. Thank you for this great opportunity to serve as your president for this past year.

Kind regards,
Michael Soltman

comportamiento civil en nuestra comunidad. Algunos lo tratan como un hotel y no como la comunidad de propietarios que es. Su atención a este asunto es importante. Gracias.

Aprecio profundamente el compromiso y el trabajo incansable del comité CV este año: Barbara Tucker como Tesorera, Susan Caylor-Funderburk como Secretaria, Mike Henderson como Representante del Edificio A, Paul Dashkewytch como Representante del Edificio B y Wayne Womack como Representante de Lotes. También insto a otros propietarios a que consideren ofrecerse como voluntarios para estos puestos en el comité. Se necesita toda una comunidad trabajando junta para mantener la hermosa casa que tenemos aquí en Casa Que ve Al Mar. Gracias por esta gran oportunidad de servir como su presidente durante el año pasado.

Atentamente
Michael Soltman

INFORME DEL TESORERO

6 de noviembre de 2023

Estimados propietarios,

Por favor encuentren adjunto lo siguiente;

1. Balance general de la cuenta operativa al 31 de diciembre de 2022.
2. Estado de resultados de la Cuenta Operativa Actual vs Presupuesto al 31 de diciembre de 2022.
3. Balance general de la cuenta Fondo de Reserva al 31 de diciembre de 2022.
4. Estado de resultados de la cuenta Fondo de Reserva al 31 de diciembre de 2022.

Adjunto también los siguientes estados financieros correspondientes ejercicio 2023 hasta la fecha.

1. Balance de la cuenta operativa correspondiente al 31 de Septiembre de 2023.
2. Estado de resultados de la Cuenta Operativa Actual vs Presupuesto del 01 de Enero al 31 de Septiembre de 2023.
3. Balance general de la cuenta Fondo de Reserva al 30 de Septiembre de 2023.
4. Estado de resultados de la cuenta Fondo de Reserva del 01 de Enero al 30 de Septiembre de 2023.

TREASURER'S REPORT

November 6, 2023

Dear Owners,

Please find the following:

1. Operating Account Balance Sheet for the last fiscal year end dated December 31, 2022.
2. Operating Account Profit and Loss actual versus Budget as of Year end dated December 31, 2022.
3. Reserve Fund Balance Sheet as of December 31, 2022.
4. Reserve Fund Profit and Loss as of December 31, 2022.

Please find the following financial statements relating to our Fiscal Year of 2023 year to date.

1. Operating Account Balance Sheet as of September 30th, 2023.
2. Operating Account Profit and Loss Actual versus Budget as of September 30th, 2023.
3. Reserve Fund Balance Sheet as of September 30th, 2023.
4. Reserve Fund Profit and Loss Actual versus Budget as of September 30th, 2023.

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| <p>Presupuesto propuesto 1 de enero al 31 de diciembre de 2024:</p> <ol style="list-style-type: none"> 1. Asignaciones presupuestarias por gastos. 2. Porcentajes utilizados en el cálculo de las cuotas. 3. Proyectos de Mantenimiento para 2024. 4. Cuotas 2024 | <p>Proposed Budget January 1st to December 31, 2024:</p> <ol style="list-style-type: none"> 1. Budget Allocations by Expenses 2. Percentages used in the calculation of dues 3. Maintenance Projects for 2024. 4. Dues 2024 |
| <p>Resumen 2023:</p> <p>Nuestras facturas han sido pagadas, nuestro fondo de reserva recibe cada trimestre la contribución de la cuenta operativa y nuestra contabilidad financiera está al día tanto la Cuenta Operativa como la Cuenta de Reserva. Estamos financieramente sanos y tenemos una base sólida. Los informes financieros son revisados mensualmente con Yesenia Organes Figueroa de la Firma Contable Terán Rojas. Los informes de Yesenia se presentan de manera oportuna y precisa antes del día diez del mes según nuestros Estatutos. El conocimiento y la experiencia de Yesenia son fundamentales para mantener nuestras finanzas en buen estado.</p> <p>Seguimos usando el año de calendario de acuerdo con el año fiscal del gobierno mexicano. Hemos incluido los informes financieros del año que finaliza el 31 de diciembre de 2022 para su revisión. Los balances presentan nuestros activos, pasivos y activos netos al 31 de diciembre de 2022. Los estados de pérdidas y ganancias presentan nuestros ingresos y gastos en los momentos presentados con ingresos y gastos reales en comparación con los presupuestados.</p> <p>El presupuesto es un plan de gastos para La Casa Que Ve al Mar basado en ingresos y gastos. El presupuesto identifica el capital disponible, estima nuestros gastos y ayuda a predecir los ingresos. El presupuesto es una</p> | <p>Overview of 2023:</p> <p>Our bills have been paid, our reserves funded each quarter from our operating account, and our financial accounting is current and up to date for both the Operating Account and the Reserve Account. We are financially sound and on a strong footing. The financial reports are reviewed monthly with Yesenia Organes Figueroa from Terán Rojas Accounting Firm. Yesenia's reports are timely and accurately presented by the tenth of the month per our Bylaws. Yesenia's knowledge and expertise is paramount in keeping our finances in working order.</p> <p>We continue to use the calendar year as our fiscal year keeping with the Mexican government's fiscal year. We have included the financial reports for the year ending December 31, 2022 for your review. The balance sheets present our assets, liabilities, and net assets as of December 31, 2022. The profit and loss statements present our income and expenses for the times presented with actual as compared to budgeted revenues and expenses.</p> <p>The budget is a spending plan for La Casa Que Ve al Mar based on income and expenses. The budget identifies available capital, estimates our spending and helps predict revenue. The budget is a tool that helps us to plan the business of CVM on a monthly and yearly basis.</p> |

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| <p>herramienta que nos ayuda a planificar la operación de CVM en forma mensual y anual. Tomando como referencia nuestro presupuesto, hay varios gastos que me gustaría revisar a partir de 2022</p> <p>Nuestra mayor variación con respecto al presupuesto de 2022 fue el mantenimiento. A medida que nuestros edificios envejecen, nuestros gastos para mantenerlos aumentan. Si bien planeamos esto lo más cerca posible, lo desconocido a menudo es inevitable.</p> <p>Las reparaciones de edificios y áreas comunes fueron 85,839 por encima del plan, lo que representa un aumento del 23 % sobre el plan. Evaluamos cada gasto que consideramos necesario con énfasis en la seguridad.</p> <p>Nuestro consumo de agua también estuvo por encima del plan de 375,715 MXP versus el plan de 344,128.</p> <p>Este aumento del 9% en el plan es mucho menor que en años anteriores. Cabe señalar que debemos controlar nuestro uso individual de agua con miras a disminuir la cantidad que utilizamos diariamente.</p> <p>El aumento en artículos de limpieza fue resultado directo de los problemas en la cadena de suministro por la pandemia y de la inflación en México. La inflación mexicana fue del 7,82% para el año que finalizó en 2022, la tasa más alta en más de dos décadas. Nuestro gasto en artículos de limpieza fue de 102,260 MXP contra un plan de 53,168. Cabe señalar que la limpieza no se vio comprometida por ningún aumento de gastos. En un área de gastos similar, los productos químicos para piscinas también superaron en un 51% lo planificado.</p> <p>Si bien tuvimos áreas que se excedieron del presupuesto, sí transferimos 350,000 pesos MXP a nuestras cuentas de reserva. También debe tenerse en cuenta que cualquier cargo por pagos atrasados recibidos como resultado de pagos atrasados se deposita en la cuenta de</p> | <p>Using our budget as a point of reference, there are several expenses that I would like to review from 2022.</p> <p>Our largest variance from the 2022 budget was Maintenance. As our buildings age, our expenses to maintain them increase. While we plan for this as close as possible, the unknown is often unavoidable.</p> <p>Building repairs and common area repairs were 85,839 above plan, representing a 23% increase over plan. We evaluate every expense that we feel is necessary with an emphasis placed on safety.</p> <p>Our water usage was also above plan 375,715 MXP versus 344,128 plan.</p> <p>This 9% increase in plan is much smaller than in previous years. It should be noted that we must monitor our individual water usage with an eye towards decreasing the amount we use daily.</p> <p>The increase in cleaning supplies was a direct result of the problems with the supply chain due to the pandemic and of inflation in Mexico. Mexican inflation was at 7.82% for the year ending 2022, the highest rate in more than two decades. Our expense for cleaning supplies was 102,260 MXP against a plan of 53,168. It should be noted that cleanliness was not compromised due to any increase in expenses. In a similar area of expense, pool chemicals also ran 51% over plan.</p> <p>While we had areas that ran over budget, we did transfer 350,000 MXP pesos to our reserve accounts. It should also be noted that any late fees received as a result of late payments, are deposited into the Reserve account. We have also earned 103,859 MXP in interest during 2022.</p> |
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| <p>Reserva. También hemos ganado 103,859 MXP en intereses durante 2022. Nuestra cuenta de Reserva finalizó el año con un saldo de 1,03,904 MXP.</p> <p>De la cuenta de reserva gastamos:</p> <p>Reparación e impermeabilización (Inicial)504B 79,460 Reparación e impermeabilización 601A 177,874 Reparación e impermeabilización PHB 261,123 Sistema de purificación de agua 148,640 Reparación e impermeabilización Torre A 19,140</p> <p>Con los gastos anteriores, hemos comenzado el proceso de reparación de nuestros techos y mantenimiento de termitas para reducir la necesidad de reparaciones extensas en el futuro.</p> <p>Resumen del año 2023 hasta la fecha:</p> <p>Nuestros ingresos continúan siendo sólidos con un solo propietario moroso en este momento. En general, nuestros propietarios pagan todas las cuotas y gastos varios de manera oportuna.</p> <p>Nuestro mayor proyecto del año ha sido la introducción de energía solar renovable y nuevos garajes. Como se señaló en un correo electrónico anterior, nuestra factura de Luz durante los últimos dos meses fue de 1,006 MXP. El año pasado pagamos 32,558 y teníamos un estimado de 41,216 para este año.</p> <p>Nuestros garajes están terminados y debido a que hicimos el cambio a postes de cemento y estructuras metálicas, esperamos que estas estructuras requieran un mantenimiento mínimo en el futuro.</p> <p>Espero que evaluemos cualquier proyecto futuro teniendo en cuenta ante todo la sustentabilidad.</p> <p>La inflación se sitúa en el 4,40% previsto para 2023.</p> <p>Cuando observe nuestros gastos contables de TR y nuestros gastos de administración, notará</p> | <p>Our Reserve account ended the year with a balance of 1,03,904 MXP.</p> <p>From the reserve account we spent:</p> <p>Repair and waterproofing (Inicial) 504B 79,460 Repair and waterproofing 601A 177,874 Repair and waterproofing PHB 261,123 Water Purification system 148,640 Repair and waterproof roof Tower A 19,140</p> <p>With the expenditures above, we have begun the process of repairing our roofs and providing termite maintenance to reduce the need for extensive repairs going forward.</p> <p>Overview of 2023 year to date:</p> <p>Our revenue continues to be strong with only one owner being delinquent at this time. In general, our owners pay all dues and miscellaneous expenses in a timely manner.</p> <p>Our biggest project of the year has been the introduction of renewable solar energy and new garages. As noted in an earlier email, our total electric bill from CFE for the last two month period was 1,006 MXP. Last year we paid 32,558 and we had a plan of 41,216 for this year.</p> <p>Our garages are finished and because we made the change to cement posts and metal framing we expect these structures to require minimum maintenance in the future.</p> <p>It is my hope that we evaluate any future projects with sustainability in mind first and foremost.</p> <p>Inflation is running at a projected 4.40% for 2023.</p> <p>When you look at our TR accounting expense and our Administration expense, you will notice</p> |
|--|---|

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|---|---|---------|--------|---------------------------------|------|---------|---|------|---------|--|---------|--|---|--------------------------|------|--------|--------------------------|------|---------|----------------------------------|------|---------|-----------------------------------|---------|--|
| <p>que ambos están por debajo del presupuesto. En conjunto representan un ahorro de 60,116 MXP o 12% menos de lo presupuestado. La disminución es resultado de la caída del dólar estadounidense. Se nos facturan estos dos gastos y también los honorarios de los abogados en dólares estadounidenses. La fluctuación del dólar provoca oscilaciones en ambas direcciones. De ahora en adelante, se nos facturarán y pagaremos estos gastos en pesos mexicanos. Esto aliviará la desviación provocada por la fluctuación del dólar estadounidense. Los honorarios de los abogados se seguirán cobrando en dólares estadounidenses.</p> | <p>that they are both under budget. Together they represent a savings of 60,116 MXP or 12% less than budgeted. The decrease is result of the decrease in the US dollar. We are billed for these two expenses and also lawyer's fees in US dollars. The fluctuation of the dollar causes swings in both directions. Going forward, we will be billed and pay these expenses in Mexican pesos. This will alleviate the deviation caused by the fluctuation in the US dollar. Lawyer's fees will continue to be charged in US dollars.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Nuestro sistema de purificación de agua sigue siendo costoso de mantener. Todo el mundo debería darse cuenta de que el sistema de purificación no está destinado a crear agua para beber, sólo agua potable. Utilice agua embotellada para beber o agregue su propio sistema de purificación adicional.</p> | <p>Our water purification system continues to be expensive to maintain. Everyone should realize that the purification system is not meant to create drinkable water only potable water. Please use bottled water to drink or add your own additional purification system.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>El consumo de agua sigue siendo elevado, actualmente un 10% por encima del presupuesto.</p> | <p>Water usage continues to run high currently at 10% over budget.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Nuestra cuenta de reserva en 2023 continúa utilizándose para reparar gastos de capital.</p> | <p>Our reserve account in 2023 continues to be used to repair capital expenditures.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <tr> <td>Reparación e impermeabilización</td> <td>501A</td> <td>67,280</td> </tr> <tr> <td>Reparación e impermeabilización</td> <td>503B</td> <td>129,224</td> </tr> <tr> <td>Reparación e impermeabilización (Final)</td> <td>504B</td> <td>119,663</td> </tr> <tr> <td>Paneles solares para energías renovables</td> <td>952,135</td> <td></td> </tr> </table> | Reparación e impermeabilización | 501A | 67,280 | Reparación e impermeabilización | 503B | 129,224 | Reparación e impermeabilización (Final) | 504B | 119,663 | Paneles solares para energías renovables | 952,135 | | <table border="0"> <tr> <td>Repair and waterproofing</td> <td>501A</td> <td>67,280</td> </tr> <tr> <td>Repair and waterproofing</td> <td>503B</td> <td>129,224</td> </tr> <tr> <td>Repair and waterproofing (Final)</td> <td>504B</td> <td>119,663</td> </tr> <tr> <td>Solar panels for renewable energy</td> <td>952,135</td> <td></td> </tr> </table> | Repair and waterproofing | 501A | 67,280 | Repair and waterproofing | 503B | 129,224 | Repair and waterproofing (Final) | 504B | 119,663 | Solar panels for renewable energy | 952,135 | |
| Reparación e impermeabilización | 501A | 67,280 | | | | | | | | | | | | | | | | | | | | | | | |
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| Solar panels for renewable energy | 952,135 | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>El costo de los paneles solares será reembolsado a la Cuenta de Reserva con los ahorros que se generen en nuestras facturas de la CFE. Estamos proyectando 4 años para reembolsar el gasto solar.</p> | <p>The cost of the solar panels will be refunded to the Reserve Account from the savings that are generated from our CFE bills. We are projecting 4 years to refund the solar expenditure.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Los saldos de nuestras cuentas bancarias al 31 de octubre de 2023 son:</p> | <p>Our Bank Account balances as of October 31, 2023 are:</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Saldo de la cuenta operativa \$ 844,221.15</p> | <p>Operating Account Balance \$ 844,221.15</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Saldo de la cuenta de reserva \$ 574,443.08</p> | <p>Reserve Account Balance \$574,443.08</p> | | | | | | | | | | | | | | | | | | | | | | | | |

Estamos constantemente examinando nuestros gastos, ya sea en reuniones con nuestros contadores o en reuniones del Comité de Vigilancia. Analizamos los saldos de caja, variaciones en el presupuesto y gastos mensualmente y en algunos casos semanalmente. Si tienes alguna pregunta específica en algún momento, no dudes en preguntar.

