

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

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

# Statement January 2021

**Yalmakan #3730**

**December 2020 Rental Income & Expenses**

**Ricardo Pena**

#3703

**Dec 10-Dec 15**

**\$ 1,800**

**Dec 19-Dec 26**

**\$ 3,326**

**Dec 26-Jan 3**

**\$ 4,395**

**Gross Rental Income**

**\$ 9,521**

Expenses in pesos

**Services Tim:**

**\$ (3,808)**

**Professional window cleaning:**

**\$ (70)**

**September expenses:**

**Internet**

**\$ (19)**

**\$ (428)**

**Toilet seat**

**\$ (14)**

**\$ (309)**

**Capacitor and interruptor**

**\$ (13)**

**\$ (297)**

**Items to repair jacuzzi display**

**\$ (21)**

**\$ (478)**

**Display for jacuzzi**

**\$ (511)**

**\$ (11,252)**

**These will show in your receipts, but this is a gift from me, two new ceiling fans, this part is the installation, \$2,088 pesos per fan.**

**\$ -**

**\$ (4,176)**

**Two new ceiling fans/Costco Gift from Tim 2,556 pesos each**

**\$ -**

**\$ (5,112)**

**New fridge: Payment 1 of 10 @ 22.0 exchange**

**\$ (88)**

**\$ (19,499)**

**New stove payment 1 of 10 @ 22.0 exchange**

**\$ (38)**

**\$ (856)**

**October expenses:**

**Internet**

**\$ (38)**

**\$ (856)**

**Wood on terrace, to accept guests after hurricane**

**\$ (316)**

**\$ (6,960)**

**Capacitor for pump**

**\$ (5)**

**\$ (110)**

**Wood on terrace reinenforcement**

**\$ (36)**

**\$ (812)**

**Remove garbage from hurricane**

**\$ (52)**

**\$ (1,160)**

**November expenses:**

**Towels Brown**

**\$ (45)**

**\$ (998)**

**Temporary glass on terrace, to keep rental income moving after the second hurricane. Note, these temporary glass panels will be stored after the new tempered glass is installed. This way, if we lose glass from another hurricane, we will have only the expense of the installation of the temporary glass.**

**\$ (3,587)**

**\$ (78,926)**

**Delivery of the new table**

**\$ (43)**

**\$ (950)**

**December expenses:**

**Internet**

**\$ (19)**

**\$ (428)**

**Electrical damper**

**\$ (7)**

**\$ (168)**

**Repair jacuzzi**

**\$ (296)**

**\$ (6,522)**

**Towels beige**

**\$ (73)**

**\$ (1,617)**

**Amount due this month:**

**\$ 422**

<b>Balance carried forward from last month:</b>	<b>\$ -</b>	
<b>Total amount due:</b>	<b>\$ 422</b>	
<b>Balance carried forward to next month:</b>	<b>\$ 422</b>	

**Statement December 2020****Yalmakan #3730****November 2020 Rental Income & Expenses****Ricardo Pena**

#3703

**Nov 12-Nov 13****\$ 200****Nov 20-Nov 25****\$ 1,635****Nov 27-Nov 30****\$ 1,347****Gross Rental Income****\$ 3,182****Expenses in pesos****Services Tim:****\$ (1,273)****Professional window cleaning:****\$ (70)**

Hi Ricardo. Please note that we do not yet have expenses from September, October and November. Some of these are substantial, such as the temporary replacement glass in order to keep renters coming. Abdiel has been overwhelmed with work with the hurricanes. I hope to have all expenses showing for these months on the January statement. The cost for the new fridge and stove will be spread out over time to help cash flow. Also I have put money down on the new tempered glass. I am paying for this up front and this will also be deducted as an expense after the glass is installed. My understanding from administration is that you can deduct this cost from association dues.

**Amount due this month:****\$ 1,839****Balance carried forward from last month:****\$ 1,940****Total amount due:****\$ 3,779****Amount of wire on Dec 16:****\$ (3,779)****Balance carried forward to next month:****\$ 0**

**Statement November 2020****Yalmakan #3730****October 2020 Rental Income & Expenses****Ricardo Pena**

#3703

**Oct 15-Oct 19****\$ 1,395****Oct 23-Nov 5****\$ 1,950****Gross Rental Income****\$ 3,345****Expenses in pesos****Services Tim:****\$ (1,338)****Professional window cleaning:****\$ (70)**

Hi Ricardo. Please note that we do not yet have expenses from September, October and November. Some of these are substantial, such as the temporary replacement glass in order to keep renters coming. Abdiel has been overwhelmed with work with the hurricanes. I hope to have all expenses showing for these months on the January statement. The cost for the new fridge and stove will be spread out over time to help cash flow. Also I have put money down on the new tempered glass. I am paying for this up front and this will also be deducted as an expense after the glass is installed. My understanding from administration is that you can deduct this cost from association dues.

