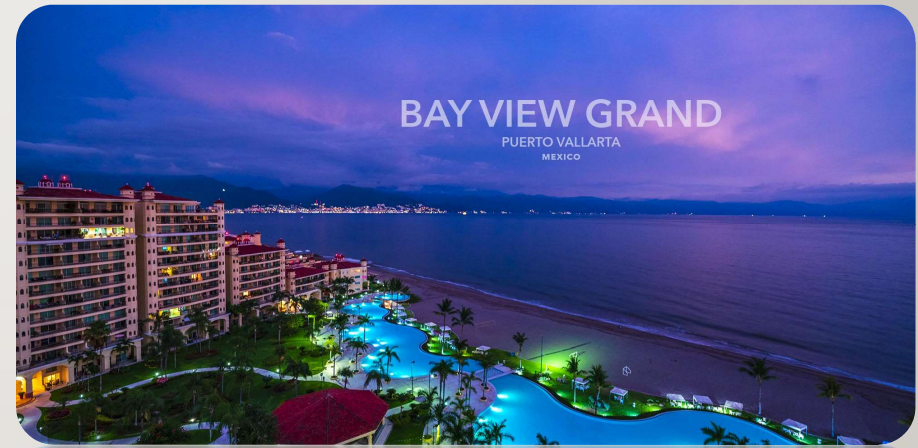


PRESUPUESTO 2022 BUDGET



BAY VIEW GRAND

PRESUPUESTO 2022 / 2022 BUDGET

Asociación de Residentes de Bay View Grand, A.C. 2022 Budget

INGRESOS / INCOME	Presupuesto 2020 / Budget 2020		Real 2020 / Actuals 2020		Presupuesto 2021 / Budget 2021		Real 2021 / Actuals 2021		Presupuesto 2022 / Budget 2022		2021 Real vs 2022 Presupuesto / 2021 Actuals vs 2022 Budget %	
		%		%		%		%		%		%
1 Cuotas anuales de mantenimiento / maintenances fees	35,412,454	95.10%	35,748,203	91.61%	35,412,455	95.10%	35,591,384	91.21%	37,185,833	93.88%	1,594,450	4.48%
2 Descuentos 2do semestre / Discount 2nd semester	-1,084,054	-2.91%	-1,195,306	-3.06%	-1,084,055	-2.91%	-1,148,620	-2.94%	-1,138,342	-2.87%	10,278	-0.89%
3 Cuotas bodegas y bodeguitas / Maintenance fees on parking garages and bodeguitas	179,000	0.48%	185,534	0.48%	179,000	0.48%	182,774	0.47%	182,354	0.46%	-420	-0.23%
4 Cobranza cuotas de mantenimiento años anteriores / Maintenance fees collections previous years	500,000	1.34%	363,509	0.93%	370,000	0.99%	331,461	0.85%	400,000	1.01%	68,539	20.68%
5 Morosidad por cuotas de mantenimiento / Penalties received for late payments	50,000	0.13%	81,374	0.21%	50,000	0.13%	148,366	0.38%	50,000	0.13%	-98,366	-66.30%
6 Intereses de depositos / Interest on deposits	600,000	1.61%	605,523	1.55%	600,000	1.61%	639,354	1.64%	600,000	1.51%	-39,354	-6.16%
7 Intereses para reserva legal / Legal reserve interest			403,996	1.04%			82,918	0.21%				
8 Intereses para el fondo de reserva de activos fijos / Fixed assets reserve interest												
9 Intereses para el fondo de contingencia laboral / Contingency labor reserve interest												
10 Comisiones bancarias / Bank services charges	-55,000	-0.15%	-40,086	-0.10%	-55,000	-0.15%	-44,275	-0.11%	-55,000	-0.14%	-10,725	24.22%
11 Cuotas comedor y snack / Maintenance fees employees lounge and snack	84,000	0.23%	74,000	0.19%	84,000	0.23%	77,000	0.20%	84,000	0.21%	7,000	9.09%
12 Remanentes / Surplus from prior year	900,000	2.42%	801,171	2.05%	2,783,168	7.47%	2,863,656	7.34%	2,300,000	5.81%	-563,656	-19.68%
13 Snack / Snack												
14 Otros recursos (seguros y multas) / Other cash sources (insurance, fines)			291,378	0.75%			190,957	0.49%				
15 TOTAL INGRESOS	37,236,400	100%	38,319,744	98%	38,339,568	103%	38,914,975	100%	39,608,845	100%	693,870	1.78%
GASTOS / EXPENSES	Presupuesto 2020 / Budget 2020		Real 2020 / Actuals 2020		Presupuesto 2021 / Budget 2021		Real 2021 / Actuals 2021		Presupuesto 2022 / Budget 2022		2021 Real vs 2022 Presupuesto / 2021 Actuals vs 2022 Budget %	
		%		%		%		%		%		%
16 Empleados / Employees	17,637,796	47.37%	16,376,004	46.44%	18,160,977	47.37%	16,903,707	46.37%	19,525,731	49.32%	2,622,024	15.51%
17 Administración / Administration	184,200	0.49%	68,606	0.19%	189,200	0.49%	172,874	0.47%	180,050	0.45%	7,176	4.15%
18 Equipo de computo y video / Computer & video equipment	202,400	0.54%	278,167	0.79%	272,400	0.71%	213,750	0.59%	224,400	0.57%	10,650	4.98%
19 Papelería y artículos de oficina / Stationary and office supplies	102,200	0.27%	78,795	0.22%	97,200	0.25%	41,102	0.11%	88,800	0.22%	47,698	116.05%
20 Mobiliario y equipo de oficina / Furniture & office equipment	8,600	0.02%	10,016	0.03%	7,000	0.02%	3,294	0.01%	7,000	0.02%	3,706	112.51%
21 Equipo de radio comunicación / Radio communication equipment	55,280	0.15%	48,790	0.14%	50,550	0.13%	5,425	0.01%	36,060	0.09%	30,635	564.70%
22 Equipo de protección, nuevo y mantenimiento / Safety equipment, new & maintenance	180,000	0.48%	258,297	0.73%	158,300	0.41%	113,773	0.31%	175,800	0.44%	62,027	54.52%

