

**ASOCIACION DE COLONOS, PROPIETARIOS Y
FIDEICOMISARIOS DE PUERTO AVENTURAS
ASOCIACION CIVIL**



**GENERAL ASSEMBLY MEETING
2025**

PUERTO AVENTURAS QUINTANA ROO, MARCH 29, 2025



ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Dear Residents of Puerto Aventuras,

Puerto Aventuras captivates us with its beaches, its natural beauty, and, above all, the warmth of its people. There are many things to recognize, value, and care for, some things to improve, but there is more to the good that we have. Opportunities for improvement drive us to join forces, confident that together we can achieve the change we desire.

Throughout history, the communities and civilizations that have prospered have been those where unity and selfless collaboration toward a common goal were fundamental pillars. In Puerto Aventuras, we need to emulate that spirit, becoming agents of positive change, prioritizing collective well-being over individual well-being.

It is crucial to recognize our reality: we are a diverse community of nationalities, ages, languages, and cultures. This diversity is precisely what enriches our life in Puerto Aventuras and makes it an incredible community. Therefore, we must cultivate empathy, seek consensus, and develop projects that benefit everyone. Being open to constructive criticism will allow us to grow and strengthen our ties, rather than divide us. Let us foster constructive dialogue, improve community life through the exchange of ideas and discussion of opinions, and put people at the center of our decisions.

I firmly believe that, through transparency, trust, and mutual respect, we can build a community we can all be proud of.

Let us build together the Puerto Aventuras we all dream of.

This coming March 29th at 9:00 AM, we will meet once again at the PA Beach Club to celebrate our annual regular meeting of our Residents' Association.

To this end, we have prepared this information package, which contains a summary of the operational and financial aspects of the past year and the plans and projects we present to you for 2025.

This Annual General Meeting election package includes the following:

1. Notice of Meeting
2. Financial Results Report for Fiscal Year 2024
3. General Manager's Report for Fiscal Year 2024
4. 2025 Action Plan
5. Proposed Operating Budget for Fiscal Year 2025
6. Treasurer's Letter
7. Special Projects for 2025

We have printed as many of these documents double-sided as possible. Your ballots will be delivered to you upon registration on the day of the Meeting.

Sincerely,
Alfonso Serrano Gómez
President of the Board of Directors
Asociacion de Colonos, Propietarios y
Fideicomisarios de Puerto Aventuras A.C.

Asociación de Colonos, Propietarios y Fideicomisarios de Puerto aventuras, A.C.



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Puerto Aventuras, Solidaridad, Q. Roo, México, C.P. 77733



FEBRUARY 26TH, 2025
PUERTO AVENTURAS, Q. ROO, MÉXICO
CALL FOR ORDINARY/EXTRAORDINARY ASSEMBLY
“ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE PUERTO AVENTURAS”
ASOCIACIÓN CIVIL

BASED ON THE PROVISIONS OF THE ARTICLES 37, 38 AND 40 OF THE CIVIL BYLAWS OF THE ENTITY KNOWN AS "ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE PUERTO AVENTURAS A.C.", IT IS ISSUING THE PRESENT WITH THE INTENTION TO CALL ALL THE ASSOCIATES BELONGING TO THE REFERRED ASSOCIATION TO THE ORDINARY/EXTRAORDINARY ASSEMBLY, WHICH WILL BE HELD **ON SATURDAY MARCH 29TH, 2025 AT THE PA BEACH CLUB & HOTEL MEETING ROOM** LOCATED ON LOT 4 BLOCK 24, PHASE 1 IN PUERTO AVENTURAS, QUINTANA ROO 77733. THE ASSEMBLY WILL TAKE PLACE AT FIRST CALL **AT 9:00 HOURS** AS LONG AS 50% PLUS 1 OF THE TOTAL MEMBERS ARE PRESENT; IN CASE THE QUORUM IS NOT MET, THE SECOND CALL SHALL BE CONSIDERED AS ISSUED IN THIS DOCUMENT, TO BE HELD ON THE SAME DAY, **SATURDAY, MARCH 29TH, 2025 AT 9:15 HOURS**, AS LONG AS 50% PLUS 1 OF THE TOTAL MEMBERS ARE PRESENT; IN CASE THE FORESEEN QUORUM IS NOT MET, THE THIRD CALL SHALL BE CONSIDERED AS ISSUED IN THIS DOCUMENT, TO BE HELD ON THE SAME DAY **SATURDAY, MARCH 29TH, 2024 AT 9:30 HOURS**, WITH THE MEMBERS PRESENT. THE RESOLUTIONS OF THE ASSEMBLY OBLIGE TO ALL THE MEMBERS OF THE ASSOCIATION, EVEN THOSE ABSENT AND DISSIDENT, THE ABOVE, IN TERMS OF ARTICLE 41 OF THE STATUTES OF THE ASSOCIATION.

IN ORDER TO FACILITATE ATTENDANCE AT THE ASSEMBLY, THE REGISTRATION PROCESS WILL BE AS FOLLOWS:

- 1.- **MONDAY 10TH, TUESDAY 11TH, AND WEDNESDAY MARCH 12TH, 2025**, WILL BE THE ONLY DATES FOR OWNERS OF **HOUSES, EMPTY LOTS AND APARTMENTS IN CONDOMINIUM** TO REGISTER IN PERSON, **SHOWING AN IDENTIFICATION DOCUMENT AND PROOF OF OWNERSHIP** (COPY OF TITLE DEED, PROPERTY TAX PAYMENT, ETC.), OR THROUGH A PROXY, WHO MUST SUBMIT A SIMPLE PROXY DOCUMENT, VALID FOR THE DATE OF THE ASSEMBLY MEETING WHICH MUST BE ATTESTED TO BEFORE TWO WITNESSES AND MUST INCLUDE A COPY OF THE IDENTIFICATION DOCUMENTS OF ALL THE SIGNATORIES.
- 2.- **THURSDAY, MARCH 13ST, 2025**, WILL BE THE ONLY DATE FOR THE REPRESENTATIVES OF **HOTELS**, AND ADMINISTRATORS OR REPRESENTATIVES OF **CONDOMINIUMS** TO REGISTER, PRESENTING A COPY OF THEIR APPOINTMENTS.
- 3.- **REGISTRATION WILL BE CARRIED OUT AT THE OFFICE OF THE ASSOCIATION, LOCATED AT LOCAL 14, BUILDING "F", CENTRO COMERCIAL MARINA IN PUERTO AVENTURAS, QUINTANA ROO, ONLY FROM 9:00 AM TO 2:30 PM.**
- 4.- UPON REGISTRATION, ATTEENDEES WILL RECEIVE A REGISTRATION CERTIFICATE WHICH THEY WILL USE TO ACCESS TO THE ASSEMBLY HALL AND WHICH WILL SHOW THE NUMBER OF VOTES REPRESENTED.