**Amount due this month:****\$ 1,937****Balance carried forward from last month:****\$ 3****Total amount due:****\$ 1,940****Balance carried forward to next month:****\$ 1,940**

**Statement October 2020****Yalmakan #3730****September 2020 Rental Income & Expenses****Ricardo Pena**

#3703

**Sept 24-Sept 29****\$ 1,800****Gross Rental Income****\$ 1,800****Expenses in pesos****Services Tim:****\$ (720)****Professional window cleaning:****\$ (70)**

Hi Ricardo. Please note that we do not yet have expenses from September, October and November. Some of these are substantial, such as the temporary replacement glass in order to keep renters coming. Abdiel has been overwhelmed with work with the hurricanes. I hope to have all expenses showing for these months on the January statement. The cost for the new fridge and stove will be spread out over time to help cash flow. Also I have put money down on the new tempered glass. I am paying for this up front and this will also be deducted as an expense after the glass is installed. My understanding from administration is that you can deduct this cost from association dues.

**Amount due this month:****\$ 1,010****Balance carried forward from last month:****\$ (1,007)****Total amount due:****\$ 3****Balance carried forward to next month:****\$ 3**

**Statement September 2020****Yalmakan #3730****August 2020 Rental Income & Expenses****Ricardo Pena**

<b>#3703</b>	<b>Aug 3-Aug 9 owner</b>	<b>\$ -</b>	
	<b>Aug 10-Aug 16</b>	<b>\$ 1,995</b>	
<b>Gross Rental Income</b>	<b>\$ 1,995</b>	<b>Expenses in pesos</b>	
<b>Services Tim:</b>	<b>\$ (798)</b>		
<b>Professional window cleaning:</b>	<b>\$ (70)</b>		
<b>Delivery of chairs and table</b>	<b>\$ (25)</b>	<b>\$ (500)</b>	
<b>Amount due this month:</b>	<b>\$ 1,102</b>		
<b>Balance carried forward from last month:</b>	<b>\$ (2,109)</b>		
<b>Total amount due:</b>	<b>\$ (1,007)</b>		
<b>Balance carried forward to next month:</b>	<b>\$ (1,007)</b>		

**Statement August 2020****Yalmakan #3730****July 2020 Rental Income & Expenses****Ricardo Pena**

<b>#3703</b>			
	<b>July 8-July 10</b>	<b>\$ 400</b>	
	<b>July 13-July 13</b>	<b>\$ 1,200</b>	
	<b>July 25-Aug 1</b>	<b>\$ 2,132</b>	
<b>Gross Rental Income</b>	<b>\$ 3,732</b>	<b>Expenses in pesos</b>	
<b>Services Tim:</b>	<b>\$ (1,493)</b>		
<b>Professional window cleaning:</b>	<b>\$ (70)</b>		
<b>Wifi</b>	<b>\$ (19)</b>	<b>\$ (428)</b>	
<b>Repair SKY antena and updated remotes</b>	<b>\$ (81)</b>	<b>\$ (1,800)</b>	
<b>Phone bill</b>	<b>\$ (38)</b>	<b>\$ (856)</b>	
<b>Jacuzzi chemicals</b>	<b>\$ (20)</b>	<b>\$ (443)</b>	
<b>Amount due this month:</b>	<b>\$ 2,011</b>		
<b>Balance carried forward from last month:</b>	<b>\$ (1,120)</b>		
<b>Total amount due:</b>	<b>\$ 891</b>		
<b>Amount of wire on Aug 25:</b>	<b>\$ (3,000)</b>		
<b>Balance carried forward to next month:</b>	<b>\$ (2,109)</b>		