RESUMEN DEL PRESUPUESTO 2024

El proceso presupuestario comienza con el análisis de los gastos y tendencias actuales, la proyección de inflación y la presentación de proyectos para el próximo año. Todos los proyectos que se consideren necesarios se presentan después de que se hayan aceptado tres ofertas para su evaluación. El gobierno mexicano pronostica una tasa de inflación del 4% para 2024.

Los proyectos de este año son:

- Reparar las juntas de la piscina grande
- Reemplazar pasamanos con cemento área de alberca
- Reemplazar valla metálica a nivel de calle
- Reparaciones en la alberca chica
- Nueva cámara enfocando la casa de Eduardo
- Nuevo grabador de vídeo con mayor memoria
- Reparar techo sobre escalera de la Torre A

Nuestros empleados siguen siendo nuestro mayor activo. Les daremos aumentos del 5% a partir del 1 de enero de 2024. El Gobierno Federal de México ha instituido varias leyes nuevas relacionadas con los empleados. Todos los empleados ahora tienen derecho a 6 días adicionales de vacaciones al año. Por ejemplo, si un empleado está programado para recibir 6 días de vacaciones durante el primer año, ahora recibirá 12 días de vacaciones durante el primer año.

Esto aumenta las vacaciones obligatorias que debe pagar la CVM. Además, todo empleado que trabaje para la CVM durante más de 15 años deberá recibir 12 días de salario por cada año trabajado en el momento que deje el empleo. Por ejemplo, si un empleado trabaja

We are constantly scrutinizing our expenditures whether it is in meetings with our accountant or in Surveillance Committee meetings. We analyze the cash balances, budget variances and expense accounts monthly and in some cases weekly. If you have any specific questions at any time, do not hesitate to ask.

BUDGET OVERVIEW 2024

The budgeting process begins with the analysis of current expenses and trends, inflation projection, and presentation of projects for the next year. All projects deemed necessary are presented after three bids have been accepted for evaluation. The Mexican government is forecasting a 4% rate of inflation for 2024.

This year's projects are:

- RegROUT large pool
- Replace hand rails with cement in pool area
- Replace metal fence at street level
- Repair Small pool floor
- New camera focusing on Eduardo's house and
- New video recorder with larger memory
- Repair roof over Tower A stairway

Our employees remain our greatest assets. We are giving them raises of 5% beginning January 1, 2024. The Federal Government of Mexico has instituted several new laws relating to employees. All employees are now entitled to an additional 6 days of vacation time per year. For example, if an employee is scheduled to receive 6 days vacation their first year, they will now receive 12 days of vacation their first year.

This increases the mandatory vacation CVM must pay. In addition, any employee who works for CVM over 15 years must be paid 12 days for each year worked at the moment that he leave the job. As an example, if an employee works for us for 20 years and decides to retire, we

para nosotros durante 20 años y decide jubilarse, estaríamos obligados por ley a pagarle 240 días más. Con base en la ley laboral, hemos decidido destinar 96,163 MXP para indemnizaciones. Este dinero se depositará en la Cuenta de Reserva y devengará intereses. Este dinero sólo se gastará en indemnizaciones a los empleados. Este dinero se agregará anualmente dependiendo de los años de servicio de los empleados con nosotros. Esto está diseñado para prepararse únicamente para sus futuros gastos de jubilación.

Nuestro seguro está siendo presupuestado igual que el año pasado. El seguro siempre se cotiza en dólares estadounidenses. Debido a la fluctuación del dólar (el año pasado el tipo de cambio del 21% fue mucho más alto que el de este año del 18%), esperamos que los ahorros cubran el aumento necesario para asegurar los paneles solares.

También estamos agregando un teléfono celular a la oficina de Administración. La intención es que el número que se utiliza ahora sea solo por seguridad y podrá comunicarse con la oficina del Administrador directamente a un nuevo número de teléfono que se proporcionará a todos los propietarios.

El agua sigue siendo el mayor bien de uso. Hemos estado recibiendo camiones pipa a precio reducido durante el último año. Ahora estaremos pagando 525 MXP por una camioneta pequeña y 1,200 MXP por una pipa grande. Esto representa un aumento del 19% respecto al año pasado. Si bien hacemos todo lo posible para utilizar agua CAPAZ, nuestra necesidad de agua adicional sigue siendo alta. Las lluvias en Zihuatanejo son mucho menores que las registradas en años anteriores. Tengan en cuenta su consumo de agua y avise a los huéspedes adicionales que también lo tengan en cuenta. También le pedimos que si ve un problema en nuestra comunidad, lo informe a la Administración. Estamos todos juntos en esto y con ojos adicionales podemos bajar nuestro consumo.

would be obligated by law to pay him for 240 days. Based on the employment laws, we have decided to appropriate 96,163 MXP for severance. This money will be deposited into the Reserve Account and will accrue interest. This money will only be spent for employee severance. This money will be added to on a yearly basis depending on the longevity of employees' years of service with us. This is designed to prepare for their future retirement expenses only.

Our insurance is being budgeted the same as last year. Insurance is always priced in US dollars. Because of the dollar fluctuation (last year the exchange rate of 21% was much higher than this year's rate of 18%), we are hoping the savings will cover the increase needed to insure the solar panels.

We are also adding a cell phone to the Administration office. The intent is that the number now being used will be for security only and we will be able to reach the Administrator's office directly at a new phone number to be supplied to all owners.

Water continues to be the largest commodity of usage. We have been receiving pipa trucks at a reduced price during the last year. We will now be paying 525 MXP for a small truck and 1,200 MXP for a large pipa truck. This represents a 19% increase over last year. While we do everything possible to use CAPAZ water, our need for additional water remains high. The rainfall received for Zihuatanejo is much less than recorded in previous years. Please be aware of your water usage and advise additional guests to be aware as well. We also ask that if you see a problem throughout our community that you report the problem to the Administration. We are all in this together and with additional eyes we can lower our consumption.

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| <p>Se ha invertido mucho tiempo en el proceso presupuestario. Nuestra intención es crear un presupuesto que prevea todas nuestras necesidades futuras para 2024. Si bien no es una ciencia exacta, es nuestro pronóstico para 2024.</p> <p>Me gustaría aprovechar esta oportunidad para agradecerles por su confianza en mí como Tesorero de la CVM. Ha sido un placer servir en este Comité de Vigilancia. Me gustaría agradecer en Michael Soltman por su liderazgo y en Yesenia Organes por su atención al detalle y su máximo respeto por la excelencia.</p> | <p>A great deal of time has gone into the budget process. It is our intent to create a budget that foresees all of our upcoming needs for 2024. While it is not an exact science, it is our forecast for 2024.</p> <p>I would like to take this opportunity to thank you for your trust in me as Treasurer of CVM. It has been a pleasure to serve with this Surveillance Committee. I would like to thank Michael Soltman for his leadership and Yesenia Organes for her attention to detail and her utmost regard for excellence.</p> |
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Barbara A Tucker
Tesorero/ Treasurer 2023

**ADMINISTRATOR'S
REPORT
2022-2023**

REPORTE DE MANTENIMIENTO 4to TRIMESTRE 2022

MAINTENANCE REPORT 4TH QUARTER 2022

1. Dimos mantenimiento al tronco del primer piso de la Torre A
We gave maintenance the wooden post on the first floor of Tower A



2. Hicimos cambio de focos en la alberca grande.
We changed the lights in the large pool.



3. Se hizo limpieza profunda en la alberca chica, quedó en muy buenas condiciones, se seguirá manteniendo de esa manera en el futuro.

The small pool was deep cleaned, it was in very good condition, it will continue to be maintained that way in the future.



4. Se limpiaron pisos de los elevadores A y B.
Floors of elevators A and B were cleaned.



5. Creamos repisas para libros, para el área del lobby.
We created book shelves for the lobby area.



6. Se dio el mantenimiento preventivo a los extinguidores.
Preventive maintenance was given to the extinguishers.



7. Por sugerencia del Ing. Manuel amaro, y dado que la capacidad del filtro para la alberca grande no era suficiente, cambiaros al filtro a nuevo de mayor capacidad de acuerdo a los litros de agua.

At the suggestion of Eng. Manuel Amaro, and since the capacity of the filter for the large pool was not enough, we change to a new filter with a larger capacity according to the liters of water.



New filter



old filter

LA CASA QUE VE AL MAR

REPORTE DE MANTENIMIENTO 1ER TRIMESTRE 2023 – LA CASA QUE VE AL MAR

MAINTENANCE REPORT 1ST QUARTER 2023

1. Hemos pintado las áreas que más lo necesitan, ahora estamos pintando paredes de la torre B, en estos días estaremos haciéndolo en la torre A. Incluyendo las macetas de ambas torres.

We have painted the areas that need it the most, now we are painting the walls of tower B, these days we will be doing it in tower A. Including the pots of both towers.





2. Como cada año, contratamos al laboratorio ISTA para que viniera a hacer pruebas de agua, entramos a un departamento de cada torre y se tomaron muestras del agua del fregadero. Las pruebas mostraron que estamos dentro de los parámetros permitidos respecto a la limpieza y no hay rastros de coliformes en agua.

Like every year, we hired the laboratory ISTA to come and do water tests, we entered an apartment in each tower and took samples of the water from the sinks. The tests showed that we are within the permitted parameters regarding cleanliness and there are no traces of coliforms in the water.



INGENIERÍA EN LOS SISTEMAS DE TRATAMIENTOS DE AGUAS, S.A. DE C.V.

Acapulco, Gro., 25 de febrero del 2023

Atención: ASOCIACIÓN DE CONDÓMINOS LA CASA QUE VE AL MAR
Dirección fiscal: Esclénica M 1SMZ 8 L 96, 96, 100 Col. Playa la Ropa
C.P. 40880 Zihuatanejo, Gro.

Informe No. 5351-AR Edición: Original
Responsable del muestreo: Ing. Bryan Evencio Guzmán López
Recepción de la(s) muestra(s): Ing. Ana Lilia Mazón Agüero
Plan de muestreo: PM-AP
Fecha de muestreo: 2023-02-13 Fecha de ingreso: 2023-02-14 Período de análisis: 2023-02-14 a 2023-02-20

SUPLEMENTO AL INFORME DE RESULTADOS

- Las muestras de agua de habitación 702-A y habitación 502-B, cumplen con los parámetros analizados, de acuerdo con la Modificación a la Norma Oficial Mexicana NOM-127-SSA1-1994. Salud ambiental. Agua para uso y consumo humano- límites permisibles de calidad y tratamiento a que debe someterse el agua para su potabilización.

Ing. Irma Yuridia Manzano Suástegui
Analista de Microbiología

Ing. Ana Lilia Mazón Agüero
Coordinador Técnico del Laboratorio

- Estimados clientes, en caso de requerir otro servicio, le informamos que puede consultar la siguiente página www.ista.com.mx en donde encontrará el detalle de nuestros servicios.
- Los resultados expresados en este informe solo representan las características de las muestras sometidas a pruebas, más no del universo de donde derivan.
- El uso que se le de al informe es responsabilidad de quien contrata el servicio y no del laboratorio ISTA, S.A. de C.V.
- La reproducción total o parcial del informe, así como el uso para fines comerciales o de publicidad deben ser previamente autorizados por escrito por ISTA, S.A. de C.V.

FLAB-059-02

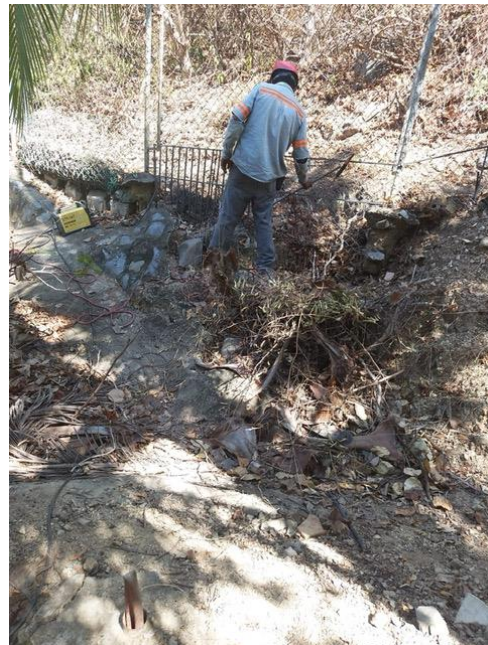
Calle Almirante Cosme Damián Churruca No.3, Fracc. Costa Azul, C.P. 39850, Acapulco, Gro.
E-mail: istasadecv@prodigy.net.mx Tels: 744 485 91 39 / 744 486 18 90

3. Hicimos una nueva puerta de metal para la cisterna principal.
We made a new metal door for the main cistern.



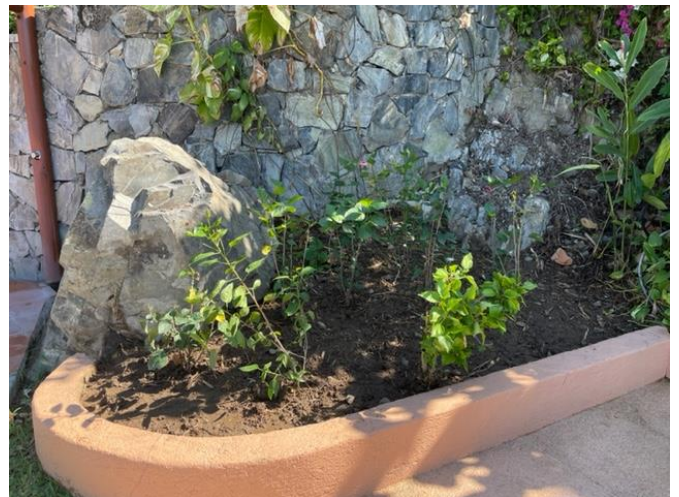
4. Hicimos una rejilla en un gran hoyo en la parte trasera del condominio, esto para aminorar que entraran animales.
We made a grid in a large hole in the back of the condominium, this to reduce the entry of animals.

