

Statement January 2019

Yalmakan #3730

December 2018 Rental Income & Expenses

Ricardo Pena

#3730	Dec 13	\$ 195	
	Above: we did not refund 100%		
	Dec 21-Dec 28	\$ 4,795	
	Dec 29-Jan 5	\$ 5,495	
Gross Rental Income	\$ 10,485		Expenses in pesos
Services Tim:	\$ (4,194)		
NOVEMBER EXPENSES:			
Professional window cleaning	\$ (72)		
Lemon squeezer	\$ (5)	\$ (99)	
Wifi	\$ (46)	\$ (856)	
Chlorine for jacuzzi	\$ (4)	\$ (75)	
Hair dryer	\$ 14	\$ (269)	
Drain pipe for wash basin	\$ (3)	\$ (58)	
LED lights for bathroom	\$ -	\$ (369)	
Cleaning jacuzzi	\$ (21)	\$ (400)	
Purified water	\$ (21)	\$ (400)	
DECEMBER EXPENSES:			
Professional window cleaning	\$ (72)		
New washer:	\$ (641)	\$ (11,871)	
New dryer:	\$ (563)	\$ (10,429)	
Installation of dryer and temporary washer:	\$ (61)	\$ (1,200)	
New tile kitchen wall above counter top:	\$ (157)	\$ (3,061)	
New tile labor for kitchen wall above counter top:	\$ (89)	\$ (1,740)	
New towels brought in from US from Tim 30 towels	\$ (225)		
New decorative salad bowl brought in from Tim:	\$ -		
Repair and painting	\$ (128)	\$ (2,500)	
Jacuzzi cleaning	\$ (15)	\$ (300)	
Purified water - 8	\$ (20)	\$ (400)	
New pans	\$ (65)	\$ (1,275)	
Lamps and spotlights	\$ -	\$ (590)	
Installation of multi colored lamp	\$ (5)	\$ (100)	
New TV - main level bedroom, it was no longer working correctly, showing half the screen.	\$ (153)	\$ (2,999)	
New tea pot	\$ (10)	\$ (199)	
New cookware	\$ (40)	\$ (799)	
New glassware	\$ (30)	\$ (587)	
Wifi bill	\$ (21)	\$ (428)	

Duplex electric contacts	\$ (16)	\$ (312)
Amount due this month:	\$ 3,822	
Balance carried forward from last month:	\$ -	
Adjusted amount due for this month:	\$ 3,822	
Carry over to next month:	\$ 3,822	

Statement October, 2018**Yalmakan #3730****September 2018 Rental Income & Expenses****Ricardo Pena**

#3730	Sept 7-Sept 10	\$ 1,557	
	Sept 10-Sept 20	\$ 3,068	
Gross Rental Income	\$ 4,625	Expenses in pesos	
	\$ (1,850)		
Professional window cleaning	\$ (72)		
Tornillos and silicone	\$ (30)	\$ (550)	
Wifi	\$ (23)	\$ (428)	
Jugs of water	\$ (22)	\$ (400)	
Jacuzzi cleaning	\$ (16)	\$ (300)	
Kitchen towels	\$ (8)	\$ (159)	
8 pillow cases	\$ (23)	\$ (416)	
Fumigation	\$ (16)	\$ (300)	
Amount due this month, subtotal:	\$ 2,565		
Balance carried forward from last month:	\$ 1,266		
Adjusted amount due for this month:	\$ 3,831		
Amount carried forward to last month	\$ -		
Balance carried forward to next month:	\$ 3,831		

Statement September, 2018

Yalmakan #3730

August 2018 Rental Income & Expenses

Ricardo Pena

#3730	July 31-Aug 7	\$ 2,885	
	Aug 9-Aug 15	\$ 3,195	
	Aug 17-Aug 24	\$ 3,110	
	Clean broken glass on terrace	\$ (21)	\$ (400)
	Clean broken glass on the ground	\$ (24)	\$ (450)
	Purchase new glass on terrace	\$ (783)	\$ (14,500)

Hi Ricardo, the glass on the terrace does not come with a warranty against breaking. No company provides that type of warranty. My gut instinct is that if a guest is on the terrace and makes a sudden and powerful movement while sitting in the aluminum chair, that a point on the chair could fracture the glass. We have therefore moved the table and chairs closer to the building and Francis now instructs each guest to keep the chairs away from the glass. I mentioned once that this hasn't happened in our other units but I stand corrected on that. It did happen once in my own place about 10 years back on the bedroom terrace.

