

Statement January 2022

Yalmakan #3730

December 2021 Rental Income & Expenses

Ricardo Pena

#3703	Dec 6-Dec 18	\$ 4,271	
	Dec 21-Dec 26	\$ 4,975	
	Dec 29-Jan 5	\$ 5,495	
Gross Rental Income		\$ 14,741	Expenses in pesos
Services Tim:		\$ (5,896)	
Window Cleaning		\$ (84)	15,666 pesos divided by 10
Windows were not cleaned in November/credit		\$ 84	
November Expenses:			
Internet		\$ (26)	\$ (539)
Bath towels - Abdiel had to purchase 2 in Cancun before getting more from US		\$ (57)	\$ (1,158)
Bath Towels brought in from the US: (24 bath towels @ 6.98 + Customs = \$8.09 each towel)		\$ (194)	
New Tempered Glass: Total is \$7,198US. Deducting out \$2,698 this month, leaving balance of \$4,500 so that you can still get a payout. To help your cash flow further, deducting \$450 per month for next 10 months. Lastly, Abdiel sent this ticket to Gina long ago. This amount should have already been deducted from your association dues to help out as well.		\$ (2,698)	\$ (143,974)
December Expenses:			
Internet		\$ (21)	\$ (428)
New universal remotes for TV. Remotes were very old, no longer working. Tim paying		\$ -	\$ (3,190)
Replace Cable for TV's - Tim paying		\$ -	\$ (580)
New door hinges including installation (the old ones were very rusted) - Tim paying		\$ -	\$ (420)
Amount due this month:		\$ 5,849	
Balance carried forward from last month:		\$ (953)	
Total amount due:		\$ 4,896	
Amount of wire on Jan 13, 2021:		\$ (4,896)	
Balance carried forward to next month:		\$ -	

Statement December 2021**Yalmakan #3730****November 2021 Rental Income & Expenses****Ricardo Pena**

#3703			
	Nov 12-Nov 21	\$ 3,593	
	Nov 24-Dec 1	\$ 2,595	
Gross Rental Income	\$ 6,188		Expenses in pesos 15,666 pesos divided by 10
Services Tim:	\$ (2,475)		
Window Cleaning	\$ (84)		
November Expenses:			
Towels	\$ (60)	\$ (1,158)	
Wifi	\$ (22)	\$ (428)	
Amount due this month:	\$ 3,547		
Balance carried forward from last month:	\$ -		
Total amount due:	\$ 3,547		
Amount of wire on Dec 10, 2021:	\$ (4,500)		
Balance carried forward to next month:	\$ (953)		

Statement November 2021

Yalmakan #3730

October 2021 Rental Income & Expenses

Ricardo Pena

#3703

Oct 2-Oct 9

\$ 2,395

Oct 9-Oct 16

\$ 2,139

Oct 16-Oct 24

\$ 2,350

Oct 26-Oct 29

\$ 951

Gross Rental Income

\$ 7,835

Expenses in pesos

Services Tim:

\$ (3,134)

Window Cleaning

\$ (84)

15,666 pesos divided by 10

Sept expenses:

Bathroom fixtures, lower level bathroom

\$ (120)

\$ (2,356)

Bathroom fixtures, lower level bathroom

\$ (65)

\$ (1,274)

Sink - tile was falling off, I'm taking care of it

\$ -

\$ (1,149)

Hand and face towels, 388 pesos and 112 pesos, taking care of it

\$ -

\$ (500)

Hi Ricardo, the bathroom fixture expenses shown above were in the lower level bathroom and they were really in bad shape. I had them replaced with high quality fixtures that should last us for years to come.

Oct expenses:

Kitchen drain-taking care of it

\$ -

\$ (989)

Wifi

\$ (21)

\$ (428)

Bathroom accessories-taking care of it

\$ -

\$ (126)

AC fix

\$ (40)

\$ (780)

AC maintenance/Tim paying this time

\$ -

\$ (6,960)

Jacuzzi materials, please see receipts

\$ (89)

\$ (1,740)

Jacuzzi repairs and maintenance

\$ (858)

\$ (16,742)

Hi Ricardo, I will start looking for a jacuzzi replacement, you are more than welcome to choose whatever one you want, I'll also give you some options when I am in Cancun in December. Obviously, it is a sound investment at this point to replace the unit as repair/maintenance costs are way too high. I will also look into the crane company. If you have a recommendation for that, please let me know via email or phone or whats app. Best, Tim

Amount due this month:

\$ 3,424

Balance carried forward from last month:

\$ -

Total amount due:

\$ 3,424

Amount of wire on Nov 17, 2021:

\$ (3,424)

Balance carried forward to next month:

\$ -

Statement September 2021

Yalmakan #3730

August 2021 Rental Income & Expenses

Ricardo Pena

#3703	Aug 2-Aug 9	\$ 3,006	
	Aug 9-aug 13	\$ 2,066	
	Aug 18-Aug 23	\$ 1,700	
	Aug 27-Sept 3	\$ 2,395	
Gross Rental Income		\$ 9,167	Expenses in pesos
Services Tim:		\$ (3,667)	
Window Cleaning		\$ (84)	<small>15,666 pesos divided by 10 units</small>
New fridge: Payment 9 of 10 @ 22.0 exchange		\$ (88)	\$ (19,499)
New stove payment 9 of 10 @ 22.0 exchange		\$ (38)	\$ (856)
June Expenses:			
Blanket		\$ (11)	\$ 219
Tray		\$ (6)	\$ 120
Focos		\$ -	\$ 209
Bathroom set		\$ (26)	\$ 482
Glasses		\$ (13)	\$ 249
Tray		\$ (4)	\$ 80
Internet		\$ (23)	\$ 428
Pillow		\$ (10)	\$ 194
Counterside, rubber, cespol		\$ (16)	\$ 300
Valve		\$ (5)	\$ 108
July Expenses:			
Control Split		\$ (116)	\$ 2,150
Wifi		\$ (23)	\$ 428
Facial towels		\$ (12)	\$ 228
August Expenses:			
Wifi		\$ (23)	\$ 428
Amount due this month:		\$ 5,002	
Balance carried forward from last month:		\$ -	
Total amount due:		\$ 5,002	
Amount of wire on September 22, 2021:		\$ (5,002)	
Balance carried forward to next month:		\$ 0	

Statement Aug 2021**Yalmakan #3730****July 2021 Rental Income & Expenses****Ricardo Pena**

#3703

July 9-July 18**\$ 3,850****July 18-July 25****\$ 3,100****July 26-July 30****\$ 1,836****Gross Rental Income****\$ 8,786****Expenses in pesos****Services Tim:****\$ (3,514)**

We have negotiated with the window cleaners to now do the windows every single month. The other payment that was about \$16 less per month was for them doing the windows every other month. So this is a far better deal and much better for our guests.

\$ (84)**15,666 pesos
divided by 10 units****New fridge: Payment 8 of 10 @ 22.0 exchange****\$ (88)****\$ (19,499)****New stove payment 8 of 10 @ 22.0 exchange****\$ (38)****\$ (856)****May Expenses:****Internet****\$ (21)****\$ (428)****Extension for shower****\$ (17)****\$ (348)****Beach towels****\$ (69)****\$ (1,396)****Repair leak in the bedroom****\$ (45)****\$ (900)****Amount due this month:****\$ 4,910****Balance carried forward from last month:****\$ -****Total amount due:****\$ 4,910****Amount of wire on August 12, 2021:****\$ (4,910)****Balance carried forward to next month:****\$ (0)**

Statement July 2021**Yalmakan #3730****June 2021 Rental Income & Expenses****Ricardo Pena**

#3703	June 6-June 12	\$ 2,568
	June 12-June 14	\$ 898
	June 16-June 21	\$ 2,462
	June 22-June 27	\$ 2,676
	June 28-July 8	\$ 4,278

Gross Rental Income	\$ 12,882	Expenses in pesos
Services Tim:	\$ (5,153)	
We have negotiated with the window cleaners to now do the windows every single month. The other payment that was about \$16 less per month was for them doing the windows every other month. So this is a far better deal and much better for our guests.	\$ (84)	15,666 pesos divided by 10 units
New fridge: Payment 7 of 10 @ 22.0 exchange	\$ (88)	\$ (19,499)
New stove payment 7 of 10 @ 22.0 exchange	\$ (38)	\$ (856)
April Expenses:		
Internet	\$ (21)	\$ (399)
Kitchen towels	\$ (12)	\$ (230)
Terrace repair and maintenance	\$ (465)	\$ (8,700)
Upholstery cleaning	\$ (352)	\$ (6,600)
Valve repair and jacuzzi maintenance	\$ (158)	\$ (2,958)
Jacuzzi pump	\$ (288)	\$ (5,388)
Labor for removal of AA	\$ (186)	\$ (3,480)
Water leak repair	\$ (397)	\$ (7,424)
Arm for shower	\$ (19)	\$ (362)
Hose and arm for shower	\$ (18)	\$ (341)
Face towels	\$ (12)	\$ (229)
Painting	\$ (65)	\$ (1,218)
Amount due this month:	\$ 5,526	
Balance carried forward from last month:	\$ -	
Total amount due:	\$ 5,526	
Amount of wire on June 14, 2021:	\$ (5,526)	
Balance carried forward to next month:	\$ 0	

Statement June 2021**Yalmakan #3730****May 2021 Rental Income & Expenses****Ricardo Pena**

#3703	May 1-May 6	\$ 1,639	
	May 8-May 15	\$ 2,086	
	May 15-May 22	\$ 2,524	
	May 24-May 27	\$ 864	
	May 28-May 31	\$ 1,497	
Gross Rental Income	\$ 8,610	Expenses in pesos	
Services Tim:	\$ (3,444)		
Professional window cleaning:	\$ (70)		
New fridge: Payment 6 of 10 @ 22.0 exchange	\$ (88)	\$ (19,499)	
New stove payment 6 of 10 @ 22.0 exchange	\$ (38)	\$ (856)	
Hi Ricardo, I do not yet have expenses for April or May			
Amount due this month:	\$ 4,970		
Balance carried forward from last month:	\$ (1,774)		
Total amount due:	\$ 3,196		
Amount of wire on June 3, 2021:	\$ (3,196)		
Balance carried forward to next month:	\$ -		