We made a grid in a large hole in the back of the condominium, this to reduce the entry of animals.



5. Estamos trabajando en la mejora de los jardines "olvidados" en el condominio. Así mismo, se cortó un árbol que estaba bloqueando la vista de algunos departamentos.

We are working on improving the "forgotten" gardens in the condominium. Likewise, a tree that was blocking the view of some apartments was cut down.

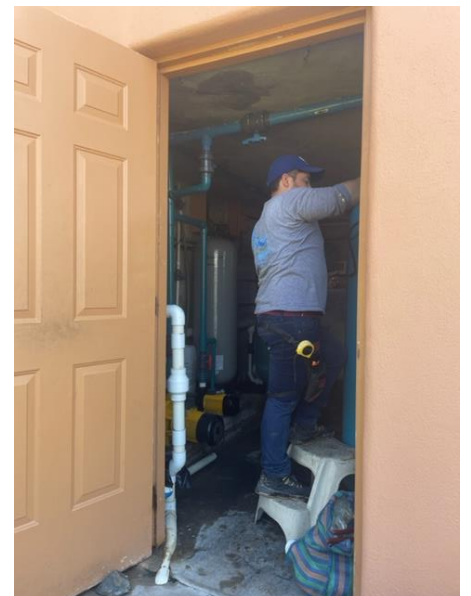


6. Reparamos un tubo roto de drenaje en un jardín.
We repaired a broken drain pipe in a garden.



7. Se repararon fugas en el cuarto de máquinas, además se cambió la válvula electrónica en el tanque suavizador, ya que tenía fallas.

Leaks in the machine room were repaired, also the electronic valve in the softening tank was changed, since it had faults.



8. Compramos baterías y pads de repuesto para el desfibrilador. Buscando que siempre esté en funcionamiento.

We bought batteries and pads for the defibrillator. Seeking that it is always in operation.



9. Para mayor comodidad de ustedes y los rentistas. Compramos más carritos para las compras.

For the convenience of you and the renters. We bought more shopping carts.



10. Este trimestre un colaborador cumplió años, no podíamos perdernos el pastel!

This quarter an employee had a birthday, we couldn't miss the cake!

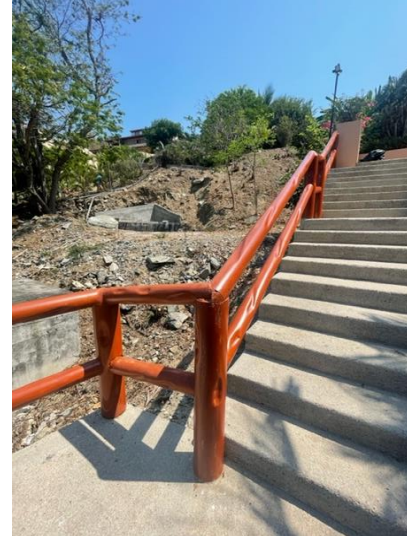


REPORTE DE MANTENIMIENTO – 2ndo TRIMESTRE 2023

MAINTENANCE REPORT -2nd QUARTER 2023

1. Este trimestre comenzamos con el mantenimiento a todos los pasamanos del condómino.

This quarter we began with the maintenance of all the handrails of the condominium.



2. Hicimos limpieza en el terreno al lado de caseta de seguridad para prepararnos para la época de lluvias.

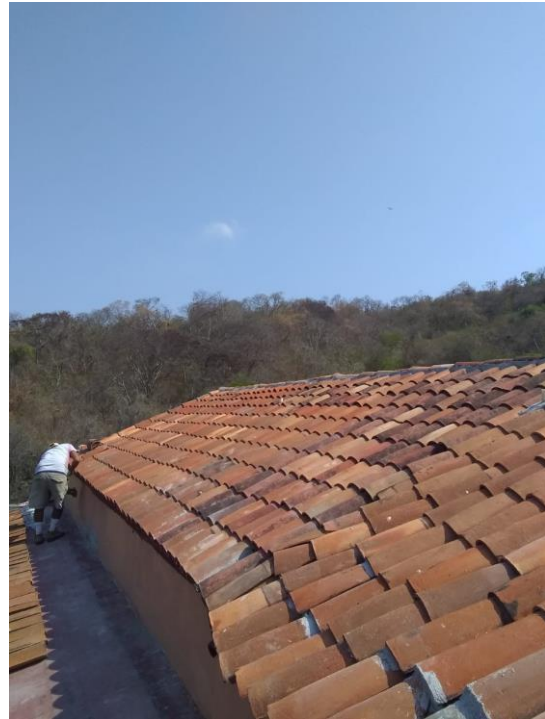
We cleaned up the land next to the security booth to prepare for the rainy season.



3. Iniciaron y terminaron por este año, los trabajos de impermeabilización a los techos de departamentos de la torre B. Seguiremos programando para que se puedan completar los trabajos de impermeabilización a los departamentos faltantes.

The waterproofing work on the roof of some apartments in Tower B began and ended for this year. We will continue programming so that the waterproofing work on the remaining apartments can be completed.

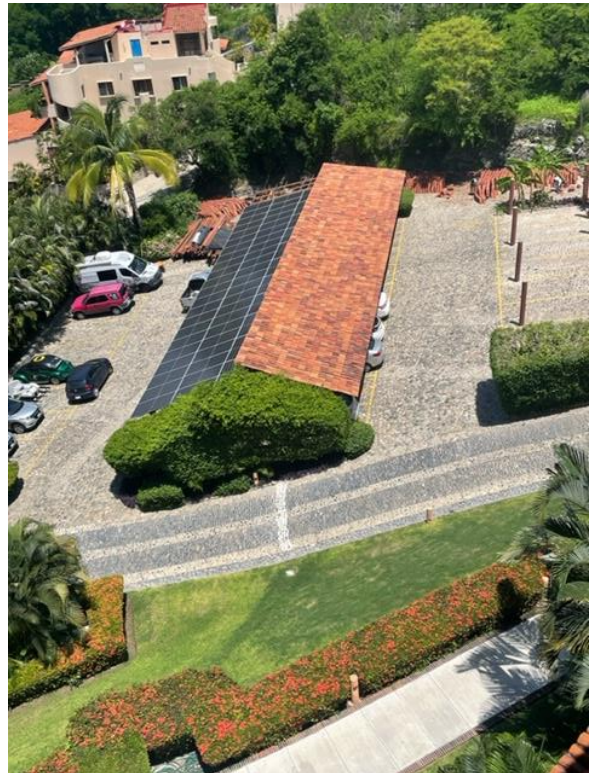




4. Inició el proyecto de la estructura de metal y los paneles solares. Como primera etapa se desmantelo el estacionamiento B. Se nivelaron las columnas y como siguiente paso, se colocaron las vigas de metal y los morillos. Después de esto, se colocó nuevamente la teja y al final los paneles. Ahora comenzaremos con el estacionamiento A.

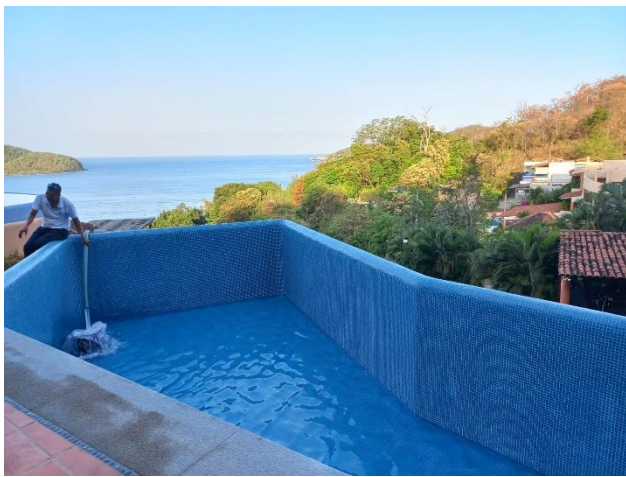
The project for the metal structure and solar panels began. As a first stage, parking lot B was dismantled. The columns were leveled and as a next step, the metal beams and morillos were placed. After this, the tile was placed again and finally the panels. Now we will start with parking lot A.





5. Comenzamos con el sellado de la alberca chica.

We begin with the re sealing of the small pool.



6. Se cambió la palapa del área de seguridad ya que existían goteras.

The palapa in the security area was changed since there were leaks.



Reporte de Mantenimiento 3er Trimestre 2023

Maintenance Report 3th Quarter 2023

1. En este trimestre, finalizó el proyecto del estacionamiento y los paneles solares, ¡ahora están funcionando y veremos ahorros importantes de luz!

In this quarter, the parking lot project and the solar panels were completed, the panels are now working, and we will see significant savings in electricity!



2. Protegimos el área de los contenedores de basura contra animales.
We protected the garbage container area from animals.



3. Se dio mantenimiento a los postes de la torre B.
Maintenance was given on the Tower B wooden posts.



4. Se dio mantenimiento a los extinguidores
Preventive maintenance was given on the fire extinguishers.



5. Se cambió la madera y el impermeabilizante de las bodegas ya que se encontraba en mal estado, además, se reparó la lamina que se encontraba dañada.

The wood and waterproofing of the warehouses were changed since they were in poor condition. In addition, the damaged sheet was repaired.



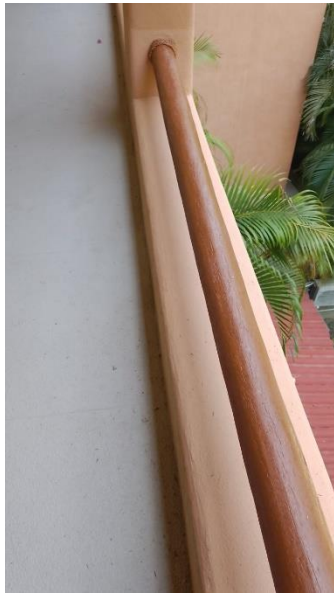
6. Se lavaron los tinacos y la cisterna de la torre A y B.

The water tanks and cistern of tower A and B were washed.



7. Se dio mantenimiento a algunos pasamanos que estaban en malas condiciones.

We gave maintenance to some handrails that were in poor condition.



8. Seguimos con el mantenimiento de áreas que lo requieren.

We continue with the maintenance of areas that require it.





9. Instalamos una nueva cámara en el área de estacionamiento.

We installed a new camera in the parking area.



10. Dimos mantenimiento al piso del lobby y alberca chica.

We gave maintenance the lobby floor and small pool.





FINANCIALS

2022-2023

Condominio La Casa que Ve al Mar
Operative Acc Balance Sheet
 As of December 31, 2022

| | <u>Dec 31, 22</u> |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Caja Chica/ Petty Cash | 2,284 |
| Scotiabank 242-000-53260 | 128,590 |
| Total Checking/Savings | 130,874 |
| Accounts Receivable | 3,134 |
| Other Current Assets | |
| LENIN GONZALEZ | 3,000 |
| Prepaid taxes 2020 | 659 |
| Reserve Fund Acc | -359,362 |
| Total Other Current Assets | -355,703 |
| Total Current Assets | -221,695 |
| TOTAL ASSETS | -221,695 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | 103,658 |
| Other Current Liabilities | |
| Pre-Paid Dues | 102,760 |
| Taxes on Payroll | 42,170 |
| Taxes with holding | 1,503 |
| Total Other Current Liabilities | 146,433 |
| Total Current Liabilities | 250,092 |
| Total Liabilities | 250,092 |
| Equity | |
| Accumulated result | -104,354 |
| Net Income | -367,433 |
| Total Equity | -471,787 |
| TOTAL LIABILITIES & EQUITY | -221,695 |

Condominio La Casa que Ve al Mar
Operative Account Profit & Loss Budget vs. Actual
October through December 2022

| | Oct - Dec 22 | Budget | \$ Over Budget | % of Budget |
|---|--------------|-----------|----------------|-------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Bodega Fees | 27,890 | 27,890 | 0 | 100% |
| Condo dues | 984,338 | 984,338 | -1 | 100% |
| Total Income | 1,012,228 | 1,012,228 | -1 | 100% |
| Expense | | | | |
| ADMINISTRATIVE EXPENSES | | | | |
| Abogado/Lawyer | 6,593 | 31,000 | -24,407 | 21% |
| Botiquin and Test Covid | 0 | 0 | 0 | 0% |
| Com. Bancarias/Bank charges | 2,079 | 2,700 | -621 | 77% |
| Contador TR /Accounting Fees TR | 55,388 | 56,448 | -1,060 | 98% |
| Contador/CPA Lizbeth | 0 | 0 | 0 | 0% |
| Employee's party | 17,000 | 17,000 | -0 | 100% |
| Gas & Oils | 880 | 6,000 | -5,120 | 15% |
| Hon Admin/Administration Fees | 106,820 | 108,432 | -1,612 | 99% |
| IRS Expenses without Factura | 1,427 | 0 | 1,427 | 100% |
| IT Support | 0 | 0 | 0 | 0% |
| Meeting expenses | 15,240 | 12,000 | 3,240 | 127% |
| Office Supplies | 10,064 | 1,732 | 8,332 | 581% |
| Official docs & translations | 13,920 | 10,649 | 3,271 | 131% |
| Other Taxes/ Late Fees | 0 | 0 | 0 | 100% |
| Property tax (warehouses CVM) | 0 | 0 | 0 | 0% |
| Telmex/Telephone | 2,422 | 2,544 | -122 | 95% |
| Uniforms | | | | |
| Grounds Uniforms | 0 | 0 | 0 | 0% |
| Security Uniforms | 0 | 0 | 0 | 0% |
| Total Uniforms | 0 | 0 | 0 | 0% |
| Web Maintenance | 1,021 | 0 | 1,021 | 100% |
| Total ADMINISTRATIVE EXPENSES | 232,855 | 248,505 | -15,650 | 94% |
| MAINTENANCE | | | | |
| Building repairs | 3,197 | 0 | 3,197 | 100% |
| Common area repairs - Others | | | | |
| Parking and Driveway areas | 37,598 | 0 | 37,598 | 100% |
| Towers/pools/ Landscape | 27,989 | 0 | 27,989 | 100% |
| Common area repairs - Others - Other | 10,073 | 0 | 10,073 | 100% |
| Total Common area repairs - Others | 75,661 | 0 | 75,661 | 100% |
| Electric maintenance | 0 | 0 | 0 | 0% |
| Elevator Maintenance | | | | |
| Building A | 5,646 | 8,016 | -2,370 | 70% |
| Building B | 5,646 | 8,016 | -2,370 | 70% |
| Elevator Repair Expenses | 0 | 0 | 0 | 0% |
| Total Elevator Maintenance | 11,292 | 16,032 | -4,740 | 70% |
| Fumigation | | | | |
| Monthly Fumigation Service | 22,620 | 24,360 | -1,740 | 93% |
| Termites | 7,656 | 0 | 7,656 | 100% |
| Fumigation - Other | 5,865 | 0 | 5,865 | 100% |
| Total Fumigation | 36,141 | 24,360 | 11,781 | 148% |
| Garbage Fee | 0 | 0 | 0 | 0% |
| Garden & landscaping | 9,659 | 500 | 9,159 | 1,932% |
| Gral mtto & Cleaning supplies | 37,551 | 6,865 | 30,686 | 547% |
| Maintenance Eng (Extinguisher) | 7,563 | 0 | 7,563 | 100% |
| Pool and garden/Armando | 59,146 | 56,927 | 2,219 | 104% |
| Pool Chemicals & Supplies | 24,500 | 3,370 | 21,130 | 727% |
| Pool Furniture | 0 | 0 | 0 | 0% |
| Security supplies | | | | |
| Cameras maintenances | 2,320 | 2,459 | -139 | 94% |
| Security Supplies | 6,658 | 2,634 | 4,024 | 253% |
| Security supplies - Other | 1,594 | 0 | 1,594 | 100% |
| Total Security supplies | 10,572 | 5,093 | 5,479 | 208% |
| Tools | 1,030 | 5,877 | -4,847 | 18% |
| Water purification System | 14,810 | 9,699 | 5,111 | 153% |
| Total MAINTENANCE | 291,122 | 128,723 | 162,399 | 226% |
| PAYROLL EXPENSES | | | | |

