## Cond. Bahía del Mar Balance Sheet As of October 31, 2024

#### <u>Assets</u>

Cash				
Checking balance	\$	30,416.20		
Legal reserve	·	49,988.95		
	_		•	80,405.15
Maintenance fees receivable				16.58
Utilities deposits			_	500.00
Total Assets			\$	80,921.73
<u>Liabilities</u>				
Accounts payable			\$	3,042.05
Accrued expenses			•	-
Homeowners rental deposits				1,200.00
Unearned revenues (prepaid maintenance dues) Other liabilities				4,307.11
Other liabilities				158.63
Total Liabilities				8,707.79
<b>Equity</b>				
Retained surplus				70.040.04
resumed carpido				72,213.94
Total Equity				72,213.94
Total Liabilities and Equity			\$	80,921.73

## Cond. Bahía del Mar Statement of Income and Expenses For the year ended October 31, 2024

National Process   National Pr				2023-24	
Maintenance Fee         \$ 56,159.52         \$ 56,159.52         \$ 5pecial assessments         1,950.00         -         1,956.           Late charges & fines (mainly Apt 502 past due fees)         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         50,00         50.00         -         56,209.52         54,106         -         -         50,00         -         25,106.8         -         -         50,00         0         -         -         -         <		<u>(*)</u>		Budget	Variance fav (unfav)
Maintenance Fee         \$ 56,159.52         \$ 56,159.52         \$ 5pecial assessments         1,950.00         -         1,956.           Late charges & fines (mainly Apt 502 past due fees)         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         41,261.76         -         50,00         50.00         -         56,209.52         54,106         -         -         50,00         -         25,106.8         -         -         50,00         0         -         -         -         <	Income				
Special assessments		\$	56 159 52 ¢	56 150 52 ¢	
Late charges & fines (mainly Apt 502 past due fees) Other income (mainly Apt 502 insurance reimbursement) Interest income  Total Income  110,315,94 56,209,52 54,106  Expenses  Contracted Services Administration and Maintenance Elevators Exterminating Services Garbage Disposal Sub-total  General Maintenance Fuel Furniture & Equip Expendable Cleaning supplies/Repairs & maint. Cleaning supplies/Repairs & maint. Sub-total  Office Expenses  Bank Charges Bank Charges Bank Charges Coffice Supplies Froresces Bank Charges Coffice Supplies General Liability Insurance Bad Debts Expense Balc Death Sub-total  Utilities Electricity Fuel Furniture Fuel Furni		Ψ		ου, 109.02 φ	1,950.00
Other income (mainly Apt 502 insurance reimbursement) Interest income         10,843.60 101.06         - 10,843.60 50.00         - 50,00         55           Total Income         110,315.94         56,209.52         54,106           Expenses           Contracted Services         Administration and Maintenance         23,100.00         23,100.00         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,595.84         25,295.84         25,295.84         25,286.80         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124.64         26,124				_	
Interest income	Other income (mainly Apt 502 insurance reimburseme	nt)		_	10,843.60
Expenses   Satisfies   Satis		_		50.00	51.06
Contracted Services	Total Income	_	110,315.94	56,209.52	54,106.42
Administration and Maintenance	<u>Expenses</u>				
Elevators					
Elevators	Administration and Maintenance		23.100.00	23 100 00	_
Exterminating Services Garbage Disposal Sub-total Sub-total  General Maintenance Fuel Furniture & Equip Expendable Cleaning supplies/Repairs & maint. Plant Fixtures Certifications Sub-total  Office Expenses Bank Charges Office Supplies General Liability Insurance Bad Debts Expense Sub-total  Utilities Electricity Telephone Water Other  General Maintenance (1)  1,107.15 1,500.00 392 1,528.80 1,500.00 392 1,500.00 392 1,107.15 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,500.00 392 1,	Elevators				_