IN COMPLIANCE WITH THE PROVISIONS OF ARTICLE 45 OF THE ARTICLES OF INCORPORATION OF THE ASOCIACIÓN DE COLONOS PROPIETARIOS Y FEDEICOMISARIOS DE PUERTO AVENTURAS, A.C., MEMBERS WILL BE ADMITTED TO THE ASSEMBLY HALL IF THEY ARE UP TO DATE IN THE PAYMENT OF ALL THEIR MAINTENANCE FEES, CONSTRUCTION FEES, CONSTRUCTION GUARANTEE DEPOSITS AND/OR PAYMENT OF PENALTIES AS OF FEBRUARY 28, 2025 AND HAVE NOT PRESENTED THEIR RESIGNATION TO THE ASSOCIATION AFTER THIS DATE, FOR THIS REASON WE ASK YOU TO BRING YOUR LAST PAYMENT RECEIPT TO REGISTER.

THE ASSEMBLY WILL CONSIDER THE FOLLOWING:

AGENDA

1. DESIGNATION OF THE SECRETARY AND VOTE TELLERS OF THE ASSEMBLY.
2. VERIFICATION OF THE QUORUM.
3. DECLARATION BY THE PRESIDENT THAT THE MEETING IS LEGALLY CONSTITUTED.
4. MESSAGE OF THE PRESIDENT OF THE BOARD OF DIRECTORS OF THE COLONOS ASSOCIATION.
5. PRESENTATION OF THE FINANCIAL REPORT FOR FISCAL YEAR 2024.
6. PRESENTATION, DISCUSSION AND, IF APPLICABLE, APPROVAL OF THE RESULT OF THE AUDIT OF THE ASSOCIATION'S ACCOUNTS AT THE CLOSE OF THE YEAR 2024.
7. PRESENTATION OF THE WORK PLAN FOR FISCAL YEAR 2025.
8. PRESENTATION, DISCUSSION AND, IF APPLICABLE, APPROVAL OF THE BUDGET OF EXPENSES FOR THE YEAR 2025 AND THE MAINTENANCE FEES TO COVER IT.
9. PRESENTATION OF SPECIAL PROJECTS FOR THE 2025 FISCAL YEAR.



10. PRESENTATION OF THE CONSTRUCTION REGULATIONS
11. PRESENTATION OF GENERAL TOPICS OF COMMON INTEREST.

11.1 ALL TOPICS THAT MEMBERS WISH TO INCLUDE FOR THIS ASSEMBLY MUST BE SUBMITTED TO THE ASOCIACIÓN DE COLONOS OFFICE OR SENT BY EMAIL TO arturocr@colonos.org NO LATER THAN **March 17, 2025**.

12. DESIGNATION OF THE PERSON IN CHARGE OF THE ELABORATION OF THE MINUTES OF THE ASSEMBLY AND THE PERSON WHO MUST GO BEFORE THE NOTARY FOR THE NOTARIZATION OF THE MINUTES.
13. ADJOURN THE MEETING.



ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Hoja de Balance/Balance Sheet Report Puerto Aventuras (MXP)

As of December 31, 2024

Assets

Caja Operar/Operating Cash	Balance Dic 31, 2024	Balance Nov 30, 2024	Change
10113 - BBVA-Operativa/Operating MN-806	8,232,594.61	3,117,310.00	5,115,284.61
10116 - BBVA-Operativa/Operating MN-8643	93,330.06	25,267.10	68,062.96
10117 - BBVA-Operativa/Operating MN-3976 Coven	6,114.42	8,149,605.88	(8,143,491.46)
10120 - BBVA-Operativa/Operating USD-268	3,215,218.16	3,223,729.91	(8,511.75)
10130 - PPB-Operativa/Operating USD-1200	210,634.54	128,955.04	81,679.50
10901 - Caja Chica/Petty Cash	14,957.43	14,957.43	0.00
Total Caja Operar/Operating Cash	11,772,849.22	14,659,825.36	(2,886,976.14)
Caja Otras/Other Cash			
10114 - BBVA-Fondo de Ahorro/Employee Sav MN-	151,883.83	436,507.84	(284,624.01)
10310 - Actinver Inversión MN/Actinver Inv. MN	33,673.17	33,434.21	238.96
10320 - Actinver Inversión USD/Actinver Inv. USD	82,683.24	82,519.98	163.26
10330 - CI Casa del Bolsa Inversión MN/ CI Casa	1.65	1,040,472.27	(1,040,470.62)
Total Caja Otras/Other Cash	268,241.89	1,592,934.30	(1,324,692.41)
Cuentas Por Cobrar/Accounts Receivable			
11206 - Otros Deudores Diversos	2,198.38	2,198.38	0.00
Total Cuentas Por Cobrar/Accounts Receivable	2,198.38	2,198.38	0.00

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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Otro Activo Circulante/Current Assets			
16130 - Deposito/Deposits	25,774.00	25,774.00	0.00
Total Otro Activo Circulante/Current Assets	25,774.00	25,774.00	0.00
Activo Fijo/Fixed Assets			
17010 - Terrenos/Land	124,096.00	124,096.00	0.00
17020 - Edificios/Buildings	3,164,438.00	3,164,438.00	0.00
17030 - Eq. de Transporte/Transportation equi	3,623,487.76	3,623,487.76	0.00
17040 - Eq. de Vigilancia/Surveillance equipment	2,823,843.70	2,823,843.70	0.00
Owners' Equity Patrimonio Neto/Equity			
45100 - Rdo Ejerc Anteriores/Retained Earnings	1,051,424.49	890,444.77	160,979.72
Total Patrimonio Neto/Equity	1,455,810.54	1,302,856.29	152,954.25
Total Owners' Equity	1,455,810.54	1,302,856.29	152,954.25
Net Income / (Loss)	(4,524,424.46)	(3,229,369.08)	(1,295,055.38)
Total Liabilities and Equity	14,327,411.82	18,641,276.37	(4,313,864.55)

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Income Statement Report Puerto Aventuras (MXP) Consolidated