Condominio La Casa que Ve al Mar
Operative Account Profit & Loss Budget vs. Actual
October through December 2022

| | Oct - Dec 22 | Budget | \$ Over Budget | % of Budget |
|------------------------------------|------------------|----------------|-----------------|---------------|
| NOMINA/GROUNDS SALARIES & TAXES | 82,550 | 74,778 | 7,772 | 110% |
| NOMINA/SECURITY SALARIES & TAXES | 186,934 | 191,083 | -4,149 | 98% |
| Total PAYROLL EXPENSES | 269,484 | 265,861 | 3,623 | 101% |
| SERVICES | | | | |
| Electricity | | | | |
| Area parking/ Driveway | 5,760 | 5,333 | 427 | 108% |
| Towers/pools/Landscape/ | 67,031 | 88,666 | -21,635 | 76% |
| Total Electricity | 72,791 | 93,999 | -21,208 | 77% |
| Insurance | 396,366 | 108,272 | 288,094 | 366% |
| Water | | | | |
| Common areas parking/driveway | 4,247 | 3,444 | 803 | 123% |
| Common areas pools/Landscaping | 38,224 | 31,008 | 7,216 | 123% |
| Water to Units in building A&B | 63,706 | 51,679 | 12,027 | 123% |
| Total Water | 106,177 | 86,131 | 20,046 | 123% |
| Total SERVICES | 575,334 | 288,402 | 286,932 | 199% |
| Uncategorized Expenses | 0 | 0 | 0 | 0% |
| Total Expense | 1,368,795 | 931,491 | 437,304 | 147% |
| Net Ordinary Income | -356,567 | 80,737 | -437,304 | -442% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| Other Income | | | | |
| Expense Parking Lot Repair | 0 | 0 | 0 | 0% |
| Expenses Recovery HO | -50 | 0 | -50 | 100% |
| Insurance Reimb Car Damag | 0 | 0 | 0 | 0% |
| Parking Lote Income | 0 | 0 | 0 | 0% |
| Total Other Income | -50 | 0 | -50 | 100% |
| Parking Lote Repair Expense | -23,082 | 0 | -23,082 | 100% |
| Recovery of expenses | | | | |
| Car Damage Expense | 0 | 0 | 0 | 0% |
| Elevator Expenses A | -4,060 | 0 | -4,060 | 100% |
| Elevator Expenses B | -4,060 | 0 | -4,060 | 100% |
| Parking Lot Repair charge to HO | 0 | 0 | 0 | 0% |
| Total Recovery of expenses | -8,120 | 0 | -8,120 | 100% |
| Total Other Income | -31,252 | 0 | -31,252 | 100% |
| Other Expense | | | | |
| Dues Bad Accounts | 200 | 0 | 200 | 100% |
| Reserve Fund | 87,500 | 87,500 | 0 | 100% |
| Total Other Expense | 87,700 | 87,500 | 200 | 100% |
| Net Other Income | -118,952 | -87,500 | -31,452 | 136% |
| Net Income | -475,519 | -6,763 | -468,756 | 7,031% |

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11/03/23

Accrual Basis

LA CASA QUE VE AL MAR AC
Reserve Fund Balance Sheet
As of December 31, 2022

| | <u>Dec 31, 22</u> |
|--|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| SCOTIA BANK RF/FONDO DE RESERVA | |
| Area comun/ Common Area | 256,920 |
| Bodegas | 91,668 |
| Edificio A / Building A | 320,379 |
| Edificio B / Building B | 331,265 |
| Elevator Insurance reimb Cash | 33,671 |
| Total SCOTIA BANK RF/FONDO DE RESERVA | <u>1,033,904</u> |
| Total Checking/Savings | 1,033,904 |
| Accounts Receivable | |
| elevator repair B | 3,030 |
| Total Accounts Receivable | <u>3,030</u> |
| Total Current Assets | <u>1,036,933</u> |
| TOTAL ASSETS | <u>1,036,933</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | -359,362 |
| Total Current Liabilities | <u>-359,362</u> |
| Total Liabilities | -359,362 |
| Equity | |
| Restricted Patrimony | 1,372,453 |
| Unrestricted Net Assets | 266,989 |
| Net Income | -243,147 |
| Total Equity | <u>1,396,295</u> |
| TOTAL LIABILITIES & EQUITY | <u>1,036,933</u> |

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11/03/23

Accrual Basis

LA CASA QUE VE AL MAR AC
Reserve Fund Profit & Loss
October through December 2022

| | <u>Oct - Dec 22</u> |
|--|-----------------------|
| Ordinary Income/Expense | |
| Income | |
| Contribution from Operating Acc | 87,500 |
| Interest Gain | 25,971 |
| Late Fees (Condo Dues) | 6,639 |
| Total Income | <u>120,111</u> |
| Expense | |
| BANK SERVICES FEES | 8 |
| Repairs and Maintenance | |
| Waterproofing/Roof Elevator A | 19,140 |
| Waterproofing/Roof Repair 504B | 79,460 |
| Total Repairs and Maintenance | <u>98,600</u> |
| Water Purification System | 64,370 |
| Total Expense | <u>162,978</u> |
| Net Ordinary Income | -42,868 |
| Other Income/Expense | |
| Other Income | |
| Elevator Repairs Expenses | |
| Elevator Repair Tower A | -1,218 |
| Elevator Repair Tower B | -1,914 |
| Total Elevator Repairs Expenses | <u>-3,132</u> |
| Total Other Income | <u>-3,132</u> |
| Net Other Income | -3,132 |
| Net Income | <u><u>-46,000</u></u> |

Condominio La Casa que Ve al Mar
Operative Account Profit & Loss Budget vs. Actual
January through September 2023

| | Jan - Sep 23 | Budget | \$ Over Budget | % of Budget |
|---|--------------|-----------|----------------|-------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Bodega Fees | 98,127 | 98,127 | 0 | 100% |
| Condo dues | 3,427,932 | 3,427,932 | 0 | 100% |
| Total Income | 3,526,059 | 3,526,059 | 0 | 100% |
| Expense | | | | |
| ADMINISTRATIVE EXPENSES | | | | |
| Abogado/Lawyer | 12,729 | 11,000 | 1,729 | 116% |
| Botiquin and Test Covid | 4,197 | 4,000 | 197 | 105% |
| Com. Bancarias/Bank charges | 6,162 | 8,100 | -1,938 | 76% |
| Contador TR /Accounting Fees TR | 162,300 | 180,586 | -18,286 | 90% |
| Employee's party | 0 | 0 | 0 | 0% |
| Gas & Oils | 1,901 | 9,000 | -7,099 | 21% |
| Hon Admin/Admistration Fees | 285,406 | 327,236 | -41,830 | 87% |
| IRS Expenses without Factura | 0 | 0 | 0 | 0% |
| Meeting expenses | 0 | 0 | 0 | 0% |
| Office Supplies | 11,640 | 3,100 | 8,540 | 375% |
| Official docs & translations | 0 | 0 | 0 | 0% |
| Other Taxes/ Late Fees | 447 | | | |
| Property tax (warehouses CVM) | 1,269 | 2,000 | -731 | 63% |
| Telmex/Telephone | 7,332 | 7,873 | -541 | 93% |
| Uniforms | | | | |
| Grounds Uniforms | 6,277 | 5,744 | 533 | 109% |
| Security Uniforms | 11,748 | 9,561 | 2,187 | 123% |
| Total Uniforms | 18,026 | 15,305 | 2,721 | 118% |
| Water for employees (Garrafones) | 6,220 | 7,200 | -980 | 86% |
| Web Maintenance | 4,334 | 1,113 | 3,221 | 389% |
| Total ADMINISTRATIVE EXPENSES | 521,961 | 576,513 | -54,552 | 91% |
| MAINTENANCE | | | | |
| Building repairs | 1,392 | 54,520 | -53,128 | 3% |
| Common area repairs - Others | | | | |
| Parking and Driveway areas | 9,928 | 349 | 9,579 | 2,845% |
| Towers/pools/ Landscape | 164,981 | 202,793 | -37,812 | 81% |
| Common area repairs - Others - Other | 153,252 | 94,393 | 58,859 | 162% |
| Total Common area repairs - Others | 328,161 | 297,535 | 30,626 | 110% |
| Electric maintenance | 5,285 | 6,000 | -715 | 88% |
| Elevator Maintenance | | | | |
| Building A | 17,784 | 24,048 | -6,264 | 74% |
| Building B | 17,784 | 24,048 | -6,264 | 74% |
| Total Elevator Maintenance | 35,568 | 48,096 | -12,528 | 74% |
| Fumigation | | | | |
| Monthly Fumigation Service | 67,860 | 73,080 | -5,220 | 93% |
| Termites | 52,709 | 78,605 | -25,896 | 67% |
| Fumigation - Other | 4,699 | 14,184 | -9,485 | 33% |
| Total Fumigation | 125,268 | 165,869 | -40,601 | 76% |
| Garbage Fee | 16,742 | 17,137 | -395 | 98% |
| Garden & landscaping | 18,181 | 23,324 | -5,143 | 78% |
| Gral mtto & Cleaning supplies | 67,586 | 54,444 | 13,142 | 124% |
| Maintenance Eng (Extinguisher) | 0 | 0 | 0 | 0% |
| Pool and garden/Armando | 139,773 | 139,626 | 147 | 100% |
| Pool Chemicals & Supplies | 54,047 | 53,215 | 832 | 102% |
| Security supplies | | | | |
| Cameras maintenances | 4,640 | 18,137 | -13,497 | 26% |
| Security Supplies | 27,532 | 8,420 | 19,112 | 327% |
| Security supplies - Other | 0 | 0 | 0 | 0% |
| Total Security supplies | 32,172 | 26,557 | 5,615 | 121% |
| Tools | 800 | 5,462 | -4,662 | 15% |
| Water purification System | 67,886 | 59,257 | 8,629 | 115% |
| Total MAINTENANCE | 892,862 | 951,042 | -58,180 | 94% |
| PAYROLL EXPENSES | | | | |
| NOMINA/GROUNDS SALARIES & TAXES | 214,590 | 204,951 | 9,639 | 105% |
| NOMINA/SECURITY SALARIES & TAXES | 523,788 | 524,828 | -1,040 | 100% |

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11/03/23

Accrual Basis

Condominio La Casa que Ve al Mar
Operative Account Profit & Loss Budget vs. Actual
January through September 2023

| | <u>Jan - Sep 23</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|-----------------------------------|---------------------|----------------|-----------------------|--------------------|
| Total PAYROLL EXPENSES | 738,378 | 729,779 | 8,599 | 101% |
| SERVICES | | | | |
| Electricity | | | | |
| Area parking/ Driveway | 11,545 | 15,903 | -4,358 | 73% |
| Towers/pools/Landscape/ | 134,122 | 160,804 | -26,682 | 83% |
| Total Electricity | 145,667 | 176,707 | -31,040 | 82% |
| Insurance | 0 | 288,094 | -288,094 | 0% |
| Water | | | | |
| Common areas parking/driveway | 12,717 | 11,802 | 915 | 108% |
| Common areas pools/Landscaping | 114,457 | 103,893 | 10,564 | 110% |
| Water to Units in building A&B | 190,762 | 173,547 | 17,215 | 110% |
| Total Water | 317,936 | 289,242 | 28,694 | 110% |
| Total SERVICES | 463,603 | 754,043 | -290,440 | 61% |
| Total Expense | 2,616,804 | 3,011,377 | -394,573 | 87% |
| Net Ordinary Income | 909,255 | 514,682 | 394,573 | 177% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| Other Income | | | | |
| Expense Parking Lot Repair | 9,990 | | | |
| Parking Lote Income | 1,400,040 | | | |
| Remove wood and Tile | -218,464 | | | |
| Structure Parking Lot | -1,196,092 | | | |
| Total Other Income | -4,526 | | | |
| Recovery of expenses | | | | |
| Elevator Expenses B | 2,220 | | | |
| Total Recovery of expenses | 2,220 | | | |
| Total Other Income | -2,306 | | | |
| Other Expense | | | | |
| Reserve Fund | 286,125 | 286,125 | 0 | 100% |
| Total Other Expense | 286,125 | 286,125 | 0 | 100% |
| Net Other Income | -288,431 | -286,125 | -2,306 | 101% |
| Net Income | 620,824 | 228,557 | 392,267 | 272% |

Condominio La Casa que Ve al Mar
Operative Acc Balance Sheet
 As of September 30, 2023

| | <u>Sep 30, 23</u> |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Caja Chica/ Petty Cash | 4,520 |
| Scotiabank 242-000-53260 | 428,562 |
| Total Checking/Savings | 433,082 |
| Accounts Receivable | 166,415 |
| Other Current Assets | |
| ANDRES VAZQUEZ | 1,530 |
| LENIN GONZALEZ | 715 |
| Prepaid taxes 2020 | 659 |
| Reserve Fund Acc | -246,489 |
| Total Other Current Assets | -243,585 |
| Total Current Assets | 355,911 |
| TOTAL ASSETS | 355,911 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | 95,075 |
| Other Current Liabilities | |
| Pre-Paid Dues | 96,689 |
| Taxes on Payroll | 15,230 |
| Taxes with holding | 1,530 |
| Total Other Current Liabilities | 113,449 |
| Total Current Liabilities | 208,524 |
| Total Liabilities | 208,524 |
| Equity | |
| Accumulated result | -473,437 |
| Net Income | 620,824 |
| Total Equity | 147,387 |
| TOTAL LIABILITIES & EQUITY | 355,911 |

LA CASA QUE VE AL MAR AC
Reserve Fund Balance Sheet
As of September 30, 2023

| | <u>Sep 30, 23</u> |
|--|-----------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| SCOTIA BANK RF/FONDO DE RESERVA | |
| Area comun/ Common Area | 98,683 |
| Bodegas | 108,191 |
| Edificio A / Building A | 6,745 |
| Edificio B / Building B | 50,729 |
| Elevator Insurance reimb Cash | 34,786 |
| Total SCOTIA BANK RF/FONDO DE RESERVA | <u>299,134</u> |
| Total Checking/Savings | 299,134 |
| Accounts Receivable | 22,056 |
| Total Current Assets | <u>321,190</u> |
| TOTAL ASSETS | <u>321,190</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Operating Account CVM | -246,489 |
| Total Accounts Payable | <u>-246,489</u> |
| Total Current Liabilities | <u>-246,489</u> |
| Total Liabilities | -246,489 |
| Equity | |
| Restricted Patrimony | 1,372,453 |
| Unrestricted Net Assets | 23,842 |
| Net Income | -828,617 |
| Total Equity | <u>567,678</u> |
| TOTAL LIABILITIES & EQUITY | <u>321,190</u> |

LA CASA QUE VE AL MAR AC
Reserve Fund Profit & Loss
January through September 2023

| | <u>Jan - Sep 23</u> |
|--|------------------------|
| Ordinary Income/Expense | |
| Income | |
| Contribution from Operating Acc | 286,125 |
| Interest Gain | 66,155 |
| Late Fees (Condo Dues) | 22,056 |
| Total Income | <u>374,336</u> |
| Expense | |
| BANK SERVICES FEES | 16 |
| Panels for common Area | 952,135 |
| Repairs and Maintenance | |
| Waterproofing/Roof Repair 503B | 129,224 |
| Waterproofing/Roof Repair 504B | 119,663 |
| Total Repairs and Maintenance | <u>248,887</u> |
| Total Expense | <u>1,201,038</u> |
| Net Ordinary Income | -826,703 |
| Other Income/Expense | |
| Other Income | |
| Elevator Repairs Expenses | |
| Elevator Repair Tower B | -1,914 |
| Total Elevator Repairs Expenses | <u>-1,914</u> |
| Total Other Income | <u>-1,914</u> |
| Net Other Income | <u>-1,914</u> |
| Net Income | <u><u>-828,617</u></u> |

NOMINATIONS



La Casa Que Ve al Mar
Avenida Escénica, La Ropa
Zihuatanejo
Guerrero, México.