**Statement July 2020****Yalmakan #3730****June 2020 Rental Income & Expenses****Ricardo Pena**

#3703

**June 11-June 15****\$ 1,000****Gross Rental Income****\$ 1,000****Expenses in pesos****Services Tim:****\$ (400)****Professional window cleaning:****\$ (70)****Three table lamps****\$ (104)****Maintenance items home depot****\$ -****Hose sprayer and longer hose****\$ -****Lower level bed side tables:****\$ (82)****Paint, paintbrushes, rollers - payment 5 of 5****\$ (99)****\$ (9,193)****Paint labor - payment 5 of 5****\$ (285)****\$ (26,448)****Amount due this month:****\$ (40)****Balance carried forward from last month:****\$ (1,080)****Total amount due:****\$ (1,120)****Balance carried forward:****\$ (1,120)**

**Statement June 2020****Yalmakan #3730****May 2020 Rental Income & Expenses****Ricardo Pena****#3703**

<b>Gross Rental Income</b>	<b>\$ -</b>	<b>Expenses in pesos</b>
<b>Services Tim:</b>	<b>\$ -</b>	
<b>Professional window cleaning:</b>	<b>\$ (70)</b>	
<b>AC maintenance - Tim Paying this time</b>	<b>\$ -</b>	<b>\$ (7,656)</b>
<b>Wifi</b>	<b>\$ (19)</b>	<b>\$ (428)</b>
<b>Could not understand what this receipt is for:</b>	<b>\$ -</b>	<b>\$ (300)</b>
<b>Repair splitter</b>	<b>\$ (18)</b>	<b>\$ (400)</b>
<b>Paint, paintbrushes, rollers - payment 4 of 5</b>	<b>\$ (99)</b>	<b>\$ (9,193)</b>
<b>Paint labor - payment 4 of 5</b>	<b>\$ (285)</b>	<b>\$ (26,448)</b>
<b>Amount due this month:</b>	<b>\$ (491)</b>	
<b>Balance carried forward from last month:</b>	<b>\$ (589)</b>	
<b>Total amount due:</b>	<b>\$ (1,080)</b>	
<b>Balance carried forward:</b>	<b>\$ (1,080)</b>	

**Statement May 2020****Yalmakan #3730****April 2020 Rental Income & Expenses****Ricardo Pena**

#3703

**Gross Rental Income**

\$ -

Expenses in  
pesos**Services Tim:**

\$ -

**Professional window cleaning:**

\$ (70)

**Washing machine maintenance**

\$ (42)

\$ (928)

**Stainless steel screws for wash basin**

\$ -

\$ (156)

**Light bulbs**

\$ -

\$ (592)

**Move electric plug, install TV, install wire for TV**

\$ (110)

\$ (2,436)

**Paint, paintbrushes, rollers - payment 3 of 5**

\$ (99)

\$ (9,193)

**Paint labor - payment 3 of 5**

\$ (285)

\$ (26,448)

**3 New Queen Beds, box springs, & headboards: \$1,655US -  
payment 4 of 4**

\$ (413)

\$ (29,792)

**Amount due this month:**

\$ (1,019)

**Balance carried forward from last month:**

\$ 430

**Total amount due:**

\$ (589)

**Balance carried forward:**

\$ (589)

**Statement April 2020****Yalmakan #3730****March 2020 Rental Income & Expenses****Ricardo Pena**

<b>#3703</b>	<b>March 1-March 5</b>	<b>\$ 1,300</b>	
	<b>March 7-March 19</b>	<b>\$ 4,790</b>	
	<b>March 19-March 23 - able to collect partial</b>	<b>\$ 532</b>	

<b>Gross Rental Income</b>	<b>\$ 6,622</b>	<b>Expenses in pesos</b>
<b>Services Tim:</b>	<b>\$ (2,649)</b>	
<b>Professional window cleaning:</b>	<b>\$ (70)</b>	
<b>Glass suction tool</b>	<b>\$ -</b>	<b>\$ (59)</b>
<b>Metal bracket</b>	<b>\$ (31)</b>	<b>\$ (638)</b>
<b>Bathroom rug matts</b>	<b>\$ (66)</b>	
<b>Knife set</b>	<b>\$ (28)</b>	
<b>Paint, paintbrushes, rollers - payment 2 of 5</b>	<b>\$ (99)</b>	<b>\$ (9,193)</b>
<b>Paint labor - payment 2 of 5</b>	<b>\$ (285)</b>	<b>\$ (26,448)</b>
<b>3 New Queen Beds, box springs, &amp; headboards: \$1,655US - payment 3 of 4</b>	<b>\$ (413)</b>	<b>\$ (29,792)</b>
<b>Amount due this month:</b>	<b>\$ 2,981</b>	
<b>Balance carried forward from last month:</b>	<b>\$ (2,551)</b>	
<b>Total amount due:</b>	<b>\$ 430</b>	
<b>Balance carried forward:</b>	<b>\$ 430</b>	