Garbage Disposal Sub-total       1,528.80 (28,124.64)       1,528.80 (28,124.64)         General Maintenance       Fuel Furniture & Equip Expendable Cleaning supplies/Repairs & maint.       1,107.15 (1,500.00) (500.00)       392.00 (4,991.00)         Plant Fixtures Certifications Sub-total       250.00 (600.00) (3,745.00)       350.00 (600.00) (3,745.00)       350.00 (600.00) (3,745.00)         Office Expenses       8ank Charges (165.20 (150.00) (16.75.00) (16.75.00)       10.67 (100.00) (16.75.00)       (16.75.00) (16.75.00)         General Liability Insurance (Workmen Compensation Insurance Bad Debts Expense (4) (1,207.44 (2,400.00) (1,192.00)       100.00 (10.00) (10.00)         Bad Debts Expense (4) (1,207.44 (2,400.00) (1,493.00)       1,192.00 (1,493.00)         Utilities       Electricity (1,207.44 (2,400.00) (1,493.00)         Utilities       Electricity (1,207.44 (2,400.00) (1,493.00)         Utilities (1,207.44 (2,400.00) (1,493.00)       (1,493.00)         Electricity (1,207.44 (2,400.00) (1,493.00)       (1,493.00)         Utilities (1,207.44 (2,400.00) (1,493.00)       (1,493.00)         Electricity (1,207.44 (2,400.00) (1,49				•	_
Sub-total   28,124.64   28,124.64   28,124.64					_
Fuel Furniture & Equip Expendable Cleaning supplies/Repairs & maint. Plant Fixtures Certifications Sub-total  Office Expenses Bank Charges Office Supplies Professional Services General Liability Insurance Workmen Compensation Insurance Bad Debts Expense Sub-total  Utilities Electricity Telephone Water Other  Furniture & Equip Expendable (1)  1,107.15 1,500.00 392 11,518.74 6,526.90 (4,991 11,518.74 6,526.90 (4,991 11,518.74 6,526.90 (4,991 11,518.74 6,526.90 (4,991 11,518.74 6,526.90 (4,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74 6,526.90 (1,991 11,518.74	Sub-total	_			-
Furniture & Equip Expendable (1) - 500.00 500 Cleaning supplies/Repairs & maint. 11,518.74 6,526.90 (4,991 Plant Fixtures Certifications Sub-total 250.00 600.00 350 (3,748					
Cleaning supplies/Repairs & maint.       11,518.74       6,526.90       (4,991)         Plant Fixtures Certifications       250.00       600.00       350         Sub-total       12,875.89       9,126.90       (3,748)         Office Expenses       Bank Charges       165.20       150.00       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)		۲	1,107.15	1,500.00	392.85
Plant Fixtures Certifications         250.00         600.00         350           Sub-total         12,875.89         9,126.90         (3,748           Office Expenses         Bank Charges         165.20         150.00         (15           Office Supplies         101.67         100.00         (1           Professional Services         (2)         16,665.05         500.00         (16,165           General Liability Insurance         (3)         2,044.69         2,000.00         (44           Workmen Compensation Insurance         -         100.00         100           Bad Debts Expense         (4)         1,207.44         2,400.00         1,192           Sub-total         20,184.05         5,250.00         (14,934           Utilities         Electricity         6,189.66         6,500.00         310           Telephone         496.85         400.00         (96           Water         3,386.26         4,000.00         613           Other         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -		(1)-	-	500.00	500.00
Sub-total         280.00         000.00         350           Office Expenses         12,875.89         9,126.90         (3,748)           Office Expenses         Bank Charges         165.20         150.00         (150.00)           Office Supplies         101.67         100.00         (160.00)           Professional Services         (2)         16,665.05         500.00         (16,165)           General Liability Insurance         (3)         2,044.69         2,000.00         (44)           Workmen Compensation Insurance         -         100.00         100           Bad Debts Expense         (4)         1,207.44         2,400.00         1,192           Sub-total         20,184.05         5,250.00         (14,934)           Utilities         Electricity         6,189.66         6,500.00         310           Telephone         496.85         400.00         (96)           Water         3,386.26         4,000.00         613           Other         -         -         -		L		6,526.90	(4,991.84)