ELECTION OF SURVEILLANCE COMMITTEE OFFICERS

Participation in the surveillance Committee is one way an owner can actively assist in the ongoing maintenance and continued improvements that we all enjoy at La Casa Que Ve al Mar. If you are interested participating by running for a particular position, or you would like to nominate another owner, there are currently six positions on the surveillance Committee. The positions open for elections are:

1. President.

Michael Robert Henderson 101 A

2. Treasurer.

Barbara Anne Tucker 801 A

3. Secretary.

Leslie Morrison 901 A

4. Vice-President Building A

Marc Zuliani 702 A

5. Vice-President Building B

Kelly Ann Andresen 501 B

6. Vice-President Lots

Jaime Eskauriatza Araux Lot. 1

**DUES AND
BUDGET
2024**

La Casa Que Ve Al Mar

Presupuesto 01 de Enero al 31 de Diciembre de 2024/ Budget January 1 to December 31, 2024

| | Presupuesto Operación General/ General Operating Budget | Presupuesto Mantto Elevador/Elev ator Maintenance Budget | Building A & B Reserves Budget and Water Usage | Total Presupuesto Total Budget |
|---|---|--|--|--------------------------------|
| Condo y Bodega Cuotas/ Condo and Bodega Fees | 4,983,497 | | | 4,983,497 |
| Gastos/Expenses | | | | |
| GASTOS ADMINISTRATIVOS/ ADMINISTRATIVE EXPENSES | | | | |
| Abogado/Honorarios Notariales/Lawyer/ Notary Fees | 31,000 | | | 31,000 |
| Com. Bancarias / Bank Charges | 10,800 | | | 10,800 |
| Administración / Administration | 462,000 | | | 462,000 |
| Contador / CPA | 279,890 | | | 279,890 |
| Fiesta para Empleados/Employee's Party | 18,286 | | | 18,286 |
| Gasolina y Aceites / Gas & Oils | 12,000 | | | 12,000 |
| ISR Gastos sin Factura/ IRS Taxes without Factura and other taxes | 4,684 | | | 4,684 |
| Gastos de Asamblea/Meeting Expenses | 18,371 | | | 18,371 |
| Documentos oficiales y traducción/Official Documents and Translations | 15,513 | | | 15,513 |
| Equipo Oficina / Office Supplies | 15,127 | | | 15,127 |
| Impuesto Predial de las Bodegas Propiedad de CVM / Property tax on bodegas owned by CVM | 2,120 | | | 2,120 |
| Telmex / Telephone | 14,140 | | | 14,140 |
| Uniforme Jardineros/ Grounds Uniforms | 10,329 | | | 10,329 |
| Uniformes Seguridad/Security Uniforms | 15,435 | | | 15,435 |
| Website Mantenimiento/ Website maintenance | 4,594 | | | 4,594 |
| Water for employees (Garrafones) | 9,137 | | | 9,137 |
| Total GASTOS ADMINISTRATIVOS/ Total ADMINISTRATIVE EXPENSES | 923,425 | | | 923,425 |
| MANTENIMIENTO/ MAINTENANCE | | | | |
| Reparaciones Area Común/Common Area Repairs | | | | |
| Áreas Comunes Piscinas/Jardines /Torres / Common Areas Pools/Landscape/Towers | 366,196 | | | 366,196 |
| Áreas Comunes Estacionamiento/entrada / Common Areas Parking/Driveway | 41,262 | | | 41,262 |
| Reparación de Edificios / Building Repairs | 0 | | | 0 |
| Mantenimiento Electrico / Electric Maintenance | 7,420 | | | 7,420 |
| Matto. Elevadores/Elevator Maintenance: | | | | 0 |
| Edificio A / Building A | | 26,083 | | 26,083 |
| Edificio B / Building B | | 26,083 | | 26,083 |
| Agroquimicos Fumigacion / Fumigation Chemicals (Termitas / Termites) | 224,466 | | | 224,466 |
| Recol. Basura / Garbage Fee | 18,165 | | | 18,165 |
| Jardin / Garden and Landscaping | 40,563 | | | 40,563 |
| Mantto General/Plasticos/Articulos de limpieza/ General Maint/Plastics & Cleaning | 87,425 | | | 87,425 |
| Mantenimiento a Extinguidores/Maintenance Engineer Equipment | 25,000 | | | 25,000 |
| Servicio de Jardineria y Alberca /Landscape and Pool Service | 222,080 | | | 222,080 |
| Quimicos Alberca/Pool Chemicals | 72,952 | | | 72,952 |
| Muebles Alberca/Pool Furniture | 0 | | | 0 |
| Suministros de Seguridad/Security Supplies | 76,028 | | | 76,028 |
| Matto. Herramienta / Tools | 5,789 | | | 5,789 |
| Sistema de Purificacion del Agua del Sistema-Reparaciones y Mantenimiento / Water Purification System-Repairs and Maintenance | 93,739 | | | 93,739 |
| Total MANTENIMIENTO/ Total MAINTENANCE | 1,281,086 | | | 1,333,252 |
| GASTO DE NOMINA / PAYROLL EXPENSES | | | | |
| | 1,333,252 | | | |
| Nómina Jardineria e Impuestos /Grounds Salaries and Taxes | 318,880 | | | 318,880 |
| Nómina Seguridad e Impuestos/Security Salaries and Taxes | 794,229 | | | 794,229 |
| Severance | 96,163 | | | 96,163 |
| Total GASTO DE NOMINA/ Total PAYROLL EXPENSES | 1,209,271 | | | 1,209,271 |
| SERVICIOS/ SERVICES | | | | |
| Luz / Electricity | | | | |
| Áreas Comunes Piscinas/Jardines /Torres / Common Areas Pools/Landscape/Towers | 218,676 | | | 218,676 |
| Áreas Comunes Estacionamiento/Entrada / Common Areas Parking/Driveway | 19,907 | | | 19,907 |
| Edificio de Seguros / Insurance | 416,184 | | | 416,184 |
| Agua: | | | | |
| Agua para Unidades en el Edificio A y B / Water to Units in Building A and B | 282,631 | | | 282,631 |
| Áreas Comunes Piscinas/Jardines / Common Areas Pools/Landscaping | 178,784 | | | 178,784 |
| Áreas Comunes Estacionamiento/Entrada / Common Areas Parking/Driveway | 19,866 | | | 19,866 |
| Total SERVICIOS/ Total SERVICES | 1,136,048 | | | 1,136,048 |
| Fondo de Reserva Edificio A / Reserve Fund -Building A | | | 127,167 | 127,167 |
| Fondo de Reserva Edificio B/ Reserve Fund -Building B | | | 127,167 | 127,167 |
| Fondo de Reserva Area Comun/Reserve Fund Common Area | 127,167 | | | 127,167 |
| | 4,676,997 | 52,166 | 254,333 | 4,983,497 |

La Casa Que Ve Al Mar

Dues 2024/ Cuotas 2024

| Units/ Unid | Bodegas | Units with Access to Elevators/ Unidades con Acceso a Elevadores | Maintenance Fees, Repairs, Insurance, and Common Area Reserve Contributions for Road and Non Deeded Parking Area including Administrative Expenses for Lots | Maintenance Fees, Repairs, Insurance, and Common Area Reserve Contributions for Building and Buildings' Common Areas including Administrative Expenses For Buildings | Building Reserves/ Fondo de reserva | Elevator Maintenance/ Mantenimiento de Elevador | Dues 2024/ Cuotas 2024 | Per Quarter / Por Cuatrimestre | Dues 2023/ Cuotas 2023 | Per Quarter / Por cuatrimestre |
|-------------|---------|--|---|--|-------------------------------------|---|------------------------|--------------------------------|------------------------|--------------------------------|
| Building A | | | | | | | | | | |
| 101-A | | | 5,899 | 75,017 | 4,528 | | 85,444 | 21,361 | 80,339 | 20,085 |
| 102-A | | | 5,503 | 69,982 | 4,224 | | 79,709 | 19,927 | 74,948 | 18,737 |
| 201-A | | | 10,173 | 129,378 | 7,809 | | 147,360 | 36,840 | 138,557 | 34,639 |
| 301-A | 18 | | 10,211 | 129,858 | 7,838 | | 147,907 | 36,977 | 139,072 | 34,768 |
| 401-A | 19 | | 10,186 | 129,533 | 7,818 | | 147,537 | 36,884 | 138,723 | 34,681 |
| 402-A | | | 6,380 | 81,138 | 4,897 | | 92,416 | 23,104 | 86,895 | 21,724 |
| 403-A | | | 6,469 | 82,262 | 4,965 | | 93,696 | 23,424 | 88,099 | 22,025 |
| 501-A | | | 8,435 | 107,273 | 6,475 | | 122,183 | 30,546 | 114,884 | 28,721 |
| 502-A | | | 5,633 | 71,638 | 4,324 | | 81,595 | 20,399 | 76,721 | 19,180 |
| 503-A | 6 | 1 | 9,793 | 124,535 | 7,517 | 2,898 | 144,743 | 36,186 | 136,934 | 34,233 |
| 504-A | | 1 | 4,738 | 60,253 | 3,637 | 2,898 | 71,526 | 17,881 | 68,091 | 17,023 |
| 601-A | 3 | | 6,181 | 78,603 | 4,744 | | 89,528 | 22,382 | 84,179 | 21,045 |
| 602-A | | 1 | 9,662 | 122,872 | 7,416 | 2,898 | 142,848 | 35,712 | 135,152 | 33,788 |
| 603-A | 9 | 1 | 10,121 | 128,712 | 7,769 | 2,898 | 149,500 | 37,375 | 141,407 | 35,352 |
| 701-A | | 1 | 10,066 | 128,010 | 7,726 | 2,898 | 148,700 | 37,175 | 140,655 | 35,164 |
| 702-A | 4 | 1 | 10,044 | 127,729 | 7,709 | 2,898 | 148,380 | 37,095 | 140,354 | 35,089 |
| 801-A | 14 | 1 | 10,066 | 128,010 | 7,726 | 2,898 | 148,700 | 37,175 | 140,655 | 35,164 |
| 802-A | 20 | 1 | 10,046 | 127,751 | 7,711 | 2,898 | 148,406 | 37,101 | 140,378 | 35,095 |
| 901-A | 7 | 1 | 16,069 | 204,358 | 12,334 | 2,898 | 235,660 | 58,915 | 222,420 | 55,605 |
| | | 9 | | | | | | | | |
| Building B | | | | | | | | | | |
| 001-B | | | 8,252 | 104,936 | 7,001 | | 120,189 | 30,047 | 113,049 | 28,262 |
| 002-B | 17 | | 7,743 | 98,475 | 6,570 | | 112,788 | 28,197 | 106,088 | 26,522 |
| 101-B | | 1 | 8,264 | 105,092 | 7,011 | 1,449 | 121,815 | 30,454 | 114,997 | 28,749 |
| 102-B | 15 | 1 | 6,962 | 88,531 | 5,906 | 1,449 | 102,848 | 25,712 | 97,157 | 24,289 |
| 201-B | | 1 | 4,090 | 52,017 | 3,470 | 1,449 | 61,027 | 15,257 | 57,820 | 14,455 |
| 202-B | | 1 | 7,470 | 94,993 | 6,337 | 1,449 | 110,249 | 27,562 | 104,118 | 26,029 |
| 203-B | | 1 | 6,112 | 77,730 | 5,186 | 1,449 | 90,477 | 22,619 | 85,521 | 21,380 |
| 301-B | | 1 | 8,052 | 102,401 | 6,831 | 1,449 | 118,733 | 29,683 | 112,098 | 28,025 |
| 302-B | | 1 | 7,145 | 90,860 | 6,062 | 1,449 | 105,515 | 26,379 | 99,666 | 24,916 |
| 303-B | | 1 | 5,881 | 74,788 | 4,989 | 1,449 | 87,107 | 21,777 | 82,351 | 20,588 |
| 304-B | 5 | 1 | 6,112 | 77,730 | 5,186 | 1,449 | 90,477 | 22,619 | 85,521 | 21,380 |
| 401-B | | 1 | 6,763 | 86,010 | 5,738 | 1,449 | 99,961 | 24,990 | 94,441 | 23,610 |
| 402-B | | 1 | 6,627 | 84,280 | 5,623 | 1,449 | 97,979 | 24,495 | 92,577 | 23,144 |
| 403-B | | 1 | 5,881 | 74,788 | 4,989 | 1,449 | 87,107 | 21,777 | 82,351 | 20,588 |
| 404-B | | 1 | 6,112 | 77,730 | 5,186 | 1,449 | 90,477 | 22,619 | 85,521 | 21,380 |
| 501-B | 8 | 1 | 6,598 | 83,911 | 5,598 | 1,449 | 97,556 | 24,389 | 92,179 | 23,045 |
| 502-B | | 1 | 6,726 | 85,530 | 5,706 | 1,449 | 99,410 | 24,853 | 93,923 | 23,481 |
| 503-B | 1,2 | 1 | 10,951 | 139,262 | 9,291 | 1,449 | 160,953 | 40,238 | 151,809 | 37,952 |
| 504-B | | 1 | 11,852 | 150,721 | 10,055 | 1,449 | 174,077 | 43,519 | 164,155 | 41,039 |
| PH-B | | 1 | 12,298 | 156,392 | 10,433 | 1,449 | 180,572 | 45,143 | 170,263 | 42,566 |
| | | 18 | | | | | | | | |
| Areas | | | | | | | | | | |
| 1 | | | 696 | 8,849 | | | 9,545 | 2,386 | 8,943 | 2,236 |
| 2 | | | 696 | 8,849 | | | 9,545 | 2,386 | 8,943 | 2,236 |
| 3 | | | 591 | 7,511 | | | 8,102 | 2,025 | 7,591 | 1,898 |
| 4 | | | 591 | 7,511 | | | 8,102 | 2,025 | 7,591 | 1,898 |
| 5 | | | 591 | 7,511 | | | 8,102 | 2,025 | 7,591 | 1,898 |
| 6 | | | 631 | 8,021 | | | 8,652 | 2,163 | 8,106 | 2,027 |
| 7 | | | 631 | 8,021 | | | 8,652 | 2,163 | 8,106 | 2,027 |
| 8 | | | 677 | 8,613 | | | 9,290 | 2,323 | 8,704 | 2,176 |
| 9 | | | 628 | 7,984 | | | 8,612 | 2,153 | 8,069 | 2,017 |
| 14 | | | 446 | 5,678 | | | 6,124 | 1,531 | 5,738 | 1,434 |
| 15 | | | 549 | 6,986 | | | 7,536 | 1,884 | 7,060 | 1,765 |
| 16 | | | 525 | 6,676 | | | 7,201 | 1,800 | 6,747 | 1,687 |
| 17 | | | 702 | 8,923 | | | 9,625 | 2,406 | 9,018 | 2,254 |
| 18 | | | 702 | 8,923 | | | 9,625 | 2,406 | 9,018 | 2,254 |
| 19 | | | 509 | 6,469 | | | 6,978 | 1,744 | 6,537 | 1,634 |
| 20 | | | 509 | 6,469 | | | 6,978 | 1,744 | 6,537 | 1,634 |
| 21 | | | 509 | 6,469 | | | 6,978 | 1,744 | 6,537 | 1,634 |
| Lots/House | | | | | | | | | | |
| Lot 1 | | | 55,276 | 32,320 | Pool Fee | | 87,596 | 21,899 | 83,780 | 20,945 |
| Lot 2 and 3 | | | 51,375 | | | | 51,375 | 12,844 | 47,835 | 11,959 |
| Lot 4 and 5 | | | 69,724 | | | | 69,724 | 17,431 | 64,888 | 16,222 |
| | | | 502,120 | 4,174,876 | 254,333 | 52,166 | 4,983,496 | 1,245,874 | 4,701,408 | 1,175,352 |