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Ingresos/Income								
50200 - Ingresos Cuotas/Assessments	1,980,428.13	2,492,083.00	(511,654.87)	28,931,410.45	29,904,999.00	(973,588.55)	29,904,999.00	973,588.55
50201 - Rec. Cuotas/Rec. of Assesments	0.00	0.00	0.00	2,558,830.06	0.00	2,558,830.06	0.00	(2,558,830.06)
50202 - Cuotas por construc/Construction Fee	0.00	0.00	0.00	1,692,780.13	0.00	1,692,780.13	0.00	(1,692,780.13)
54300 - Multas/Fines	0.00	0.00	0.00	20,000.00	0.00	20,000.00	0.00	(20,000.00)
54500 - Intereses por Mora/Late Interest	75,897.60	0.00	75,897.60	1,559,451.05	0.00	1,559,451.05	0.00	(1,559,451.05)
59110 - Interes Bancario/Bank Interest	0.00	0.00	0.00	976.35	0.00	976.35	0.00	(976.35)
Total Ingresos/Income	2,056,325.73	2,492,083.00	(435,757.27)	34,763,448.04	29,904,999.00	4,858,449.04	29,904,999.00	(4,858,449.04)
Ingresos Otros/Other Income								
50211 - Venta de Brazaletes/Bracelets Sells	61,340.65	83,333.00	(21,992.35)	838,343.62	1,000,000.00	(161,656.38)	1,000,000.00	161,656.38
50212 - Venta de Pasaportes/Passports Sells	54,987.91	41,667.00	13,320.91	862,243.25	500,000.00	362,243.25	500,000.00	(362,243.25)
50215 - Renta de Oficina/Office Rent	66,352.00	60,320.00	6,032.00	506,924.00	723,840.00	(216,916.00)	723,840.00	216,916.00
58700 - Otros Ingresos/Other Income	500.00	0.00	500.00	108,789.40	0.00	108,789.40	0.00	(108,789.40)
Total Ingresos Otros/Other Income	183,180.56	185,320.00	(2,139.44)	2,316,300.27	2,223,840.00	92,460.27	2,223,840.00	(92,460.27)
Total Income	2,239,506.29	2,677,403.00	(437,896.71)	37,079,748.31	32,128,839.00	4,950,909.31	32,128,839.00	(4,950,909.31)
<u>Expense</u>								
Sueldos Personal/Salaries Personnel								
61101 - Personal Mantenimiento/Payroll Maint	694,505.27	338,190.00	356,315.27	4,321,680.39	4,058,282.00	263,398.39	4,058,282.00	(263,398.39)
61105 - Personal Areas Publicas/Payroll Comr	256,307.78	205,195.00	51,112.78	2,121,048.36	2,462,341.00	(341,292.64)	2,462,341.00	341,292.64
61109 - Personal Administration/Payroll Admor	390,609.80	265,244.00	125,365.80	3,236,699.80	3,182,929.00	53,770.80	3,182,929.00	(53,770.80)
61410 - Impuestos Nomina/Payroll Taxes	114,741.08	308,806.00	(194,064.92)	3,301,419.62	3,705,675.00	(404,255.38)	3,705,675.00	404,255.38
62200 - Honorarios Administrativos/Mgmt Fees	232,000.00	232,000.00	0.00	2,784,000.00	2,784,000.00	0.00	2,784,000.00	0.00
Total Sueldos Personal/Salaries Personnel	1,688,163.93	1,349,435.00	338,728.93	15,764,848.17	16,193,227.00	(428,378.83)	16,193,227.00	428,378.83
Op. y Mantenimiento/Op and Maintenanaced								
61451 - CROC/Workers Union	42,237.36	36,000.00	6,237.36	517,712.24	432,000.00	85,712.24	432,000.00	(85,712.24)
64430 - Señalizacion Calles y Av./ Streets sing	0.00	3,750.00	(3,750.00)	37,268.16	45,000.00	(7,731.84)	45,000.00	7,731.84
64901 - Agua potable Campamento/Camping \	6,434.00	3,750.00	2,684.00	30,470.58	45,000.00	(14,529.42)	45,000.00	14,529.42

Income Statement Report

Puerto Aventuras (MXP)

Consolidated

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Op. y Mantenimiento/Op and Maintened								
70200 - Mantenimiento General/Gen Mtnc	222,480.00	41,667.00	180,813.00	1,219,501.85	500,000.00	719,501.85	500,000.00	(719,501.85)
75100 - Seguridad-Contrato/Security-Contract	880,173.85	716,667.00	163,506.85	9,959,600.66	8,600,000.00	1,359,600.66	8,600,000.00	(1,359,600.66)
75110 - Otros gastos seguridad/Security Other	0.00	0.00	0.00	4,120.00	0.00	4,120.00	0.00	(4,120.00)
75120 - Mtto. Plumas/Vehicle barrier	18,560.00	8,333.00	10,227.00	151,708.28	100,000.00	51,708.28	100,000.00	(51,708.28)
75150 - Caseta de Seguridad/Security Access	0.00	11,000.00	(11,000.00)	25,457.97	132,000.00	(106,542.03)	132,000.00	106,542.03
75200 - Camaras/Investments Cameras	11,531.15	0.00	11,531.15	494,636.96	0.00	494,636.96	0.00	(494,636.96)
75250 - Equipo de Mtto/Maintenance Equipme	0.00	8,333.00	(8,333.00)	52,695.25	100,000.00	(47,304.75)	100,000.00	47,304.75
76400 - Jard-Fertilizante/Landscape Fertilizer	0.00	0.00	0.00	3,978.15	0.00	3,978.15	0.00	(3,978.15)
77400 - Jard-Suministros/Landscape-Supplies	0.00	8,333.00	(8,333.00)	24,352.96	100,000.00	(75,647.04)	100,000.00	75,647.04
78115 - Camiones Ars Publicas/Public Areas T	0.00	0.00	0.00	16,240.00	0.00	16,240.00	0.00	(16,240.00)
78120 - Mtto. Camiones/Truck Maintenance	7,223.70	12,500.00	(5,276.30)	57,200.07	150,000.00	(92,799.93)	150,000.00	92,799.93
79100 - Suministros Generales/Supplies	110,371.63	37,500.00	72,871.63	304,745.14	450,000.00	(145,254.86)	450,000.00	145,254.86
79120 - Suministros Construccion/Constructio	4,729.42	20,833.00	(16,103.58)	40,883.06	250,000.00	(209,116.94)	250,000.00	209,116.94
81600 - Fumigacion/Pest Control	0.00	8,333.00	(8,333.00)	0.00	100,000.00	(100,000.00)	100,000.00	100,000.00
84300 - Iluminación-Reparación/Lighting-Repæ	0.00	20,833.00	(20,833.00)	141,842.30	250,000.00	(108,157.70)	250,000.00	108,157.70
91120 - Calles-Limpieza/Street-Cleaning	256.00	4,167.00	(3,911.00)	208,115.66	50,000.00	158,115.66	50,000.00	(158,115.66)
91130 - Calles-Pavimentacion/Streets-Pavmt M	0.00	20,833.00	(20,833.00)	83,477.50	250,000.00	(166,522.50)	250,000.00	166,522.50
92110 - Electricidad-Electricity	20,733.01	20,833.00	(99.99)	507,724.44	250,000.00	257,724.44	250,000.00	(257,724.44)
92520 - Combustibles/Gasoline	8,917.28	41,667.00	(32,749.72)	655,941.20	500,000.00	155,941.20	500,000.00	(155,941.20)
94000 - Rec. Basura Municipal/Waste Service	0.00	1,667.00	(1,667.00)	12,205.70	20,000.00	(7,794.30)	20,000.00	7,794.30
Total Op. y Mantenimiento/Op and Maintena	1,333,647.40	1,026,999.00	306,648.40	14,549,878.13	12,324,000.00	2,225,878.13	12,324,000.00	(2,225,878.13)
Administracion/Administrative Expenses								
61415 - IVA y IETU Pagado/Sales tax paid	0.00	0.00	0.00	76,211.00	0.00	76,211.00	0.00	(76,211.00)
61450 - Uniformes/Uniforms	53,337.96	12,500.00	40,837.96	336,394.80	150,000.00	186,394.80	150,000.00	(186,394.80)
64130 - Comisiones Bancarias/Bank Fees	19,656.04	24,229.00	(4,572.96)	276,641.93	290,747.00	(14,105.07)	290,747.00	14,105.07
64420 - Correo/Postage	0.00	1,252.00	(1,252.00)	7,066.53	15,025.00	(7,958.47)	15,025.00	7,958.47
64425 - Brazaletes/Bracelets	0.00	33,333.00	(33,333.00)	125,280.00	400,000.00	(274,720.00)	400,000.00	274,720.00
64426 - Tarjetas Inteligentes/Smart Cards	123,842.01	25,000.00	98,842.01	378,894.79	300,000.00	78,894.79	300,000.00	(78,894.79)
64510 - Suministros de Oficina/Office Supplies	56,312.03	8,333.00	47,979.03	167,569.01	100,000.00	67,569.01	100,000.00	(67,569.01)