Statement May 2021**Yalmakan #3730****April 2021 Rental Income & Expenses****Ricardo Pena**

#3703

April 5-April 8**\$ 1,147****April 22-April 29****\$ 1,995****Gross Rental Income****\$ 3,142**

Expenses in pesos

Services Tim:**\$ (1,257)****Professional window cleaning:****\$ (70)****New fridge: Payment 5 of 10 @ 22.0 exchange****\$ (88)****\$ (19,499)****New stove payment 5 of 10 @ 22.0 exchange****\$ (38)****\$ (856)****February Expenses:****Glue****\$ -****\$ (396)****Material to paint****\$ -****\$ (653)****Plug, connector, lamp holder****\$ -****\$ (479)****Waterproof lamp and transformer****\$ (130)****\$ (2,612)****Valve puck, glue and sandpaper****\$ (24)****\$ (486)****Phone bill****\$ (21)****\$ (428)****Labor to install jacuzzi pump****\$ (240)****\$ (4,814)****jugs of water****\$ (5)****\$ (101)****Load center****\$ (11)****\$ (232)****"Outdoor shower" please see receipt****\$ -****\$ (190)****Various materials, please see receipt****\$ -****\$ (412)****Control for SKY****\$ -****\$ (230)****Control for Samsung****\$ -****\$ (328)****Brush, jug and thinner****\$ -****\$ (250)****March Expenses:****Paint****\$ -****\$ (486)****Gasket former for pump****\$ (11)****\$ (238)****Base molding****\$ -****\$ (296)****Telephone bill****\$ (21)****\$ (428)****Amount due this month:****\$ 1,226****Balance carried forward from last month:****\$ -****Total amount due:****\$ 1,226****Amount of wire on May 17, 2021:****\$ (3,000)****Balance carried forward to next month:****\$ (1,774)**

Statement April 2021**Yalmakan #3730****March 2021 Rental Income & Expenses****Ricardo Pena**

#3703

March 7-March 14**\$ 2,693****Mar 21-Mar 31****\$ 3,826****Gross Rental Income****\$ 6,519**Expenses in
pesos**Services Tim:****\$ (2,608)****Professional window cleaning:****\$ (70)****New fridge: Payment 4 of 10 @ 22.0 exchange****\$ (88)****\$ (19,499)****New stove payment 4 of 10 @ 22.0 exchange****\$ (38)****\$ (856)**

I do not yet have receipts for February and March. These will appear on a future statement.

Amount due this month:**\$ 3,715****Balance carried forward from last month:****\$ 2,288****Total amount due:****\$ 6,003****Amount of wire on March 30, 2021:****\$ (6,003)****Balance carried forward to next month:****\$ -**

Statement March 2021**Yalmakan #3730****February 2021 Rental Income & Expenses****Ricardo Pena**

#3703

Feb 4-Feb 7**\$ 1,400****Feb 11-Feb 14****\$ 1,100****Feb 17-Feb 21****\$ 2,035****Gross Rental Income****\$ 4,535****Expenses in pesos****Services Tim:****\$ (1,814)****Professional window cleaning:****\$ (70)****New fridge: Payment 3 of 10 @ 22.0 exchange****\$ (88)****\$ (19,499)****New stove payment 3 of 10 @ 22.0 exchange****\$ (38)****\$ (856)****January Expenses:****Repair SKY****\$ (130)****\$ (2,600)****Internet****\$ (21)****\$ (428)****Water jugs, two tickets****\$ (6)****\$ (136)****Beach towels****\$ (46)****\$ (936)****Repair AC****\$ (17)****\$ (348)****Repair AC****\$ (17)****\$ (348)****Amount due this month:****\$ 2,288****Balance carried forward from last month:****\$ -****Total amount due:****\$ 2,288****Balance carried forward to next month:****\$ 2,288**

Statement February 2021**Yalmakan #3730****January 2021 Rental Income & Expenses****Ricardo Pena**

#3703	Jan 5-Jan 12	\$ 1,554	
	Jan 16-Jan 23	\$ 2,335	
	Jan 28-Jan 31	\$ 1,200	
Gross Rental Income	\$ 5,089	Expenses in pesos	
Services Tim:	\$ (2,036)		
Professional window cleaning:	\$ (70)		
New fridge: Payment 2 of 10 @ 22.0 exchange	\$ (88)		\$ (19,499)
New stove payment 2 of 10 @ 22.0 exchange	\$ (38)		\$ (856)
Hi Ricardo, beyond the above expenses, I do not yet have expenses for January.			
Amount due this month:	\$ 2,857		
Balance carried forward from last month:	\$ 422		
Total amount due:	\$ 3,279		
Amount of wire on Feb 4, 2021	\$ (3,279)		
Balance carried forward to next month:	\$ -		