PROPOSALS

Asamblea General de 2023 - Propuesta
2023 General Assembly Proposal
(Barbara Tucker 801 A)

Información de fondo/explicación / Background information/explanation:

The approved time frame for renovations is May-June and September-October. The thinking at the time was that many people vacation in July and August. In actuality, July and August receive the fewest visitors to CVM whether it is owners or renters. Our weather is also changing with September and October now being the rainy season for the last two years.

Propuesta/Proposal:

I propose that the period for renovations be May-August. All renovations that create noise should be done during this four month period.

Yes_____ or No_____

CONDO or LOT#_____

Proposal to the General Assembly November 6, 2023

by the 2022-23 CVM Surveillance Committee

to Amend Article 18 of the CVM Bylaws

Información de fondo/explicación / Background information/explanation:

Issue: Non-compliant Apartment Entry Doors

Discussion: There are currently 5 non-compliant apartment entry doors that have been installed over several years, and some more recently within the past two years. Apartment entry doors are aging and now increasingly requiring replacement. Recently, management has appropriately notified an owner that a newly installed replacement door is non-compliant and must be changed to match the original door design and finish. However, further enforcement has been suspended for this period of review by the Surveillance Committee.

This is likely to be a continuing issue as the entry doors are showing wear from insect damage and other problems. Currently the SC has no latitude to allow non-compliant doors as per Article 18 of the bylaws. So, enforcement is the only option, unless the bylaw is changed by a 90% vote of the General Assembly.

Current ARTICLE 18. On behalf of harmony, uniformity, and appearance of the building, the facades and access doors of the units cannot be modified and/or altered. It is forbidden to place clothes or any kind of articles in the windows, balconies, terraces and assets of common property, as well as hammocks or in the trees, palms, and gardens.

Recommendation/Proposal:

It is proposed unanimously by the Surveillance Committee that Article 18 of the CVM Bylaws be amended as follows:

Proposed ARTICLE 18. On behalf of harmony, uniformity, and appearance of the building, the facades and access doors of the units cannot be modified and/or altered. However, new replacement access (entry) doors, consistent with original door design and finish, may be installed with the consent of the Surveillance Committee as provided under CHAPTER XI REQUISITES FOR THE REMODELING, IMPROVEMENTS AND NEW CONSTRUCTIONS WITHIN THE CONDOMINIUM. New replacement doors must be aesthetically consistent with original doors, made of natural woods, and finished with natural or tan/brown stain finishes and approved by prior consent of the Surveillance Committee. It is forbidden to place clothes or any kind of articles in the windows, balconies, terraces and assets of common property, as well as hammocks or in the trees, palms, and gardens.

Yes_____ or No_____

CONDO or LOT#_____

Asamblea General de 2023 - Propuesta
2023 General Assembly Proposal
(Mike & Shelly Henderson 101 A)

Información de fondo/explicación / Background information/explanation:

During our 2022 General Assembly it was voted “YES” to add Hurricane Coverage to CVM’s Property Insurance Policy. The addition of this type of coverage added a \$20,234.41 USD expense to CVM’s annual budget last year. The expense was a significant contributor to the Quarterly Dues increase.

See attached policy

Propuesta/Proposal:

Reconsider Hurricane Insurance Coverage in the context of:

- Covered events and Coverage levels
- Annual expense
- Likelihood of recovery under the policy, if ever necessary

Yes _____ or No _____
CONDO or LOT# _____

**SPECIFICATION ATTACHED TO THIS POLICY: D70-2-49-000034977_0000-0-1 OF PRODUCT:
CORPORATE MULTIPLE DAMAGES INSURANCE
ISSUED FOR: ASOCIACION DE CONDOMINIOS LA CASA QUE VE AL MAR, A.C.
(THIS SPECIFICATION IS COMPLEMENTED BY THE MAIN COVER PAGE AND THE LOCATION
LIST)**

RISK LOCATION(S):

As stated in the attached "Location List"

BUSINESS:

CONDOMINIUM

CURRENCY:

USD

POLICY TYPE:

EXTENDED COVERAGE

PERIOD:

From 12:00 on November 7, 2022 until 12:00 on
November 7, 2023.

TERMS AND CONDITIONS:

SECTION 100 BUILDING, SECTION 200 CONTENTS AND SECTION 300 CONSEQUENTIAL LOSSES

POLICY MODE:

TOTAL GOODS (PROPORTIONAL)

Goods at 100%:

| | Amount |
|--|--------------|
| SECTION 100) BUILDING | 6,500,000.00 |
| SECTION 200) CONTENTS | 50,000.00 |
| SECTION 300) CONSEQUENTIAL LOSSES (AS PER THE LOCATION LIST) | 50,000.00 |

INSURED SUM AND/OR LIABILITY MAXIMUM LIMIT FOR SEGUROS ATLAS, S.A.

As stated in the attached "Location List"

COVERAGE, DEDUCTIBLE AND COINSURANCE:

Coverage, deductibles and coinsurance will be applied as long as they have been
afforded and mentioned for each location in the attached "Location List".

Direct Material Damage:

FIRE AND/OR LIGHTNING

DEDUCTIBLE: WITHOUT DEDUCTIBLE

COINSURANCE: NO COINSURANCE

EXPLOSION

DEDUCTIBLE: WITHOUT DEDUCTIBLE

COINSURANCE: NO COINSURANCE

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INSURANCE**

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FIRE EXTENDED COVERAGE DEDUCTIBLE 1.00

% OF THE INSURED SUM WITH A MAXIMUM AMOUNT EQUIVALENT TO 750 TIMES THE GENERAL MINIMUM DAILY WAGE IN FORCE ON THE DATE OF THE ACCIDENT.

COINSURANCE WITHOUT

HYDROMETEOROLOGICAL HAZARDS

COINSURANCE

DEDUCTIBLE: (SEE NOTE 1)

COINSURANCE: (SEE NOTE 1)

EARTHQUAKE AND/OR VOLCANIC

ERUPTION DEDUCTIBLE: (SEE NOTE

1) COINSURANCE: (SEE NOTE 1)

CONSEQUENTIAL LOSSES:

FIRE AND/OR LIGHTNING

DEDUCTIBLE: 7 DAY WAITING PERIOD.

COINSURANCE NO COINSURANCE

EXPLOSION

DEDUCTIBLE: 7 DAY WAITING PERIOD.

COINSURANCE NO COINSURANCE

FIRE EXTENDED COVERAGE DEDUCTIBLE 7

DAY WAITING PERIOD. COINSURANCE

NO COINSURANCE

HYDROMETEOROLOGICAL HAZARDS

DEDUCTIBLE (SEE NOTE 1)

COINSURANCE: (SEE NOTE 1)

EARTHQUAKE AND/OR VOLCANIC

ERUPTION DEDUCTIBLE: (SEE NOTE

1) COINSURANCE: (SEE NOTE 1)

NOTE 1

Except as agreed to the contrary, it is clarified that the deductible and coinsurance percentage to be applied to each one of the locations covered, as listed in the "Location List" attached will be as per Exhibit 1 and/or Exhibit 1-Bis.

CLAUSES, ENDORSEMENTS AND SPECIAL CONDITIONS:

This specification is issued for the purposes of this coverage, the following clauses, endorsements and special conditions.

- 15. Authorization to Replace, Rebuild or Repair (see Exhibit I)
- 14. Fees payable to Professionals Books and Entries (see Exhibit I)
- 13. Permits (see Exhibit I)
- Leakage from fire-fighting equipment (See Clause No. 185 attached)
- Errors and Omissions (see extended coverage general conditions)
- 12. Liens (see Exhibit I)
- Plans, molds and models (see clause No. 206 attached)

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- 2. Replacement Value for Fixed Assets up to 15 years (see Exhibit I)
- Exhibit 1-Bis (see clause No. 534 attached)

- THE PROVISIONS ABOVE HAVE BEEN STATED UNDER THE ATTACHED EXHIBIT I AND CLAUSES AND GENERAL CONDITIONS

NOTE:

-IN THE BUILDING SECTION THE PARKING SPACE IS COVERED UP TO A SUBLIMIT OF AN INSURED SU OF \$25,000.00 DLLS.

SAFETY MEASURES:

- The following measures must be 100% operational for fire, lightning and/or explosion coverage to be valid. If an accident occurs and its cause is any breach of safety measures or fire equipment malfunctioning, a 5.00 % deductible of insured sum will be applied.
- Extinguishers with a valid load line, set according to the Official Mexican Standard.
- 24 hour surveillance
- Electrical installation embedded in concrete and/or inside a metal conduit based on the Official Mexican Standard.

SECTION: 400 PERSONAL LIABILITY: TERRITORY:
MEXICAN REPUBLIC

POLICY TYPE:
GOODS PER LOCATION

INSURED SUM AND/OR LIABILITY MAXIMUM LIMIT FOR SEGUROS ATLAS, S.A.
As stated in the attached "Location List"

COVERAGE, DEDUCTIBLE AND COINSURANCE:

Coverage, deductibles and coinsurance will be applied as long as they have been afforded and mentioned for each location in the attached "Location List".

BASIC PERSONAL LIABILITY
DEDUCTIBLE: 10.00

% OF THE CLAIM WITH A MINIMUM AMOUNT EQUIVALENT TO 50 TIMES THE GENERAL MINIMUM DAILY WAGE IN FORCE ON THE DATE OF THE ACCIDENT.

CROSS PERSONAL LIABILITY

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DEDUCTIBLE: 10.00

% OF THE CLAIM WITH A MINIMUM AMOUNT EQUIVALENT TO 100 TIMES THE
GENERAL MINIMUM DAILY WAGE IN FORCE ON THE DATE OF THE ACCIDENT.

CLAUSES, ENDORSEMENTS AND SPECIAL CONDITIONS:

This specification is issued for the purposes of this coverage, the following clauses, endorsements and special conditions.

- Personal liability Cross Condominium (see clause No. 561 attached)
- Communicable Diseases Clause. C.L: (see clause No. 570 attached)

- THE PROVISIONS ABOVE HAVE BEEN STATED UNDER EXHIBIT III AND GENERAL CONDITIONS.

Coverage: Basic (Activities and Real Estate)

The following personal liability coverages are the basic coverage sublimit, which is not considered as an additional insured sum:

Cross Personal Liability up to a sublimit of \$ 1,000,000.00 Dlls per one or the sum of all the events occurring during the validity period of the policy, with a maximum of \$ 25,000.00 Dlls per condominium owner, without exceeding the insured sum in force for this section.

ADDITIONAL EXCLUSIONS:

In addition to the exclusions stated in the general and particular conditions of the policy, it is noted the the following risks are excluded as well:

- * Any type of professional liability is excluded.
- * Claims on damages caused by acts of God, riots, fights, wrongful acts, strikes, strikes, civil commotion, terrorism, war, civil war, bomb threats and/or statements and/or similar.
- * Claims or suits filed overseas.
- * Punitive and/or exemplary and/or vindictive damages.
- * Pure financial damages.
- * Damages caused by asbesto or silica.
- * Consequential damages or loss.
- * Rights subrogation waiver.
- * Automatic reinstallation.
- * Personal liability Family.

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SECTION: 500 GLASS: POLICY TYPE:
GOODS PER LOCATION

INSURED SUM AND/OR LIABILITY MAXIMUM LIMIT FOR SEGUROS ATLAS, S.A.

As stated in the attached "Location List"

COVERAGE, DEDUCTIBLE AND COINSURANCE:

Coverage, deductibles and coinsurance will be applied as long as they have been afforded and mentioned for each location in the attached "Location List".

ACCIDENTAL BREAKDOWN AND VANDALISM

ACTS DEDUCTIBLE: 5.00

% OF THE LOSS WITH AT LEAST 5 TIMES THE GENERAL MINIMUM WAGE IN FORCE ON THE DATE OF THE ACCIDENT. THIS DEDUCTIBLE WILL BE APPLIED TO EACH BROKEN GLASS.

CLAUSES, ENDORSEMENTS AND SPECIAL CONDITIONS:

*ONLY PIECES OF GLASS DULY INSTALLED IN THE BUILDING, COMMON AREAS AND ADMINISTRATION AREA WILL BE COVERED.