Income Statement Report

Puerto Aventuras (MXP)

Consolidated

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Administracion/Administrative Expenses								
64511 - Mtto. Eq oficina/Office Maintenance	221.00	12,500.00	(12,279.00)	43,750.93	150,000.00	(106,249.07)	150,000.00	106,249.07
64512 - Cuotas al Centro Comercial/Plaza ass	0.00	25,250.00	(25,250.00)	238,210.00	303,000.00	(64,790.00)	303,000.00	64,790.00
64515 - Suministros Computadora/Comp Supp	0.00	0.00	0.00	40,079.25	0.00	40,079.25	0.00	(40,079.25)
64720 - Tenencia Vehicular/Auto Licences	0.00	2,083.00	(2,083.00)	0.00	25,000.00	(25,000.00)	25,000.00	25,000.00
64730 - Seguro de auto/Vehicle Insurance	88.00	3,750.00	(3,662.00)	144,303.24	45,000.00	99,303.24	45,000.00	(99,303.24)
64750 - Programacion de software/Software S	0.00	6,900.00	(6,900.00)	390,714.57	82,800.00	307,914.57	82,800.00	(307,914.57)
64900 - Agua Potable/Drinking Water	2,729.00	2,200.00	529.00	24,896.48	26,400.00	(1,503.52)	26,400.00	1,503.52
65150 - Seguro Responsabilidad/Gen Liability	3,174.00	3,100.00	74.00	76,581.54	37,200.00	39,381.54	37,200.00	(39,381.54)
66300 - Honorarios Contables/Accounting Fee	11,600.00	11,667.00	(67.00)	139,662.00	140,000.00	(338.00)	140,000.00	338.00
66350 - Auditoria Anual/Annual Audit	79,808.00	14,500.00	65,308.00	325,960.00	174,000.00	151,960.00	174,000.00	(151,960.00)
66500 - Honorarios Legales/Legal Fees	5,386.33	8,333.00	(2,946.67)	83,112.55	100,000.00	(16,887.45)	100,000.00	16,887.45
67110 - Gastos de Asamblea/Annual Assembly	0.00	4,167.00	(4,167.00)	91,582.13	50,000.00	41,582.13	50,000.00	(41,582.13)
69400 - Impuesto Prediales/Property Tax	0.00	2,750.00	(2,750.00)	29,838.00	33,000.00	(3,162.00)	33,000.00	3,162.00
78105 - Limpieza de oficina/Cleaning of the ofi	2,527.97	1,417.00	1,110.97	8,352.51	17,000.00	(8,647.49)	17,000.00	8,647.49
78112 - Cuotas Plaza Comercial/Dues Mall an	0.00	0.00	0.00	87,053.00	0.00	87,053.00	0.00	(87,053.00)
92115 - Electricidad Casa Mto/Maintenance El	42,040.00	13,333.00	28,707.00	165,098.00	160,000.00	5,098.00	160,000.00	(5,098.00)
93100 - Telefono/Telephone	9,832.00	3,753.00	6,079.00	61,321.13	45,039.00	16,282.13	45,039.00	(16,282.13)
94100 - Mtto.Palapas / Palapas Maintenance	0.00	3,750.00	(3,750.00)	0.00	45,000.00	(45,000.00)	45,000.00	45,000.00
Total Administracion/Administrative Expenses	410,554.34	224,100.00	186,454.34	3,318,573.39	2,689,211.00	629,362.39	2,689,211.00	(629,362.39)
Utilidades/Utilities								
94130 - Agua/Water	0.00	0.00	0.00	4,299.84	0.00	4,299.84	0.00	(4,299.84)
Total Utilidades/Utilities	0.00	0.00	0.00	4,299.84	0.00	4,299.84	0.00	(4,299.84)
Depreciacion/Depreciation Expense								
92050 - Depreciacion de Act./Fix Asset Deprec	102,196.00	75,000.00	27,196.00	1,226,352.00	900,000.00	326,352.00	900,000.00	(326,352.00)
Total Depreciacion/Depreciation Expense	102,196.00	75,000.00	27,196.00	1,226,352.00	900,000.00	326,352.00	900,000.00	(326,352.00)