Office Expenses  Bank Charges Office Supplies Professional Services General Liability Insurance Workmen Compensation Insurance Bad Debts Expense Sub-total  Utilities Electricity Telephone Water Office Expenses  (2) 16,665.05 100.00 (16,165 (2) 16,665.05 500.00 (16,165 (3) 2,044.69 2,000.00 (44 2,400.00 1,192 20,184.05 5,250.00 (14,934) (14,934) (14,934) (14,934) (15,074) (15,08) (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165 (16,165					350.00
Bank Charges       165.20       150.00       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (150.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00)       (160.00) <td< td=""><td>Sub-total</td><td>_</td><td>12,875.89</td><td>9,126.90</td><td>(3,748.99)</td></td<>	Sub-total	_	12,875.89	9,126.90	(3,748.99)
Office Supplies 101.67 100.00 (16) Professional Services (2) 16,665.05 500.00 (16,165) General Liability Insurance (3) 2,044.69 2,000.00 (44) Workmen Compensation Insurance Bad Debts Expense (4) 1,207.44 2,400.00 1,192 Sub-total 20,184.05 5,250.00 (14,934)  Utilities  Electricity 6,189.66 6,500.00 310 Telephone 496.85 400.00 (96) Water 3,386.26 4,000.00 613					
Office Supplies       101.67       100.00       (1         Professional Services       (2)       16,665.05       500.00       (16,165         General Liability Insurance       (3)       2,044.69       2,000.00       (44         Workmen Compensation Insurance       -       100.00       100         Bad Debts Expense       (4)       1,207.44       2,400.00       1,192         Sub-total       20,184.05       5,250.00       (14,934         Utilities       Electricity       6,189.66       6,500.00       310         Telephone       496.85       400.00       (96         Water       3,386.26       4,000.00       613         Other       -       -       -	•		165.20	150.00	(15.20)
Colored Colo			101.67		(1.67)
Cameral Liability Insurance   (3)   2,044.69   2,000.00   (44   100.00   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100		(2)	16,665.05	500.00	(16,165.05)
Bad Debts Expense Sub-total (4) 1,207.44 2,400.00 1,192 (14,934)  Utilities Electricity 6,189.66 6,500.00 310 (14,934)  Water 3,386.26 4,000.00 613		(3)	2,044.69	2,000.00	(44.69)
Sub-total 20,184.05 5,250.00 (14,934)  Utilities  Electricity 6,189.66 6,500.00 310  Telephone 496.85 400.00 (96)  Water 3,386.26 4,000.00 613	Pod Dobto Events		<b>-</b>		100.00
Utilities  Electricity Telephone Water Other  20,164.03 5,250.00 (14,934) 6,189.66 6,500.00 310 496.85 400.00 (96 400.00 613		(4) _			1,192.56
Electricity       6,189.66       6,500.00       310         Telephone       496.85       400.00       (96         Water       3,386.26       4,000.00       613         Other       -       -       -	Gub-total	_	20,184.05	5,250.00	(14,934.05)
Telephone 496.85 400.00 (96 Water 3,386.26 4,000.00 613					
Water 3,386.26 4,000.00 613				•	310.34
Other					(96.85)
<u> </u>			3,386.26	4,000.00	613.74
		(5)	10,072.77	10,900.00	827,23
Gastos de asamblea y actividades	Gastos de asamblea y actividades	_	_		_
Total Expense 71 257 35 53 401 54 (47 956	Total Expense	-	74.057.05		
17,237.33 33,401.34 (17,033	·	_	/ 1,25/.35	53,401.54	(17,855.81)
Operating surplus/(deficit)         39,058.59         2,807.98         36,250	Operating surplus/(deficit)		39,058.59	2,807.98	36,250.61
Reserve Fund (6) 2,807.98 2,807.98	Reserve Fund	(6) _	2,807.98	2,807.98	-
Net Surplus (Deficit) \$ 36,250.61 \$ - \$ 36,250	Net Surplus (Deficit)	\$_	36,250.61 \$	\$	36,250.61