**SECTION: 900 ELECTRONIC EQUIPMENT: POLICY
TYPE:**

TOTAL GOODS (PROPORTIONAL)

Goods at 100%:

SECTION 900 ELECTRONIC EQUIPMENT

Amount
193,590.00

INSURED SUM AND/OR LIABILITY MAXIMUM LIMIT FOR SEGUROS ATLAS, S.A.

As stated in the attached "Location List"

COVERAGE, DEDUCTIBLE AND COINSURANCE:

Coverage, deductibles and coinsurance will be applied as long as they have been afforded and mentioned for each location in the attached "Location List".

FIXED ELECTRONIC EQUIPMENT

BASIC ELECTRONIC
EQUIPMENT

DEDUCTIBLE: 3.00% OF REPLACEMENT VALUE OF DAMAGED EQUIPMENT WITH
A MINIMUM OF \$150.00 USD.

STRIKES, POPULAR STRIKES, VANDALISM

DEDUCTIBLE 1.00

% OF THE INSURED SUM WITH A MAXIMUM AMOUNT EQUIVALENT TO 750 TIMES THE GENERAL MINIMUM DAILY WAGE IN FORCE ON THE DATE OF THE ACCIDENT.

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FLOOD

DEDUCTIBLE: 5.00 % OF INSURED SUM

COINSURANCE 20.00 % OF THE LOSS OR INDEMNIFIABLE DAMAGES EARTHQUAKE AND/OR VOLCANIC ERUPTION

DEDUCTIBLE: 2.00 % OF INSURED SUM

COINSURANCE 25.00 % OF THE LOSS OR INDEMNIFIABLE DAMAGES VIOLENT THEFT

DEDUCTIBLE: 15.00

WITH A MINIMUM AMOUNT OF 100 TIMES THE GENERAL MINIMUM DAILY WAGE IN FORCE ON THE DATE OF THE ACCIDENT.

THEFT AND ASSAULT

DEDUCTIBLE: 15.00

WITH A MINIMUM AMOUNT OF 100 TIMES THE GENERAL MINIMUM DAILY WAGE IN FORCE ON THE DATE OF THE ACCIDENT.

HURRICANE AND HAIL

DEDUCTIBLE: 5.00 % OF INSURED SUM

COINSURANCE 10.00 % OF THE LOSS OR INDEMNIFIABLE DAMAGES VIOLENT THEFT

CLAUSES, ENDORSEMENTS AND SPECIAL CONDITIONS:

This specification is issued for the purposes of this coverage, the following clauses, endorsements and special conditions.

- Strikes, civil disturbance (see Exhibit IV)
- Hurricane, hail, hurricane (see Exhibit IV)
- Earthquake (Electronic Equipment) (see Exhibit IV)
- No Equipment List (see clause No. 222 attached)
- Depreciation Chart (see clause No. 228 attached)

- THE PROVISIONS ABOVE HAVE BEEN STATED UNDER EXHIBIT IV AND GENERAL CONDITIONS

ADDITIONAL EXCLUSIONS:

In addition to the exclusions stated in the general, special and particular conditions of each coverage, clause and endorsement, it is noted the following risks are not covered either:

- Technical Fields Additional Exclusions (see General Conditions in the extended coverage).

In addition to the exclusions stated in the general and particular conditions of the policy and for the coverages afforded for this insurance, it is noted the following risks are excluded as well:

- 5 year-old or older computer equipment.
- Computer unassembled spare parts.
- Homebuilt computer.

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- Demo or sale computer.
- Electronic equipment being repaired in workshops.
- Musical instruments or equipment.
- Filmmaking equipment of any type.
- Electronic Equipment for gamers.
- Any type of cell phone.

SECTION: 1100 MACHINERY BREAKDOWN: POLICY

TYPE:

TOTAL GOODS (PROPORTIONAL)

Goods at 100%:

SECCIÓN1100) MACHINERY BREAKDOWN

Amount
465,000.00

INSURED SUM AND/OR LIABILITY MAXIMUM LIMIT FOR SEGUROS ATLAS, S.A.

As stated in the attached "Location List"

COVERAGE, DEDUCTIBLE AND COINSURANCE:

Coverage, deductibles and coinsurance will be applied as long as they have been afforded and mentioned for each location in the attached "Location List".

BASIC MACHINERY BREAKDOWN

DEDUCTIBLE: 3.00% OF REPLACEMENT VALUE OF DAMAGED EQUIPMENT WITH A MINIMUM OF \$400.00 USD.

CLAUSES, ENDORSEMENTS AND SPECIAL CONDITIONS:

This specification is issued for the purposes of this coverage, the following clauses, endorsements and special conditions.

- No Equipment List (see clause No. 222 attached)

ADDITIONAL EXCLUSIONS:

In addition to the exclusions stated in the general, special and particular conditions of each coverage, clause and endorsement, it is noted the following risks are not covered either:

- Technical Fields Additional Exclusions (see General Conditions in the extended coverage).

In addition to the exclusions stated in the general and particular conditions of the policy and for the coverages afforded for this insurance, it is noted the following risks are excluded as well:

T.C.I D70 **CORPORATE MULTIPLE DAMAGES
INSURANCE**

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Policy: D70-2-49-000034977_0000-0-1

- 10 year-old or older computer equipment.
- Computer unassembled spare parts.
- Homebuilt computers-

COMMON CONDITIONS FOR ALL THE SECTIONS:

Policy subject to:

- To enforce all the safety measures that are necessary for each section; such measures must be operational and work correctly at all times for the coverage in this section to be applied.

COMMON CLAUSES FOR ALL THE SECTIONS:

- Automatic reinstallation. (Except for personal liability) (see clause No. 216 attached)
- No Surrogation (see clause No. 224 attached)
- Communicable Diseases Clause (see clause No. 569 attached)

COMMON CONDITIONS FOR ALL THE SECTIONS:

IT IS STATED THAT COVERAGES NOT MENTIONED EXPRESSLY ARE DEEMED AS EXCLUDED.

- PILLAGE AND RAPINE DUE TO ANY CAUSE ARE EXCLUDED.

PREMIUM ADJUSTMENT AS A CONSEQUENCE OF A HIGH ACCIDENT RATE:

- When the accident rate represents 60% or a higher percentage of the Earned Net Premium, the Terms and Conditions, Deductibles, Safety Measures or all of them in any combination thereof may be amended as to their proportion.

FINAL CONCLUSION:

- UNDER SECCIÓN 200 (CONTENTS), 900 (ELECTRONIC EQUIPMENT) AND 1100 (MACHINERY BREAKDOWN), ONLY PROPERTY OWNED AND/OR UNDER THE CUSTODY OF THE ADMINISTRATION ARE COVERED; THEREFORE, CONDOMINIUM OWNERS GOODS ARE EXCLUDED.

Issued

by HECTOR FELIPE MARQUEZ
RAMOS

End of Specification

Location List



Seguros Atlas, S.A. Paseo de los Tamarindos No.60 Col. Bosques de las Lomas, 05120 México, D.F. Tel.: (55) 9177-5000 Fax: 9177-5110 www.segurosatlas.com.mx

CORPORATE MULTIPLE DAMAGES INSURANCE

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Policy: D70-2-49-000034977_0000-0-1

Items Amounts in: USD

Location 1) ASOCIACION DE CONDOMINOS LA CASA QUE VE AL MAR, A.C.

CARRETERA ESCENICA M1 SMZ8, LOTE 96, 98 Y 100
LA ROPA BEACH **Zona TEV:**
JOSE AZUETA
GUERRERO, 40880

No. of Levels: ground floor and 9 floors
D
Hydro Zone: A1-PS
Body of water: Nearby

Business: CONDOMINIUM

Constructive Type: FULLY SOLID CONSTRUCTION

SO/00010001-9

Itemized goods / insured sums and coverages

| 100 BUILDING | Values to 100% | Automatic adjustment 0.00% | Without Insurance and/or liability maximum limit | Sublimits | Net Premiums |
|---|-----------------------|-----------------------------------|---|------------------|---------------------|
| 105 MAIN BUILDING | 6,500,000.00 | No automatic adjustment. | 6,500,000.00 | | |
| 10 FIRE AND/OR LIGHTNING | | | | | 551.45 |
| 20 EXPLOSION | | | | | 55.15 |
| 80 FIRE EXTENDED COVERAGE | | | | | 40.95 |
| HYDROMETEOROLOGICAL PHENOMENA | | | | | 13,000.00 |
| 110 EARTHQUAKE AND/OR VOLCANIC ERUPTION | | | | | 959.40 |
| 115 REMOVAL OF DEBRIS | | No automatic adjustment. | | 650,000.00 | |
| 10 FIRE AND/OR LIGHTNING | | | | | Covered |
| 20 EXPLOSION | | | | | Covered |
| 80 FIRE EXTENDED COVERAGE | | | | | Covered |
| HYDROMETEOROLOGICAL PHENOMENA | | | | | Covered |
| 110 EARTHQUAKE AND/OR VOLCANIC ERUPTION | | | | | Covered |
| 135 POOLS | | No automatic adjustment. | | 109,333.34 | |
| 10 FIRE AND/OR LIGHTNING | | | | | Covered |
| 20 EXPLOSION | | | | | Covered |
| 80 FIRE EXTENDED COVERAGE | | | | | Covered |
| HYDROMETEOROLOGICAL PHENOMENA | | | | | 109.33 |
| 110 EARTHQUAKE AND/OR VOLCANIC ERUPTION | | | | | Covered |
| Section Subtotal: | | | | | 14,716.28 |

Location List



Seguros Atlas, S.A. Paseo de los Tamarindos No.60 Col. Bosques de las Lomas, 05120 México, D.F. Tel.: (55) 9177-5000 Fax: 9177-5110 www.segurosatlas.com.mx

CORPORATE MULTIPLE DAMAGES INSURANCE

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Policy: D70-2-49-000034977_0000-0-1

| 200 CONTENTS | Items | | | Amounts in: USD | |
|---|----------------|----------------------------|--|--------------------------|---------------|
| | Values to 100% | Automatic adjustment 0.00% | Without Insurance and/or liability maximum limit | Sublimits | Net Premiums |
| 205 CONTENTS IN GENERAL | 50,000.00 | No automatic adjustment. | 50,000.00 | | |
| 10 FIRE AND/OR LIGHTNING | | | | | 4.24 |
| 20 EXPLOSION | | | | | 0.42 |
| 80 FIRE EXTENDED COVERAGE | | | | | 0.32 |
| HYDROMETEOROLOGICAL PHENOMENA | | | | | 100.00 |
| 110 EARTHQUAKE AND/OR VOLCANIC ERUPTION | | | | | 3.72 |
| 115 REMOVAL OF DEBRIS | | Without autom adjustment | | 5,000.00 | |
| 10 FIRE AND/OR LIGHTNING | | | | | Covered |
| 20 EXPLOSION | | | | | Covered |
| 80 FIRE EXTENDED COVERAGE | | | | | Covered |
| 90 HYDROMETEOROLOGICAL PHENOMENA | | | | | Covered |
| 110 EARTHQUAKE AND/OR VOLCANIC ERUPTION | | | | | covered |
| | | | | Subtotal section: | <u>108.70</u> |
| 300 CONSEQUENTIAL LOSSES | | | | | |
| 305 EXTRAORDINARY EXPENSES | 50,000.00 | No automatic adjustment. | 50,000.00 | | |
| 10 FIRE AND/OR LIGHTNING | | | | | 4.24 |
| 20 EXPLOSION | | | | | 0.42 |
| 80 FIRE EXTENDED COVERAGE | | | | | 0.32 |
| HYDROMETEOROLOGICAL PHENOMENA | | | | | 100.83 |
| 110 EARTHQUAKE AND/OR VOLCANIC ERUPTION | | | | | 7.35 |
| | | | | Section Subtotal: | <u>113.16</u> |
| 400 PERSONAL LIABILITY | | | | | |
| 405 GENERAL PERSONAL LIABILITY | 1,500,000.00 | Without autom adjustment | 1,500,000.00 | | |
| 200 BASIC PERSONAL LIABILITY | 300.00 | | | | |

Location List



Seguros Atlas, S.A. Paseo de los Tamarindos No.60 Col. Bosques de las Lomas, 05120 México, D.F. Tel.: (55) 9177-5000 Fax: 9177-5110 www.segurosatlas.com.mx

CORPORATE MULTIPLE DAMAGES INSURANCE

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| Items | Amounts in: USD | | | Sublimits | Net Premiums |
|---|-----------------|----------------------------|--|--------------------------|------------------|
| | Values at 100% | Automatic adjustment 0.00% | Without Insurance and/or liability maximum limit | | |
| 400 PERSONAL LIABILITY | | | | | |
| 440 CROSS PERSONAL LIABILITY | | | | | 436.50 |
| | | | | Subtotal sección: | 736.50 |
| 500 GLASS | | | | | |
| 510 GLASS | 21,000.00 | Without autom adjustment | 21,000.00 | | |
| 600 ACCIDENTAL BREAKDOWN AND VANDALISM ACTS | | | | | 367.51 |
| | | | | Section Subtotal: | 367.51 |
| 900 ELECTRONIC EQUIPMENT | | | | | |
| 910 FIXED ELECTRONIC EQUIPMENT | 193,590.00 | Without autom adjustment | 193,590.00 | | |
| 900 BASIC ELECTRONIC EQUIPMENT | | | | | 241.99 |
| 30 STRIKES, RIOTS, VANDALISM ACTS | | | | | 17.42 |
| 95 FLOOD | | | | | 77.44 |
| 110 EARTHQUAKE AND/OR VOLCANIC ERUPTION | | | | | 92.92 |
| 800 VIOLENT THEFT | | | | | 48.40 |
| 810 BURGLARY WITH ASSAULT | | | | | 48.40 |
| 910 HURRICANE AND HAIL | | | | | 309.74 |
| | | | | Section Subtotal: | 836.31 |
| 1100 MACHINERY BREAKDOWN | | | | | |
| 1105 GENERAL MACHINERY | 465,000.00 | Without autom adjustment | 465,000.00 | | |
| 1100 BASIC MACHINERY BREAKDOWN 465.00 | | | | | |
| | | | | Section Subtotal: | 465.00 |
| Shown: 1 item | | | | Total amount: | 17,343.46 |

**Asamblea General de 2023 - Propuesta
2023 General Assembly Proposal
(Laura Fess 002 B)**

Background information/explanation:

Many times, demand for pool loungers/chairs exceeds the supply. Additionally, there are guests/owners who prefer to use pool chairs instead of loungers. Additional pool chairs would provide extra seating capacity that would be cost effective, low maintenance with increased flexibility to meet and enhance the pool area seating needs.

Proposal:

Request for the acquisition of a minimum of 4 pool chairs that are similar in style and construction.

Yes_____ or No_____
CONDO or LOT#_____

Asamblea General de 2023 - Propuesta
2023 General Assembly Proposal
(Susan Caylor-Funderburk 402 B)

Información de fondo/explicación / Background information/explanation:

The intent of this proposed amendment to **Article 19** in the CVM bylaws is to clarify the meaning of “No owner’s animal/pet is allowed to remain outdoors unaccompanied”.