Income Statement Report Puerto Aventuras (MXP) Consolidated

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Gasto No Deducible/Non-Deductible Exp.								
96130 - No Recibo/No Receipt	0.00	16,667.00	(16,667.00)	39,170.31	200,000.00	(160,829.69)	200,000.00	160,829.69
Total Gasto No Deducible/Non-Deductible E	0.00	16,667.00	(16,667.00)	39,170.31	200,000.00	(160,829.69)	200,000.00	160,829.69
La Reservea Transiere/Reserve Transfers								
98200 - Pago Fideicomiso/Loan Repayment	0.00	0.00	0.00	2,585,386.42	0.00	2,585,386.42	0.00	(2,585,386.42)
98210 - Mantenimiento Caminos/Road Mainteni	0.00	0.00	0.00	4,116,689.32	0.00	4,116,689.32	0.00	(4,116,689.32)
Total La Reservea Transiere/Reserve Transi	0.00	0.00	0.00	6,702,075.74	0.00	6,702,075.74	0.00	(6,702,075.74)
Total Expense	3,534,561.67	2,692,201.00	842,360.67	41,605,197.58	32,306,438.00	9,298,759.58	32,306,438.00	(9,298,759.58)
Net Income / (Loss)	(1,295,055.38)	(14,798.00)	(1,280,257.38)	(4,525,449.27)	(177,599.00)	(4,347,850.27)	(177,599.00)	4,347,850.27



ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

General Manager's Report 2024

The Residents' Association team worked diligently throughout 2024. Thanks to the efforts of each and every one of us who work for this community, we managed to maintain order and cleanliness within the subdivision.

We are aware that there is much to be done, and therefore we reiterate our commitment to continue fulfilling our assigned tasks with dedication.

From the General Management office, we opened our doors from day one to receive firsthand suggestions, complaints, reports, and requests from community members.

With the help of some community members, we were able to overcome the impact of Hurricane Beryl. It took much longer than the community expected, and this presented us with a double challenge: on the one hand, solving the garbage accumulation problems and, on the other, demonstrating to those who placed their trust in us that we could positively address this challenge.

It took us two months, and after removing more than 1,000 tons of trash left by Beryl, we were able to resume a steady and consistent pace of work.

Maintenance

The maintenance team, led by Engineer Luis F. Duque, worked throughout the year performing preventative maintenance tasks such as:

- Cleaning of absorption wells
- Cleaning of storm drains and culverts
- Preventive and high pruning
- Application of materials to prevent mosquito proliferation in bodies of water
- Thermal misting fumigation for vector control
- Installation of speed bumps
- Repair of walkways
- Replacement of manhole covers
- Rehabilitation of absorption wells

As part of the routine activities carried out by Engineer Duque's staff, we have:

- Sweeping of the 13.4 kilometers of roads and their walkways
- Emergency irrigation of vegetation in the planters in common areas
- Replacement of luminaires for the electric lighting system
- Replacement of electrical wiring
- Maintenance of road signage

The maintenance staff is always willing to assist with tasks that, while not necessarily In addition to their daily activities, they also supported the assembly and disassembly of furniture, decorations, and electrical wiring for the social events organized by community members.

Asociación de Colonos, Propietarios y Fideicomisarios de Puerto aventuras, A.C.



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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

However, the most impactful project our colleagues embarked on was the civil works necessary for the installation of the video surveillance camera system poles. To date, we have 90% of the system installed and operational, and we are confident we will be able to complete 100% of it within the next 30 days.

It is worth noting that these works, which in some locations required excavation, laying lines, and construction of manholes, for which dozens of man-hours and various materials were invested, were all carried out without disrupting the routine of community members or neglecting their daily needs.

Administration

In the main office, we have the invaluable assistance of our newly appointed Administrative Manager, Mr. Carlos Quiñones, who, true to his well-known dedication to his duties, does not hesitate to shoulder the tasks related to the administrative management of the Colonos office, providing the following services:

- Preparation and sending of quarterly account statements
 - Receiving installment payments
 - Invoicing
 - Making transfers and payments
 - Petty cash management
 - Database updates (owner changes, key updates, installment updates, etc.)
 - Bank reconciliations
 - Physical filing
 - Biweekly payroll management
 - Employee registration and termination (contracts, registration in the Food Stamp system, termination management)
 - Savings fund management
- Attention to residents and the general public

In October 2024, the board of directors decided to implement the ERP known as ODOO for the comprehensive management of the Residents' Association. Mr. Quiñones has taken a leading role in implementing this administration and operation system, overseeing the implementation of the accounting and administrative aspects of this system and the creation of the necessary databases for its optimal operation. He also coordinated the accounting department with the external firm, RFS Consultoría Empresariales, which was hired to create the chart of accounts and activate the accounting module in ODOO.

Homeowners Service Office

The board of directors' mission is to provide the Residents' Association with the best team possible. Therefore, it was decided to add Lic. Cecilia García to the team. She was tasked with improving customer service to property owners, residents, and the general public. She immediately embraced the project and got to work. Below, I share some of the actions she has carried out during her tenure at the helm of this office:

- Access Management: Approximately 5,000 access cards have been processed, facilitating mobility and security within the community.
- Process Optimization in Odoo: The implementation of the Odoo system has significantly reduced wait times. Although the stipulated response time is 72 hours, tickets are currently resolved within an average of 24 hours.
- Bike Path Project: Since November 2024, development has begun on the bike path project, which will improve mobility and encourage the use of sustainable transportation.

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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

- New Colonos.org Website: Work has begun on updating and improving the website, with the goal of offering a more functional and intuitive platform.
- Passport and Access Card Applications: A new process has been developed for applying for passports for owners and residents, as well as for obtaining access cards.
- Communications Plan: A new communications plan has been implemented to strengthen relations with the community and ensure greater dissemination of relevant information.
- Extended customer service hours.

Under Ms. García's leadership, the customer service office has become more than just a processing office; it is now a true center for addressing and managing solutions to the concerns of our Colonos and residents.

Likewise, Ms. García has taken on the management and organization of events of interest to the community, as well as communication campaigns and the maintenance of communications in the various media outlets used by the Association to keep its members fully informed.

Construction Supervision.

In order to properly collect the maintenance fees that support the operation of the Residents' Association, it is necessary to clearly understand the number of keys being built in each of the projects under development and those already completed. To this end, the management of Architect Jacinto Concepción has been essential. Below, I share information on key recovery:

- During 2024, 14 new construction closings were carried out, adding 166 keys to our inventory.
- During 2024, through the Key Recovery Campaign, 16 inspections were carried out, recovering 103.5 keys.