<sup>(\*)</sup> See accompanying notes to this statement for explanation of variances and financial results.

### Cond. Bahía del Mar Statement of Income and Expenses - Budget For the year ended October 31, 2025

	_	2024-25 Budget
Income		
Maintenance Fee (6)	\$	56,159.52
Special assessments	<b>*</b>	-
Late charges & fines		-
Other income (Insurance payment)		-
Interest income	_	-
Total Income	_	56,159.52
Expenses		
Contracted Services		
Administration and Maintenance		24,600.00
Elevators		2,595.84
Exterminating Services		900.00
Garbage Disposal	_	1,528.80
Sub-total	_	29,624.64
General Maintenance		
Fuel		1,500.00
Furniture & Equip Expendable		500.00
Maintenance - Other Expenses		10,876.90
Plant Fixtures Certifications Sub-total	_	600.00
Sub-total	_	13,476.90
Office Expenses		
Bank Charges		150.00
Office Supplies		100.00
Professional Services		500.00
General Liability Insurance Workmen Compensation Insurance		_
Bad Debts Expense		100.00
Sub-total	_	-
ous total		850.00
Utilities		
Electricity		6,500.00
Telephone		400.00
Water Other		2,500.00
Sub-total	_	0.400.00
	_	9,400.00
Annual Assembly Activities	_	
Total Expense	_	53,351.54
Operating surplus/(deficit)		2,807.98
Reserve Fund	_	2,807.98
Net Surplus	\$_	-

<sup>(7)</sup> See accompanying notes to this statement for explanation of variances and financial results.

# Cond. Bahía del Mar Statement of Income and Expenses - Budget by Apartment For the year ended October 31, 2025

		_	Last year Budget	Proposed Budget	Increase
<u>Mai</u>	ntenance dues				
Apt.	. 201	\$	187.09 \$	187.09	_
11	202		194.27	194.27	_
11	203		197.33	197.33	-
"	204		197.33	197.33	-
**	205		194.27	194.27	-
"	206		187.09	187.09	_
"	301		187.09	187.09	_
	302		194.27	194.27	_
"	303		197.33	197.33	_
"	304		197.33	197.33	_
"	305		194.27	194.27	_
11	306		187.09	187.09	_
	401		187.09	187.09	_
н	402		194.27	194.27	_
"	403		197.33	197.33	_
"	404		197.33	197.33	-
**	405		194.27	194.27	_
**	406		187.09	187.09	_
**	501		194.98	194.98	
**	502		201.24	201.24	_
"	503		207.69	207.69	-
"	504		207.69	207.69	-
"	505		201.24	201.24	_
"	506		194.98	194.98	_
			<del></del>		
			4,679.96	4,679.96	-
		×_	12_x_	12 x	12
		\$_	56,159.52 \$	56,159.52	-

<sup>(7)</sup> See accompanying notes to this statement for explanation of variances and financial results.

## Cond. Bahía del Mar Painting Project - Budget For the year ended October 31, 2025

#### **Recommended Painting Project**

Painting company fees Inspection fees	\$ _	73,500.00 2,400.00
	\$	75,900.00
Scenario 1		
Total cost	\$	75,900.00
Contribution from legal reserve		(7,300.00)
Contribution from operating account		(42,700.00)
Special assessment amount	\$	25,900.00
Scenario 2		
Total cost	\$	75,900.00
Contribution from legal reserve	*	(7,300.00)
Contribution from operating account		(52,700.00)
Special assessment amount	\$	15,900.00

### Cond. Bahía del Mar Statement of Income and Expenses - Special Assessment To Paint the Building For the year ended October 31, 2025