BAY VIEW GRAND

PRESUPUESTO 2022 / 2022 BUDGET

GASTOS / EXPENSES	Presupuesto 2020 / Budget 2020		Real 2020 / Actuals 2020		Presupuesto 2021 / Budget 2021		Real 2021 / Actuals 2021		Presupuesto 2022 / Budget 2022		2021 Real vs 2022 Presupuesto / 2021 Actuals vs 2022 Budget %	
		%		%		%		%		%		%
23 Albercas y mobiliario de alberca / Swimming pools and deck furniture	1,119,560	3.01%	1,442,706	4.09%	963,804	2.51%	1,024,263	2.81%	1,187,019	3.00%	162,756	15.89%
Mantenimiento equipo cuarto de maquinas y												
24 mantenimiento A/C / Pump room equipment maintenance and A/C maintenance	262,000	0.70%	132,475	0.38%	235,800	0.62%	246,805	0.68%	259,700	0.66%	12,895	5.22%
25 Iluminación areas comunes / Illumination common areas	120,000	0.32%	167,408	0.47%	120,000	0.31%	161,408	0.44%	132,000	0.33%	-29,408	-18.22%
26 Materiales para mantenimiento / Material for maintenance	476,000	1.28%	493,940	1.40%	785,000	2.05%	851,588	2.34%	513,200	1.30%	-338,388	-39.74%
27 Pintura e impermeabilizante / Paint and waterproofing material	567,420	1.52%	729,258	2.07%	621,620	1.62%	483,878	1.33%	760,120	1.92%	276,242	57.09%
28 Cancha de tennis / Tennis court	18,000	0.05%	27,225	0.08%	15,600	0.04%	27,436	0.08%	15,600	0.04%	-11,836	-43.14%
29 Elevadores / Elevators	655,644	1.76%	618,182	1.75%	684,600	1.79%	679,482	1.86%	700,464	1.77%	20,982	3.09%
30 Herramienta y equipo menor / Hand a small power tools	245,650	0.66%	165,003	0.47%	439,430	1.15%	391,959	1.08%	311,060	0.79%	-80,899	-20.64%
31 Equipo de transporte / Transportation equipment maintenance	289,800	0.78%	244,426	0.69%	310,200	0.81%	301,261	0.83%	302,800	0.76%	1,539	0.51%
32 Transporte de basura de jardineria, mantenimiento y limpieza de playa / Hauling of landscaping and maintenance debris and beach clean up	93,800	0.25%	107,050	0.30%	81,600	0.21%	118,649	0.33%	108,000	0.27%	-10,649	-8.98%
33 Productos de limpieza / Cleaning products	402,000	1.08%	396,397	1.12%	500,004	1.30%	495,792	1.36%	500,004	1.26%	4,212	0.85%
34 Mantenimiento de jardines / Maintenance of landscaping	290,496	0.78%	241,787	0.69%	329,268	0.86%	268,749	0.74%	332,959	0.84%	64,210	23.89%
35 Equipo de gimnasio / gym equipment	86,800	0.23%	11,855	0.03%	48,000	0.13%	70,483	0.19%	68,000	0.17%	-2,483	-3.52%
36 Miscelaneos / Misscellaneous	174,000	0.47%	134,605	0.38%	163,500	0.43%	165,539	0.45%	170,100	0.43%	4,561	2.76%
37 Servicios profesionales / Professional services	1,796,917	4.83%	1,788,912	0.38%	1,828,185	4.77%	1,788,730	0.45%	1,845,671	4.66%	56,941	3.18%
38 Gas	3,123,750	8.39%	2,279,436	5.07%	3,200,000	8.35%	3,159,552	4.91%	3,250,000	8.21%	90,448	2.86%
39 Agua potable / Water (SEAPAL)	1,700,000	4.57%	1,791,019	6.46%	1,817,898	4.74%	1,490,552	8.67%	1,350,000	3.41%	-140,552	-9.43%
40 Energia electrica / Electric power	2,880,000	7.73%	2,461,073	5.08%	2,615,000	6.82%	2,605,344	4.09%	2,665,000	6.73%	59,656	2.29%
41 Servicio de telefonía y equipo / Telephone service and equipment	205,000	0.55%	115,054	6.98%	156,800	0.41%	139,939	7.15%	156,800	0.40%	16,861	12.05%
42 Seguros / Insurance	3,379,000	9.08%	3,808,007	0.33%	3,484,375	9.09%	3,492,802	0.38%	3,587,935	9.06%	95,133	2.72%
43 Cuotas asociación de la marina y Zona Federal / Marina Vallarta Asociation fees and Federal Zone	977,633	2.63%	991,988	2.81%	1,003,257	2.62%	1,035,639	2.84%	1,133,372	2.86%	97,733	9.44%
44 Cuota extraordinaria / Special Assesment fee												
45 TOTAL GASTOS / TOTAL EXPENSES	37,233,946	100.00%	35,266,482	100.00%	38,339,568	100.00%	36,453,776	100.00%	39,587,645	100.00%	3,133,869	8.60%