Another task on which Architect Concepción has worked with enormous commitment is the cleansing of the records of security deposits for construction projects started between 2019 and 2023. This review and cleansing of records included both Associations, PA Covenant and Colonos. We will now begin the process of notifying property owners who are holding their deposits so that those who are able to claim them can do so, and those who have violated the building regulations will be notified of the deposit retention.

Construction activity in the subdivision reached a peak of 59 projects being built simultaneously, and we are confident that this activity will continue into 2025.

Additionally, Architect Concepción is collaborating with the technical committee on:

- Updating the Building Regulations to ensure the architectural identity of Puerto Aventuras.
- We are working in collaboration with the Puerto Aventuras Trust Technical Committee to identify irregular projects and properties that violate internal guidelines for their proper assessment.

Security

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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

After a turbulent and problematic first half of the year from a security perspective within the subdivision, thanks to the invaluable work of the Security Committee, we were able to hire Mr. Roberto Ramírez as the manager of the security department. Upon his arrival at the development, he began implementing improvements to the department's operations, developing a work plan, and, as part of the deliverables in that work plan,

- He conducted and presented the Risk and Threat Analysis (RAA).
- He launched the Information, Action, and Reaction Center (CIAR) and established its operations center.
- He projected human resource needs for the CIAR, preparing annualized costing.
- In conjunction with the maintenance department and external contractors, implemented the first stage of the CCTV system
- Established patrol protocols for crime prevention
- Conducted criminal investigations, solving four of them with the support of the video surveillance system.
- Implemented speed control operations, using the first radar installed on the main road.
- The reduction in crime rates in the second half of the year compared to the first half of the year was significant. During the first half of 2024, we had nine robberies in the community, compared to four in the second half of the year.
- During 2024, we had five incidents requiring the assistance of the fire department to control LP gas leaks. Therefore, we urge you to verify the condition of the stationary tanks, pipes, pressure regulators, connectors, and other components of the gas system on your properties.

Unfortunately, Mr. Ramírez had to make a decision motivated solely by personal reasons and resigned from the position of Security Manager on the last day of January 2025. We are currently searching for a replacement.

Respectfully,
Mr. Arturo Cano R.
General Manager

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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Plan de Trabajo 2025

Dear community members,

Below we present the work plan with which we seek to improve the quality of services and, more importantly, safety in our community.

- Our main goal is to complete the implementation of the ODOO system by July 2025 so that all departments comprising the Association's administrative and operational functions operate within this system. We can consolidate information, reports, monitoring, projects, accounting, billing, administration, and owner support into a single system, rather than three or four as was the case in the past.

- In the security department, we are in the process of hiring a replacement for Mr. Ramírez to follow up on the progress he has made during his tenure with this Association.

- "Good People - Good Puerto" Campaign: We will continue promoting this campaign throughout 2025, reinforcing the importance of good coexistence and respect among community members.

- Communication Strategy: Currently, the Residents' Association has five communication channels: WhatsApp, email, the Residentia App, Facebook, and the website.

New sections on the website will continue to be developed, where important announcements, community news, and content generated by the team will be posted.

The new Residents' Association website allows users to communicate more efficiently with each area of the Association, according to their needs.

- 2025 Events: Various events will be organized in collaboration with the Trust and other community members. These events will focus on fostering integration through social, cultural, environmental awareness, and educational training activities.

- Awareness Campaigns: Throughout the year, periodic campaigns will be carried out on recycling, fumigation, local wildlife, roads, and other topics of community interest.

- The main objective for this year is to complete the implementation of the new Odoos system. This system is currently operating for generating support tickets, card processing, applications, etc. Therefore, upon completion of implementation, the control systems and services offered by the Association will be centralized in one place.

- We will begin repairing the roads, focusing on the areas requiring urgent attention. Once we determine the best course of action, we will inform you through official channels so that you can support us while respecting the areas of work we will develop throughout the year.

With the approval of the operating budget as presented at this meeting, we will be able to carry out the work program that, in addition to the daily operations of our team, includes the increase in staff in areas of high relevance to the well-being of the community, as well as the acquisition of equipment and necessary repairs to existing facilities:

- Hiring of personnel for monitoring the video surveillance system (4)
Cost of \$1,300,000 pesos annually

- Hiring of additional personnel for public areas to service Plano 4 and Central Park (4)
Cost of \$680,000.00 pesos annually

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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

- Hiring of additional personnel for the maintenance area to service Plano 4 and Central Park (3)
Cost of \$500,000.00 pesos annually
- Start of Work on the Bike Path: The painting and signage of the bike path is scheduled to begin during the first part of the year.
Cost of \$185,000.00 pesos
- Reactivation of the security team's body cameras
Cost of \$45,000.00 pesos
- Rehabilitation of the pickleball courts in Central Park
Cost of \$50,000.00 pesos per court
- Rehabilitation of the children's playground in Central Park
Cost of \$230,000.00 pesos for the replacement of broken parts and reinforcement of the existing structure
- Rehabilitation of the Skate Park, painting, cleaning the area, and pruning
Cost of \$25,000.00 pesos
- Acquisition of a private radio communication system
Cost of \$270,000.00 pesos for 30 two-channel radios (security and maintenance)
- Completion of the installation of the missing cameras
Cost of \$60,500.00 for a total of \$1,000.00 pesos 11 poles (5,500.00 pesos per pole)
- Review of the hurricane season response program
- Installation of parking restrictions in the X-cacel bay area
- Installation of speed bumps in Akumal, in front of the townhouses
Costs of \$27,000.00 pesos for two speed bumps.
- Forest waste management and composting in the Akumal septic tank
- Sargassum removal program and final disposal in the Akumal septic tank
- Fumigation program with organic products
Approximate monthly cost of \$111,000.00 pesos
- Maintenance of the entrance building, rehabilitation of plumbing and sanitary installations, and exterior painting.
Cost: \$150,000.00 pesos.
- Rehabilitation of the water pond at the access to Plano 4
Cost: \$36,000.00 pesos, purchase and installation of pumping equipment for filling and maintaining the water surface.
- Acquisition of 120-liter plastic garbage containers for use in public areas and the beach
Cost: \$45,000.00 pesos

The total investment required to carry out the projects included in the work program amounts to \$4,203,000 pesos.