**Statement March 2020****Yalmakan #3730****February 2020 Rental Income & Expenses****Ricardo Pena**

<b>#3703</b>	<b>Feb 2-Feb 5</b>	<b>\$ 890</b>	
	<b>Feb 5-Feb 12</b>	<b>\$ 2,800</b>	
	<b>Feb 14-Feb 17</b>	<b>\$ 1,300</b>	
	<b>Feb 19-Feb 23</b>	<b>\$ 1,700</b>	
	<b>Feb 27-March 1</b>	<b>\$ 1,450</b>	
<b>Gross Rental Income</b>	<b>\$ 8,140</b>		<b>Expenses in pesos</b>
<b>Services Tim:</b>	<b>\$ (3,256)</b>		
<b>Professional window cleaning:</b>			
<b>Jacuzzi pump maintenance</b>	<b>\$ (272)</b>		<b>\$ (4,900)</b>
<b>Jacuzzi repair - this amount was paid, but cannot find the receipt - no charge</b>			<b>\$ (1,232)</b>
<b>Jacuzzi cleanings - no receipts, no charge</b>			<b>\$ (600)</b>
<b>Wifi</b>	<b>\$ (47)</b>		<b>\$ (856)</b>
<b>New fan</b>	<b>\$ (36)</b>		<b>\$ (649)</b>
<b>Receiver repair</b>	<b>\$ (13)</b>		<b>\$ (250)</b>
<b>Water jugs</b>	<b>\$ (27)</b>		<b>\$ (500)</b>
<b>Flexible tube for dryer + lights, mostly lights</b>			<b>\$ (626)</b>
<b>Paint, paintbrushes, rollers - payment 1 of 5</b>	<b>\$ (99)</b>		<b>\$ (9,193)</b>
<b>Ceiling paint - this is smaller, doing in one payment</b>	<b>\$ (39)</b>		<b>\$ (721)</b>
<b>Paint labor - payment 1 of 5</b>	<b>\$ (285)</b>		<b>\$ (26,448)</b>
<b>New pillows</b>			<b>\$ (458)</b>
<b>LED lights</b>	<b>\$ -</b>		<b>\$ (708)</b>
<b>Chlorine tablets, jacuzzi</b>	<b>\$ (4)</b>		<b>\$ (75)</b>
<b>3 New Queen Beds, box springs, &amp; headboards: \$1,655US - payment 2 of 4</b>	<b>\$ (413)</b>		<b>\$ (29,792)</b>
<b>Amount due this month:</b>	<b>\$ 3,649</b>		
<b>Balance carried forward from last month:</b>	<b>\$ (1,200)</b>		
<b>Total amount due:</b>	<b>\$ 2,449</b>		
<b>Amount of wire sent on July 10, 2020</b>	<b>\$ (5,000)</b>		
<b>Balance carried forward:</b>	<b>\$ (2,551)</b>		