Gross Rental Income	\$ 8,362	Expenses in pesos
	\$ (3,345)	
Professional window cleaning	\$ (74)	9,625 pesos divided by 7 units
Fan and coil maintenance service - Tim paid as courtesy	\$ -	\$ (1,250)
New plug in for wifi - will be on next statement, bookkeeper cannot find this receipt at the moment		\$ (301)
Wifi - will be on next statement, bookkeeper cannot find this receipt at the moment		\$ (1,010)
Chlorine - will be on next statement, bookkeeper cannot find this receipt at the moment		\$ (159)
Jacuzzi cleaning	\$ (21)	\$ (400)
Labor, unclog sink/drain line	\$ (27)	\$ (500)
Labor, unclog sink/drain line	\$ (16)	\$ (300)
Maintenance - please see ticket for details	\$ -	\$ (450)
Jacuzzi cleaning	\$ (10)	\$ (200)
Chlorine	\$ (8)	\$ (160)
Product to unclog pipes	\$ (10)	\$ (202)
Wifi	\$ (23)	\$ (428)
Materials for kitchen sink repair	\$ (3)	\$ (68)
Materials for kitchen sink repair	\$ (10)	\$ (203)
Amount due this month, subtotal:	\$ 4,815	
Balance carried forward from last month:	\$ (3,549)	
Adjusted amount due for this month:	\$ 1,266	
Balance carried forward to next month:	\$ 1,266	

Statement August, 2018**Yalmakan #3730****July 2018 Rental Income & Expenses****Ricardo Pena**

#3730	July 5-July 11	\$ 3,195	
	July 13-July 30	\$ 8,307	
Gross Rental Income		\$ 11,502	Expenses in pesos
		\$ (4,601)	
Professional Window Cleaning		\$ (74)	
10 jugs purified water		\$ (16)	\$ (300)
New shower spicket hall bath		\$ (9)	\$ (169)
New shower spicket master		\$ (28)	\$ (527)
Wifi		\$ (23)	\$ (428)
Chlorine		\$ (9)	\$ (169)
New Vacuum		\$ (52)	\$ (969)
Furniture Washing		\$ (46)	\$ (860)
AC Leak		\$ (19)	\$ (350)
Repair furniture in bedroom		\$ (16)	\$ (300)
Amount due this month, subtotal:		\$ 6,609	
Balance carried forward from last month:		\$ (2,158)	
Adjusted amount due for this month:		\$ 4,451	
Total of wire on Oct 4, 2018:		\$ (8,000)	
Balance carried forward to next month:		\$ (3,549)	

Statement July, 2018

Yalmakan #3730

June 2018 Rental Income & Expenses

Ricardo Pena

#3730	June 9-June 16	\$ 2,760	
	June 16-June 23	\$ 3,132	
	June 26-July 5	\$ 3,645	
	3 bottles wine	\$ (28)	\$ (720)
Gross Rental Income	\$ 9,509	Expenses in pesos	
	\$ (3,804)		
Professional window cleaning	\$ (76)	\$ (1,375)	
AC cleaning, all AC units	\$ (178)	\$ (3,300)	
Cleaning out pipes/leak problem	\$ (29)	\$ (550)	
Intallation of some new pipes and valves/leak trouble	\$ (48)	\$ (900)	
Wifi	\$ (23)	\$ (428)	
Chlorine, jacuzzi	\$ (14)	\$ (267)	
4 jazuzzi cleaning	\$ (21)	\$ (400)	
new bulbs	\$ -	\$ (198)	
Amount due this month, subtotal:	\$ 5,316		
Balance carried forward from last month:	\$ 4,326		
Adjusted amount due for this month:	\$ 9,642		
Total of wire on Aug 17, 2018:	\$ (11,800)		
Balance carried forward to next month:	\$ (2,158)		