Respectfully,
Arturo Cano
General Manager

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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Comparativo de Presupuestos y Presupuesto Propuesto para el 2025

Ingresos/Income

Account Name	2023	Budget 2024	2024	Budget 2025
Ingresos Cuotas/Assessments	\$23,531,157	\$29,904,999	\$28,931,410	\$31,976,471
Rec. Cuotas/Rec. of Assesments	\$6,672,175	\$0	\$2,558,830	\$3,138,148
Cuotas por construc/Construction Fees	\$4,912,475	\$0	\$1,692,780	\$1,931,125
Discount 10% Prepaid	(\$379,806)	\$0	0	\$0
Multas/Fines	\$828,003	\$0	\$20,000	\$0
Intereses por Mora/Late Interest	\$33,580	\$0	\$1,559,451	\$0
Interes Bancario/Bank Interest	\$93,267	\$0	\$976	\$0
Total Ingresos Recurrentes	\$35,690,852	\$29,904,999	\$34,763,447	\$37,045,744
Venta de Brazaletes/Bracelets Sells	\$1,022,463	\$1,000,000	\$838,344	\$1,000,000
Venta de Pasaportes/Passports Sells	\$588,940	\$500,000	\$862,243	\$950,000
Renta de Oficina/Office Rent	\$302,984	\$723,840	\$506,924	\$750,000
Dep. Garantía Retenidos / Retained Deposits	\$837,922		\$11,588	\$0
Otros Ingresos / Other Income			\$97,201	\$0
Total Ingresos Extraordinarios	\$2,752,309	\$2,223,840	\$2,316,300	\$2,700,000
Total Ingresos	\$38,443,161	\$32,128,839	\$37,079,747	\$39,745,744

Gastos/Expenses

Gastos de Nomina/HR Payroll Exp.

Sueldos de Administracion/Admin. Payroll

Account Name	2023	Budget 2024	2024	Budget 2025
* Contrato Associa/Associa Admin Contract	\$0	\$2,784,000	\$2,784,000	\$232,000
* Personal De Administracion/Admin Payroll	\$3,114,212	\$3,182,929	\$3,236,700	\$0
Gerente General (AC)/General Manager (AC)	\$0	\$0	\$0	\$1,951,691
Gerente Seguridad (RC)/Security Manager (RC)	\$0	\$0	\$0	\$1,260,565
Gerente Administrativo (CQ)/Admin. Manager (CQ)	\$0	\$0	\$0	\$877,076
Gerente Servicios Comm. (CG)/Comm. Servs. Mgr. (CG)	\$0	\$0	\$0	\$871,687
Gerente Areas Comunes (LD)/Ops. Manager	\$0	\$0	\$0	\$831,421
Auxiliar Admin (___)/Admin. Assistant (2)	\$0	\$0	\$0	\$701,653
Inspector de Obras (JC)/Building Inspector (JC)	\$0	\$0	\$0	\$380,500
Auxiliar Admin (___)/Admin. Assistant (___)	\$0	\$0	\$0	\$350,563
Mensajero/Office Boy (RG)	\$0	\$0	\$0	\$278,539
Contador (AC)/Accountant (AC)	\$0	\$0	\$0	\$0
Total Sueldos Admin/Total Admin. Salary Cost	\$3,114,212	\$5,966,929	\$6,020,700	\$7,735,695

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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Sueldos Ops. y Maint./Salaries and Wages Ops. And Maint.

Account Name	2023	Budget 2024	2024	Budget 2025
* Mantenimiento/Maint. Payroll	\$2,189,805	\$2,462,341	\$4,321,679	\$0
* Personal de Areas Publicas/Common Areas Payroll	\$4,094,783	\$4,058,282	\$2,121,049	\$0
* Impuestos Nomina/Payroll Taxes	\$1,974,104	\$3,705,675	\$3,301,420	\$0
Auxiliares Areas Publicas (14)/Public Areas Personel (14)	\$0	\$0		\$4,522,646
Jardineros (14)/Landscapers (14)	\$0	\$0		\$2,838,656
Choferes (5)/Drivers (5)	\$0	\$0		\$1,953,444
Monitoristas (4)	\$0	\$0		\$1,110,428
Especialistas (4)/Officials (4)	\$0	\$0		\$1,042,115
Supervisor de Jardinera/Landscaping Supervisor	\$0	\$0		\$383,264
Supervisor de Limpieza/Common Areas Supervisor	\$0	\$0		\$381,722
Supervisor de Obras/Building Supervisor	\$0	\$0		\$0
Total Ops. y Maint./Total Ops. And Maint.	\$8,258,692	\$10,226,298	\$9,744,148	\$12,232,275
Total de Sueldos e Imptos./Total Salaries and Taxes	\$8,258,692	\$16,193,227	\$15,764,848	\$19,967,970

Otros Gastos Ops. y Maint.

Account Name	2023	Budget 2024	2024	Budget 2025
Contrato de Seguridad/Security Contract	\$8,592,846.87	\$8,600,000.00	\$9,959,600.16	\$11,365,000.00
Combustibles/Gas	\$535,730.21	\$500,000.00	\$655,940.56	\$660,000.00
Electricidad Areas Publicas/Electricity Public Areas	\$392,731.08	\$250,000.00	\$507,725.01	\$550,000.00
Recoleccion de Basura Forestal/Org. Waste Collec.	\$0.00	\$0.00	\$0.00	\$540,000.00
CROC/Workers Union	\$254,176.16	\$432,000.00	\$517,710.44	\$512,000.00
Mantenimiento General/General Maint.	\$821,696.24	\$500,000.00	\$1,219,501.01	\$500,000.00
Calles Limpieza/Streets Cleaning	\$259,339.40	\$50,000.00	\$208,116.00	\$350,000.00
Fumigacion/Pest Control	\$0.00	\$100,000.00	\$0.00	\$288,136.00
Iluminacion-Reparacion/Street Lights Repair	\$299,203.66	\$250,000.00	\$141,842.80	\$250,000.00
Mtto. Plumas/Gates Maint.	\$92,974.64	\$100,000.00	\$151,707.00	\$230,000.00
Cameras/Cameras	\$1,119,964.63	\$0.00	\$494,637.06	\$208,000.00
Mtto. Camiones/Truck Maint.	\$135,232.72	\$150,000.00	\$57,201.23	\$150,000.00
Calles-Pavimentacion-Streest Pavement	\$40,484.00	\$250,000.00	\$83,478.00	\$150,000.00
Suminstros Generales/General Supplies	\$561,147.80	\$450,000.00	\$304,745.21	\$120,000.00
Equipo de Mantenimiento/Maint Equip.	\$156,610.30	\$100,000.00	\$52,695.00	\$100,000.00
Jardineria Suministros/Landscape Supplies	\$76,897.29	\$100,000.00	\$24,353.00	\$100,000.00
Suministros de Construccion/Construction Supplies	\$128,476.28	\$250,000.00	\$40,882.22	\$60,000.00
Señalizacion de Calles/Street Signs	\$0.00	\$45,000.00	\$37,268.00	\$50,000.00
Caseta de Seguridad/Guard House	\$252,737.66	\$132,000.00	\$25,457.00	\$50,000.00
Agua potable Campamento/Maint. Bldg water	\$40,380.87	\$45,000.00	\$30,470.44	\$35,000.00
Rec. De Basura Municipal/City Waste Man. Service	\$217,795.03	\$20,000.00	\$12,205.55	\$20,000.00
Otros Gastos Seguridad/Security Other exp.	\$0.00	\$0.00	\$4,120.00	\$0.00
Jardineria Fertilizante/Landscape Fertilizer	\$0.00	\$0.00	\$3,978.00	\$0.00
Camiones Areas Publicas/Public Areas Vehicles	\$34,800.00	\$0.00	\$16,240.00	\$0.00