BAY VIEW GRAND

OBSERVACIONES REPORTE FINANCIERO / FINANCIAL REPORT OBSERVATIONS

Incremento del 5% / 5% Increase

UNIDAD / UNIT	COSTO MT2 / AMOUNT SQ2	MTS2 POR UNIDAD / SQ2 PER UNIT	COSTO MENSUAL / MONTHLY COST PER UNIT	COSTO ANUAL POR UNIDAD / YEARLY COST PER UNIT
Promedio 1 recamara / Average 1 Bedroom	\$40.47	75.40	\$3,051	\$36,612
Promedio 2 recamaras / Average 2 Bedrooms	\$40.47	154.14	\$6,238	\$74,856
Promedio 3 recamaras / Average 3 Bedrooms	\$40.47	247.25	\$10,006	\$120,072
Promedio Villas / Average Villas	\$40.47	282.90	\$11,449	\$137,388
Promedio Penthouse/ Average Penthouse	\$40.47	378.98	\$15,337	\$184,044



BODEGAS / STORAGE UNITS	COSTO / COST
Costo mt2 Bodega techada / Cost sq2 Storage	\$8.75 PESOS
Bodeguita individual / Single storage unit	\$541
Bodeguita doble / Double storage unit	\$1,082

BAY VIEW GRAND



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ACTIVIDADES / ACTIVITIES

- Continuar con el mantenimiento a edificios (escaleras, Tablaroca, cuartos de basura, puertas, etc.)
- Continuar con el reemplazo parcial de tubos de acero de cuartos de servicio en unidades privadas.
- Mantenimiento a barandales y placas de acero en pasillos.
- Continue with the maintenance to buildings (stairs, sheetrock, garbage rooms, doors, etc.)
- Continue with the partial replacement of steel bars of service rooms in private units.
- Maintenance to railings and iron plates in hallways.




BAY VIEW GRAND

ACTIVIDADES / ACTIVITIES

- Pintar moldura blanca en los edificios y reemplazo de la placa galvanizada por fibra de vidrio en torre BI.
- Reparación de mesas de alberca y compra de 36 sombrillas de alberca para reemplazar las dañadas.
- Limpieza de cisternas de edificios y administración.
- Renovación de piscinas A y F por cambio de azulejos rotos y junteado que quedo pendiente en 2019.
- White trim painting in buildings and replacements of galvanized plate for White fiber glass in tower BI.
- Repairs of pool tables and purchase of 36 umbrellas to replace damaged ones.
- Cistern cleaning of all buildings and administration.
- Renewal of A & F pool through re-grouting and replacement of broken tiles pending activity in 2019.

BAY VIEW GRAND

ACTIVIDADES / ACTIVITIES

- 
- Reparación de puertas de aluminio de cuartos de servicios.
 - Reemplazo de 40 puertas de aluminio para válvulas de gas de pasillos.
 - Mantenimiento y pintura de puertas de elevadores en edificio A pisos del 4 al 7.
 - Se incrementó la plantilla de mantenimiento en 4 personas.

- Repairs of louver doors in hallways.
- Replacement of 40 aluminium doors for gas valves in hallways.
- Maintenance and painting of the elevator doors in A building floors 4-7.
- Increase of the maintenance staff with 4 maintenance workers.



FONDO DE RESERVA LEGAL / LEGAL FUND RESERVE

➤ El fondo de reserva legal de 2 meses de cuotas en 2021 era de \$6,022,526 pesos debido al incremento del 5% considerado para el 2022, dicho fondo debe de incrementarse a \$6,324,121 pesos por lo cual los intereses generados se dejaran en este fondo.

➤ The legal fund reserve of 2 months of maintenance fees in 2021 was of \$6,022,526 pesos. Considering the 5% increase in maintenance fees for 2022, the legal fund reserve should increase to \$6,324,121 pesos, for this reason all interest earned will remain in this fund.

BAY VIEW GRAND



PRESUPUESTO 2022 BUDGET

BAY VIEW GRAND