Statement June, 2018

Yalmakan #3730

May 2018 Rental Income & Expenses

Ricardo Pena

#3730	May 1-May 7	\$ 2,595	
	May 10-May 17	\$ 2,595	
	May 18-May 23	\$ 2,535	
	May 28-June 8	\$ 3,873	
Gross Rental Income		\$ 11,598	Expenses in pesos
		\$ (4,639)	
4 jacuzzi cleanings		\$ (21)	\$ (400)
Cleaning - owner stay May 25-May 27		\$ (50)	
All AC not working, change the breaker		\$ (86)	\$ (1,600)
Repair dryer from electrical problem		\$ (18)	\$ (350)
Light bulbs - please see receipts		\$ -	233 + 156 + 202 pesos
Wifi		\$ (23)	\$ (428)
No TV signal, was fixed		\$ (27)	\$ (500)
Fumigation		\$ (16)	\$ (300)
Chlorine for jacuzzi		\$ (9)	\$ (165)
Amount due this month, subtotal:		\$ 6,709	
Balance carried forward from last month:		\$ (2,383)	
Adjusted amount due for this month:		\$ 4,326	
Balance carried forward to next month:		\$ 4,326	

Statement April, 2018

Yalmakan #3730

March 2018 Rental Income & Expenses

Ricardo Pena

#3730

March 3-March 10	\$ 3,490
March 10-March 17	\$ 3,675
March 17-March 24	\$ 3,524
March 24-March 31	\$ 3,795

Gross Rental Income	\$ 14,484	Expenses in pesos
	\$ (5,794)	
Professional window cleaning	\$ (76)	\$ (1,375)
4 cleanings of jacuzzi	\$ (22)	\$ (400)
Something for shower, please see receipts:	\$ (47)	\$ (856)
Repair the shower	\$ (52)	\$ (945)
Wifi Feb and March	\$ (47)	\$ (856)
4 cleanings of the jacuzzi	\$ (22)	\$ (400)
Chlorine tablets	\$ (9)	\$ (165)
Purified Water	\$ (15)	\$ (280)
Repair of the main door	\$ (27)	\$ (500)
Amount due this month, subtotal:	\$ 8,373	
Balance carried forward from last month:	\$ (3,846)	
Adjusted amount due for this month:	\$ 4,527	
	\$ -	
Balance carried forward to next month:	\$ 4,527	

Statement March, 2018

Yalmakan #3730

February 2018 Rental Income & Expenses

Ricardo Pena

#3730	Feb 1-Feb 6	\$ 3,195	
	Feb 14-Feb 17	\$ 405	
	Feb 17-Feb 24	\$ 3,395	
	Feb 24-March 3	\$ 3,395	
Gross Rental Income		\$ 10,390	Expenses in pesos
		\$ (4,156)	
Professional window cleaning		\$ (76)	\$ (1,375)
7 aluminum plates for the rail		\$ (46)	\$ (840)
AC cleanings, all units		\$ -	\$ (2,960)
Repair the bottom of the tub		\$ (90)	\$ (1,625)
Wifi		\$ (47)	\$ (856)
Fumigation		\$ (16)	\$ (300)
Purified water		\$ (11)	\$ (210)
Clean the jacuzzi		\$ (16)	\$ (300)
New hair dryer		\$ (36)	\$ (659)
Amount due this month, subtotal:		\$ 5,896	
Balance carried forward from last month:		\$ (9,772)	
Adjusted amount due for this month:		\$ (3,876)	
Balance carried forward to next month:		\$ (3,876)	

Statement February, 2018

Yalmakan #3730

January 2018 Rental Income & Expenses

Ricardo Pena

#3730

Jan 21-Jan 28

\$ 2,595

Gross Rental Income

\$ 2,595

Expenses in pesos

\$ (1,038)

Professional window cleaning

\$ (76)

\$ (1,375)

New tempered glass from glass panel that broke

\$ (400)

\$ (7,207)

Repair the glass

\$ (88)

\$ (1,600)

Free cooking due to glass problem/danger on terrace

\$ (59)

\$ (1,074)

Free groceries for cooking service due to glass problem

\$ (44)

\$ (802)

Remove the broken glass

\$ (16)

\$ (300)

Chlorine tablets for jacuzzi

\$ (9)

\$ (173)

Jacuzzi cleaning

\$ (16)

\$ (300)

Fix the sink

\$ (16)

\$ (300)

Amount due this month, subtotal:

\$ 833

Balance carried forward from last month:

\$ (2,105)

Adjusted amount due for this month:

\$ (1,272)

Amount of wire sent on April 20, 2018:

\$ (8,500)

Balance carried forward to next month:

\$ (9,772)