## Statement February 2020

**Yalmakan #3730**

**January 2020 Rental Income & Expenses**

**Ricardo Pena**

<b>#3703</b>	<b>Jan 8-Jan 11</b>	<b>\$ 818</b>	
	<b>Jan 11-Jan 18</b>	<b>\$ 2,795</b>	
	<b>Jan 19-Jan 25</b>	<b>\$ 1,730</b>	
	<b>Jan 27-Feb 1</b>	<b>\$ 2,659</b>	
<b>Gross Rental Income</b>		<b>\$ 8,002</b>	<b>Expenses in pesos</b>
<b>Services Tim:</b>		<b>\$ (3,201)</b>	
<b>Professional window cleaning:</b>		<b>\$ (72)</b>	<small>9625 pesos divided by 7 units</small>
<b>Multiple repairs, please see receipts for breakdown:</b>		<b>\$ (431)</b>	<b>\$ (7,772)</b>
<b>Go up 7 flights of stairs with 3 queen beds and head</b>		<b>\$ (111)</b>	<b>\$ (2,000)</b>
<b>Wall resand/coat rack installation</b>		<b>\$ (25)</b>	<b>\$ (450)</b>
<b>Purified Water</b>		<b>\$ (22)</b>	<b>\$ (400)</b>
<b>4 cleanings of jacuzzi</b>		<b>\$ (22)</b>	<b>\$ (400)</b>
<b>Lights and stool for jacuzzi</b>		<b>\$ (9)</b>	<b>\$ (164)</b>
<b>3 New Queen Beds, box springs, &amp; headboards: \$1,655US - payment 1 of 4</b>		<b>\$ (413)</b>	<b>\$ (29,792)</b>
<p>These are items brought down in the US in Novevber and December. However, the bath towels and hand towels were purchased in December but will not be delivered to your unit until Jan 25. Therefore what I am going to do here Ricardo is put 1/2 on this month and half on next.</p>		<b>\$ (396)</b>	<b>\$792US total, 1/2 charged last month, 1/2 this month</b>
Please see precise breakdown when you click on reciepts for December 2019.			
<b>The items are:</b>			
<p>Kitchen towels, oven mit, 3 queen size sheet sets, 2 twin sheet sets, pens, 3 shower heads, memo pads, hot pads, cooler, decorative Christmas items, rust proof screws for air vents, bathroom garbage cans, air vent filters, duvet cover set, 30 bath towels, 8 hand towels.</p>			
<b>Amount due this month:</b>		<b>\$ 3,300</b>	
<b>Balance carried forward from last month:</b>		<b>\$ -</b>	
<b>Total amount due:</b>		<b>\$ 3,300</b>	
<b>Amount of wire sent on Feb 21, 2020</b>		<b>\$ (4,500)</b>	
<b>Balance carried forward:</b>		<b>\$ (1,200)</b>	

## Statement January 2020

**Yalmakan #3730**

**December 2019 Rental Income & Expenses**

**Ricardo Pena**

<b>#3730</b>	<b>Dec 7-Dec 14</b>	<b>\$ 2,775</b>
	<b>Dec 14-Dec 19</b>	<b>\$ 1,000</b>
	<b>Dec 20-Dec 28</b>	<b>\$ 5,531</b>
	<b>Dec 28-Dec 31</b>	<b>\$ 1,737</b>
	<b>Dec 31-Jan 6</b>	<b>\$ 5,808</b>

<b>Gross Rental Income</b>	<b>\$ 16,851</b>	<b>Expenses in pesos</b>
<b>Services Tim:</b>	<b>\$ (6,740)</b>	
<b>Professional window cleaning 2 times</b>	<b>\$ (144)</b>	<small>9625 pesos divided by 7 units</small>
<b>Lamp and towel hook</b>	<b>\$ (31)</b>	<b>\$ (568)</b>
<b>3 beach towels</b>	<b>\$ (76)</b>	<b>\$ (1,407)</b>
<b>Iron</b>	<b>\$ (11)</b>	<b>\$ (199)</b>
<b>Wifi</b>	<b>\$ (23)</b>	<b>\$ (428)</b>
<b>Big pan</b>	<b>\$ (16)</b>	<b>\$ (297)</b>
<b>Purified water bottles</b>	<b>\$ (13)</b>	<b>\$ (248)</b>
<b>Chlorine for jacuzzi</b>	<b>\$ (5)</b>	<b>\$ (93)</b>
<b>5 cleanings of the jacuzzi</b>	<b>\$ (27)</b>	<b>\$ (500)</b>
<b>Jugs of purified water</b>	<b>\$ (27)</b>	<b>\$ (500)</b>
<b>These are items brought down in the US in Novevber and December. However, the bath towels and hand towels were purchased in December but will not be delivered to your unit until Jan 25. Therefore what I am going to do here Ricardo is put 1/2 on this month and half on next.</b>	<b>\$ (396)</b>	<small>\$792US total, 1/2 charged this month, 1/2 next month</small>
<b>Please see precise breakdown when you click on reciepts for December 2019.</b>		
<b>The items are:</b>		
<b>Kitchen towels, oven mit, 3 queen size sheet sets, 2 twin sheet sets, pens, 3 shower heads, memo pads, hot pads, cooler, decorative Christmas items, rust proof screws for air vents, bathroom garbage cans, air vent filters, duvet cover set, 30 bath towels, 8 hand towels.</b>		
<b>Amount due this month:</b>	<b>\$ 9,342</b>	
<b>Balance carried forward from last month:</b>	<b>\$ (571)</b>	
<b>Total amount due:</b>	<b>\$ 8,771</b>	
<b>Amount of wire sent on Jan 14, 2020</b>	<b>\$ (8,771)</b>	
<b>Balance carried forward:</b>	<b>\$ (0)</b>	