		Scenario 1		Scenario 2			
		(\$50K from HOA funds) Paint Assessment Budget		3 Monthly Payments Assessment Budget		(\$60K from HOA funds) Paint Assessment Budget	3 Monthly Payments Assessment Budget
Special Assessment dues							
Apt. 201	\$	1,035.40	\$	345.13	\$	635.63 \$	211.88
" 202		1,075.12		358.37	•	660.01	220.00
" 203		1,092.09		364.03		670.44	223.48
" 204		1,092.09		364.03		670.44	223.48
" 205		1,075.12		358.37		660.01	220.00
" 206		1,035.40		345.13		635.63	211.88
" 301		1,035.40		345.13		635.63	211.88
" 302		1,075.12		358.37		660.01	220.00
" 303		1,092.09		364.03		670.44	223,48
" 304	l	1,092.09		364.03		670.44	223.48
" 305		1,075.12		358.37		660.01	220.00
" 306		1,035.40		345.13		635.63	211.88
" 401		1,035.40		345.13		635.63	211.88
" 402	l	1,075.12		358.37		660.01	220.00
" 403		1,092.09		364.03		670.44	223.48
" 404		1,092.09		364.03		670.44	223.48
<b>"</b> 405		1,075.12		358.37		660.01	220.00
" 406		1,035.40		345.13		635.63	211.88
" 501		1,079.08		359.69		662.45	220.82
" 502		1,113.70		371.23		683.70	227.90
" 503		1,149.40		383.13		705.61	235.20
" 504		1,149.40		383.13		705.61	235.20
" 505		1,113.70		371.23		683.70	227.90
" 506	-	1,079.08		359.69	-	662.45	220.82
		25,900.02				15,900.00	
	Х.	1	.х		×.	1_	
	\$	25,900.02	\$		\$_	15,900.00	

<sup>(7)</sup> See accompanying notes to this statement for explanation of variances and financial results.

#### Cond. Bahía del Mar Notes to Financial Statements October 31, 2024

#### **General comments:**

Actual Total Expenses for the year were \$17.9K over budget, mainly due to legal expenses of \$16,165.05, related to \$53.9K monthly assessment fees recovery from Apt 502, which was finally purchased from the foreclosing bank this year. Taking those legal expenses out of the analysis, which were paid out of the same recovery funds and not out of the operational budget, the actual expense over budget amounts to \$1,690. This mainly due to Repairs & Maintenance costs, which were approximately \$4K over budget, reduced by savings in Bad Debts expense (\$1.2K), Utilities (\$800) and Generator's diesel (\$400).

# (1) General Maintenance

- \* Includes the following:
  - \* Power generator

- Maintenance 1,883.6	0
- 8D Batteries (2) 740.0	0
* D	2,623.60
* Pool area repairs and maintenance	
- Pool showers area repair 1,064.7	
- Analog motor 869.0	
- Timer & work 140.0	
- Coralina repair, Skimmer basket 96.9	_
- Clorinador repair 158.6	
- Pool maintenance & repairs 252.1	<u>5</u>
* D: 16 1	2,581.43
* Diesel fuel	1,107.15
* Paint & related labor	
- Paint cans (traffic yellow) 117.0	8
- Labor painting parking lines, gazebo area, garbage area 530.0	
- Painting retouching 384.0	8_
* Water tank	1,031.16
Classifica	
District the state of the state	
- Pump repair 250.0	
* Roof sealing	1,015.00
* PVS Sign - Building name	989.48
* Front gate	936.60
* Cameras repairs	475.00
* Light bulbs & lamps repair	395.83
* Gate repair - Garbage area	370.53
* Lobby entrance door lock	310.00
* Fire Alarm repair & batteries	278.75
* Pool rules board	150.53
* Lozas pool floor	113.93
	96.18
* Landscaping plants, dirt & fertilizer	89.20
* Plumbing services	38.00
* Pool curtains repair	12.48
* Locks	11.04
	\$ 12,625.89

#### Cond. Bahía del Mar Notes to Financial Statements October 31, 2024

- (2) Includes \$16,165.05 in legal fees from Bosque Pérez & Asoc. related collection of past due assessment fees resulting from the sale of Apt. 502. Line also includes \$500 for the Homeowners Association's Tax Returns preparation.
- (3) Includes \$1,944.69 in hazard insurance cost for apartment 502, paid by the Homeowners' Association. This amount was recovered with the colletion of past due assessment fees from Apt. 502.
- (4) Uncollectible maintenance dues related to apartment 502 up to April 2024, when the apartment was purchased from the foreclosing bank.
- (5) Electric energy cost was approximately \$300 under this year's budget and \$200 under last year's expense; while Water expense was \$600 under this year's budget and \$140 under last year's expense.
- (6) This year Legal Reserve accumulations required by the Rules of Administration were transferred accordingly.
  - \* Total cash balance as of 10/31/24 is \$80,405, an increase of \$43,329 from 10/31/23.
- (6) 2024-25 Budget
  - \* Same homeowners' fees as last year's.