Propuesta/Proposal:

Dogs, cats, and domestic birds are the only animals/pets that may be kept by owners within the condominium. At no time shall any animals/pets, except as defined below, be allowed at the pools or pool terraces. No animal shall be permitted to be in the pools. Rental Occupants are NOT permitted to have any animal on the property at any time.

Owners who have a certified Therapy (Emotional Support) and/or Service Dogs are permitted to accompany their Owner in all common areas, including the pool areas, on a leash, and under the immediate control of the owner.

The animal/pet shall not cause any damage to the common area property, and if damage does occur, the Owner shall be financially responsible for repairs or replacements needed.

Owners of Therapy (Emotional Support) and/or Service Dogs shall provide documentation to the Administration demonstrating their need of the dog as a Therapy (Emotional Support) and/or Service Dog. Owners of therapy (emotional support dogs) shall have in their possession either a certification or documentation from a physician or psychiatrist that supports their need for their animal. If questions arise, the Administrator may confirm the need by viewing these documents.

No owner’s animal/pet is allowed to remain in common areas outdoors unaccompanied. Dogs must be on a leash and under the owner’s control at all times while outdoors. Owners shall immediately clean up any excrement left by an animal/pet. No animal/pet should have any tendency to snap, bite, threaten anyone or anything, or bark excessively. At all times, the animal must be well behaved and not “bother” other Owners or guests with excessive barking, jumping or creating a nuisance. If any of these behavior standards is breached by a pet, or the owner responsible for the pet, these rights shall be withdrawn by the Administrator for that specific animal/pet.

Yes_____ or No_____
CONDO or LOT#_____

**ORDINARY AND
EXTRAORDINARY
GENERAL
ASSEMBLY OF
ASSOCIATES**

CONVOCATORIA

A LA ASAMBLEA GENERAL ORDINARIA Y EXTRAORDINARIA DE ASOCIADOS DE LA “ASOCIACIÓN DE CONDÓMINOS LA CASA QUE VE AL MAR, A.C.”

De conformidad con lo previsto en los artículos Décimo Noveno Fracción V, Vigésimo Primero Fracción II, Vigésimo Segundo Fracción I, Vigésimo Séptimo y Vigésimo Octavo de los Estatutos de la Asociación Civil se convoca a todos los Asociados de la “Asociación de Condóminos La Casa que Ve al Mar, A.C.” a la **Asamblea General Ordinaria y Extraordinaria**, que se llevará a cabo en las instalaciones del Restaurante “Las Adelitas” ubicado en Blvd. Playa La Ropa, número 109, Col. La Ropa, Zihuatanejo de Azueta, Guerrero, México, C.P. 40895 a las 12:00 horas del día 6 de noviembre del 2023, en primera convocatoria, requiriéndose una asistencia del 51% del total de los Asociados.

La Asamblea General Ordinaria y Extraordinaria, se regirá bajo el siguiente:

ORDEN DEL DIA

- 1.- Nombramiento de Presidente, Secretario y Escrutador de la Asamblea.
- 2.- Verificación de Quórum e instalación legal de la Asamblea.

ORDEN DEL DÍA - ASAMBLEA ORDINARIA

CALL

TO THE ORDINARY AND EXTRAORDINARY GENERAL ASSEMBLY OF MEMBERS OF THE “ASOCIACIÓN DE CONDÓMINOS LA CASA QUE VE AL MAR, A.C.”

In accordance with the Articles Nineteen-V, Twenty-First-II, Twenty-Second-I, Twenty-Seventh and Twenty-Eight of the Association By-Laws, by means of the present, we summon to all members of the “Asociación de Condóminos La Casa que Ve al Mar, A.C.”, to the **Ordinary and Extraordinary General Assembly of Members** that will be held at the Restaurant “Las Adelitas” located in Blvd. Playa La Ropa 109, Col. La Ropa, Zihuatanejo de Azueta, Guerrero, México, C.P. 40895, in first call at 12:00 hours on November 6th, 2023, requiring at least the assistance of 51% of the total number of Members.

The Ordinary and Extraordinary General Assembly shall be governed by the following:

AGENDA

- 1.- Appointment of President, Secretary and Ballot Counter of the Assembly.
- 2.- Verification of Quorum and legal installment of the Assembly.

AGENDA - ORDINARY ASSEMBLY:

- 3.- Presentación, revisión y en su caso, aprobación del informe de actividades del Consejo Directivo de la Asociación por los períodos del 01 de Noviembre al 31 de Diciembre de 2022 y del 01 de Enero al 31 de Octubre de 2023.
- 4.- Presentación, revisión y, en su caso aprobación de los estados financieros de los períodos del 01 de Octubre al 31 de Diciembre de 2022 y del 01 de Enero al 30 de Septiembre de 2023.
- 5.- Asuntos Generales

- 3.- Presentation, revision and in its case, approval of the Activity Report of the Association's Directing Board, respect to the periods from November 1st to December 31st, 2022 and from January 1st to October 31st, 2023.
- 4.- Presentation, revision and in its case, approval of the Financial Statements for the periods from October 1st to December 31st, 2022 and from January 1st to September 30th, 2023.
- 5.- General Matters (other business).

ORDEN DEL DÍA ASAMBLEA
EXTRAORDINARIA:

- 1.- Propuesta y en su caso, ratificación o revocación y nombramiento de los nuevos miembros del Consejo Directivo de la Asociación.
- 2.- Nombramiento de delegados especiales.
- 3.- Declaración de clausura de la Asamblea.

AGENDA EXTRAORDINARY
ASSEMBLY:

- 1.- Proposal and in its case, ratification or revocation and appointment of the new members of the Association's Directing Board.
- 2.- Appointment of special delegates.
- 3.- Closing statement of the Assembly.

Las resoluciones se tomarán por la mayoría de los presentes y los acuerdos que de ella emanen tendrán el carácter legal y obligatorio para todos los asociados, aún de los que no se encuentren presentes.

The resolutions of the General Assembly shall be taken by a majority of those present and the agreements adopted by the General Assembly are legally binding for all members including those absent.

Así mismo se les solicita llegar con 30 minutos de anticipación para el registro; los asociados que no asistan podrán ser representados por terceras personas, quienes deberán presentar carta poder simple, debidamente otorgada ante dos testigos, de conformidad con el artículo Décimo Segundo, fracción I de los estatutos de la Asociación.

Be also requested to arrive 30 minutes in advance for your respective registration; The members who can not attend, can be represented through a representative, who must submit a "proxy", duly granted before two witnesses, in accordance with Article Twelfth-I of the Association's ByLaws.

La versión en español del presente documento prevalece sobre la versión en inglés del mismo, para los efectos legales conducentes.


For legal purposes, the version in Spanish of this document prevails over its English version.

Zihuatanejo de Azueta, Guerrero a 06 de Octubre de 2023 / October 06th, 2023.

Consejo Directivo/Board of Directors



Paul Richard Sorensen
Presidente/President



John Francis Bittner
Secretario/Secretary

REPORTS

MEMBERS OF THE CIVIL
ASSOCIATION

2022-2023

AGENDA

LLAMADA AL ORDEN POR PAUL RICHARD SORENSEN PRESIDENTE DE LA ASOCIACION CIVIL.

DEBIDO A CONDICIONES MÉDICAS Y LIMITACIONES FÍSICAS PARA LOS VIAJES AÉREOS NO PUEDO ASISTIR, HE PEDIDOS AL SECRETARIO JACK BITNER QUE CONVOCARE LA REUNIÓN AL ORDEN.

1. Designación de presidente, Secretario y Votación
Contador de la Asamblea
Presidente
Secretario
Escrutador de la Asamblea
2. Verificación de Quórum e instalación legal de la Asamblea.
3. Presentación, revisión y en su caso, aprobación del Informe de Actividades de la Junta Directiva de Asociaciones respecto de los períodos del 1 de noviembre al 31 de Diciembre de 2022 y del 01 de enero al 30 de Septiembre de 2023.

Durante el periodo del 01 Noviembre al 31 de diciembre de 2022 ni durante el 01 de Enero al 30 de Septiembre 2023, no hubo exclusión de Asociados, así como tampoco Admisión de Asociados

La "Asociación de Condóminos La Casa Que Ve al Mar" Asociación Civil fue otorgada por el Código Civil en el Estado de Guerrero el 22 de mayo de 2002.

La Duración de la Asociación Civil será de 50 años contados a partir de su comienzo.

La Asociación Civil tendrá por objeto actuar como representante legal de la gerencia de la CVM. Otorgar y suscribir toda clase de

AGENDA

CALL TO ORDER BY PAUL RICHARD SORENSEN PRESIDENT OF THE CIVIL ASSOCIATION

DUE TO MEDICAL CONDITIONS AND PHYSICAL LIMITATIONS FOR AIR TRAVEL I AM UNABLE TO ATTEND, I HAVE ASKED TO JACK BITNER SECRETARY TO CALL THE MEETING TO ORDER,

1. Appointment of President, Secretary and Ballot Counter of the Assembly
President
Secretary
Ballot counter of the Assembly
2. Verification of Quorum and legal installment of the Assembly.
3. Presentation, revision and in its case, approval of the Activity Report of the Associations Directing Board respect to the periods from November 1st to December 31st 2022, and January 1st to September 30th, 2023.

During the period of November 1st to December 31st 2022 and January 1st to September 30th 2023, did not have exclusion of members of the Association, also there won't be admission of a new members of the Association.

"Asociacion de Condominos La Casa Que Ve al Mar" Asociacion Civil was granted by the Civil Code in the State of Guerrero on May 22, 2002.

The Duration of the Civil Association shall be 50 years from its inception.

The object of the Civil Association shall be to serve as the legal representative of the management for

contratos civiles de la Asociación, pudiendo realizar la apertura y cancelación de cuentas bancarias, así como suscribir y endosar Títulos de Crédito, en términos del artículo 9 de la Ley General de Títulos y Operaciones de Crédito.

La Asociación Civil representa a la CVM ante toda clase de Autoridades Judiciales, Federales, Estatales o Municipales así como ante el Instituto Mexicano del Seguro Social y sus dependencias.

La Asociación Civil es una organización sin fines de lucro encargada de la vigilancia de La Casa Que Ve al Mar.

Después de una cuidadosa consideración y con la aprobación del Comité de Vigilancia, se decidió que un miembro de la Asociación Civil asistiría a todas las reuniones del Comité de Vigilancia cada año.

Los miembros de la Asociación Civil no emiten votos en ninguna tarea de toma de decisiones, pero brindan supervisión e historial cuando es necesario.

La idea era que, dado que la AC era la responsable final para la Asociación deben trabajar de la mano con el Comité de Vigilancia.

Esto ha servido muy bien a La Casa Que Ve al Mar durante el último año y medio. Ha fomentado la confianza en ambas organizaciones y ha fomentado el crecimiento y la comprensión de ambas organizaciones.

Es nuestra recomendación que esta práctica continúe en el futuro.

4. Presentación, revisión y en su caso, aprobación de los Estados Financieros por los períodos del 01 de Noviembre al 31 de Diciembre 2022 y del 01 de enero al 30 de Septiembre de 2023.

CVM. To grant and to sign all kinds of civil contracts of the Association, being able to realize the opening and cancellation of bank accounts, as well as to sign, and to endorse Credit Titles, in terms of article 9 of the General Law of Titles and Credit Operations.

The Civil Association represents CVM before all kinds of Judicial Authorities, Federal, State or Municipal as well as before the Mexican Institute of Social Security and its dependencies.

The Civil Association is a non profit organization charged with the oversight of La Casa Que Ve al Mar.

After careful consideration and with the approval of the Surveillance Committee, it was decided that a member of the Civil Association would attend every meeting of the Surveillance Committee each year.

The Civil Association members do not cast votes in any decision making tasks but provide oversight and history when needed.

The thought was that since the CA was ultimately responsible for the Association they should work hand in hand with the SC.

This has served La Casa Que Ve al Mar exceedingly well over the last one and a half years. It has furthered trust and confidence in both organizations and fostered the growth and understanding of both organizations.

It is our recommendation that this practice be continued in the future.

4. Presentation, revision and in its case, approval of the Financial statements for the periods from November 1st to December 31st 2022 and January 1st to September 30th, 2023.

La Asociación Civil trabajó en estrecha colaboración con el Comité de Vigilancia para revisar y aprobar todos los Estados Financieros de los períodos 01 de noviembre al 31 de diciembre del 2022 y del 1 de enero al 30 de septiembre de 2023. Los estados financieros revisados y aprobados se presentarán en la Asamblea General a continuación.

Paul Richard Sorensen
Presidente de la Asociación Civil

The Civil Association worked closely with the Surveillance Committee to review and approve all Financial Statements from the periods of November 1st to December 31st 2022 and from January 1st to September 30th 2023. The financial statements reviewed and approved will presented in the General Assembly to follow.

Paul Richard Sorensen
President Civil Asociation

REPORTE DEL TESORERO – ASOCIACION CIVIL

Periodo 2022-23

La Asociación Civil y el Comité de Vigilancia trabajaron en estrecha colaboración este año para revisar y aprobar los Estados Financieros de los períodos del 1 de enero de 2023 al 30 de septiembre de 2023. Los estados financieros revisados y aprobados se presentarán en la Asamblea General siguiente.

Es un placer informar que tenemos en nuestras Cuentas Bancarias los siguientes saldos al 31 de octubre de 2023:

Cuenta Operativa: \$ 844,221.15 pesos

Cuenta de Fondo de Reserva: \$ 574,443.08 pesos.

Es opinión de la Asociación Civil que financieramente La Casa Que Ve al Mar se encuentra estable y lo seguirá siendo en el futuro.

Presentado respectivamente,

James J Coyne
tesorero.

TREASURER’S REPORT - CIVIL ASSOCIATION

Year 2022-2023

The Civil Association and the Surveillance Committee worked closely this year to review and approve Financial Statements from the periods from January 1st 2023 to September 30, 2023. The financial statements reviewed and approved will be presented In the General Assembly to follow.

It is my pleasure to report that we have in the Bank Accounts this balances as of October 31, 2023:

Operative Account: \$ 844,221.15 pesos

Reserve Fund Account: \$ 574,443.08 pesos.

It is the opinion of the Civil Association that financially La Casa Que Ve al Mar is stable and will remain so into the future.

Respectively submitted,

James J Coyne
treasurer.

**NEW MEMBERS
OF THE CIVIL
ASSOCIATION**

**NOMINACIONES DE NUEVOS MIEMBROS DEL CONSEJO DIRECTIVO DE LA
ASOCIACION**

NOMINATIONS OF NEW MEMBERS OF THE ASSOCIATION'S DIRECTION BOARD

MIKE SOLTMAN
PRESIDENTE / PRESIDENT

JACK BITTNER
TESORERO / TREASURER

SUSAN CAYLOR-FUNDERBURK
SECRETARIO / SECRETARY