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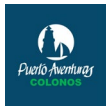


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Carr. Chetumal-Playa del Carmen, Km.269.5, Centro Comercial Marina, Edif. F, Local 14
Puerto Aventuras, Solidaridad, Q. Roo, México, C.P. 77733



ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Camiones de Basura/Waste Re. Trucks	\$60,000.00	\$0.00	\$0.00	\$0.00
Total de Gastos de Mantenimiento/Maint. Exp.	\$14,073,225	\$12,324,000	\$14,549,874	\$16,288,136

Otros Gastos Administrativos

Account Name	2023	Budget 2024	2024	Budget 2025
Uniformes/Uniforms	\$246,061.05	\$150,000.00	\$336,394.92	\$425,349.00
Brazaletes/Bracelets	\$712,637.73	\$400,000.00	\$125,280.00	\$400,000.00
Cuotas al Centro Comercial/Plaza ass	\$272,254.00	\$303,000.00	\$238,210.00	\$330,000.00
Honorarios Contables/Accounting Fee	\$198,360.00	\$140,000.00	\$139,662.00	\$300,066.00
Tarjetas Inteligentes/Smart Cards	\$235,357.15	\$300,000.00	\$378,894.76	\$300,000.00
Comisiones Bancarias/Bank Fees	\$282,033.63	\$290,747.38	\$276,642.33	\$290,000.00
Auditoria Anual/Annual Audit	\$190,240.00	\$174,000.00	\$325,960.00	\$212,000.00
Suministros de Oficina/Office Supplies	\$128,056.56	\$100,000.00	\$167,568.15	\$170,000.00
Seguro de auto/Vehicle Insurance	\$0.00	\$45,000.00	\$144,303.38	\$145,000.00
Electricidad Casa Mto/Maintenance Ele	\$153,385.78	\$160,000.00	\$165,098.00	\$110,000.00
Honorarios Legales/Legal Fees	\$58,816.74	\$100,000.00	\$83,112.33	\$100,000.00
Programacion de software/Software Se	\$82,560.10	\$82,800.00	\$390,714.00	\$85,000.00
Asamblea Anual/Annual Assembly	\$125,569.84	\$50,000.00	\$91,583.00	\$80,000.00
Mtto. Eq oficina/Office Maintenance	\$115,170.52	\$150,000.00	\$43,751.24	\$50,000.00
Telefono/Telephone	\$48,884.00	\$45,038.70	\$61,321.01	\$50,000.00
Seguro Responsabilidad/Gen Liability	\$121,901.39	\$37,200.00	\$76,581.54	\$36,000.00
Impuesto Prediales/Property Tax	\$29,156.00	\$33,000.00	\$29,838.00	\$33,000.00
Tenencia Vehicular/Auto Licences	\$3,477.00	\$25,000.00	\$0.00	\$25,000.00
Agua Oficina/Drinking Water	\$23,121.54	\$26,400.00	\$24,896.48	\$25,000.00
Envios y Paqueteria/Shipping and Delivery	\$17,081.46	\$15,025.01	\$7,067.00	\$9,500.00
IVA y IETU/Sales Taxes Paid	\$0.00	\$0.00	\$76,211.00	\$0.00
Publicidad/Advertising	\$53,113.46	\$0.00	\$0.00	\$0.00
Suministros de Equipo de Computo/Computer Maint	\$3,132.00	\$0.00	\$40,078.56	\$0.00
Limpieza de oficina/Cleaning of the offi	\$13,556.36	\$17,000.00	\$8,351.97	\$0.00
Mtto.Palapas / Palapas Maintenance	\$0.00	\$45,000.00	\$0.00	\$0.00
Abua/Water	\$0.00	\$0.00	\$4,300.20	\$0.00
Total Otros Gastos Admin.Total Admin Expenses	\$3,113,926	\$2,689,211	\$3,322,873	\$3,175,915
Total de Gastos	\$30,228,136	\$31,206,438	\$33,637,596	\$39,432,021
Depreciacion de Act./Fix Asset Depreciat	\$976,870	\$900,000	\$1,226,352	\$1,226,352
No Recibo/No Receipt	\$244,188	\$200,000	\$39,170	\$0
Pago Fideicomiso/Loan Repayment	\$6,672,171	\$0	\$2,585,387	\$0
Mantenimiento Caminos/Road Maintenance	\$4,912,472	\$0	\$4,116,689	\$0
Total de Reserva	\$11,584,644	\$0	\$6,702,076	\$0
Total de Gastos con Reserva	\$43,033,838	\$32,306,438	\$41,605,194	\$40,658,373
Resultado Neto (Incluyendo Reservas)	(\$4,589,676)	(\$177,599)	(\$4,525,446)	(\$912,629)

Asociación de Colonos, Propietarios y Fideicomisarios de Puerto aventuras, A.C.



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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Executive Summary Letter

Dear Homeowners,

We hope this letter finds you well. As we prepare for the upcoming annual assembly, the Board of Directors would like to share a summary of our achievements of 2024 and the key elements in the 2025 budget proposal to ensure transparency and encourage informed participation.

Community Dimensions

- The original master plan comprises approximately 1,059 lots, all of which have been converted into voting keys for representational purposes. We currently have registered 849 lots, which means that close to 210 lots have not been sold or they were consolidated into one.
- For voting purposes, the lots are converted into keys, giving us a total of 8,509 keys. A total increase of 3.3% versus the previous year.
- During 2024 we registered 5.2% increased residential keys to 6,651. We expect a net increase in quarterly income in \$250,000.
- Delinquencies is still an important issue to address where:
 - Short term delinquencies (up to 4 quarters) have a balance of 2.57 quarters which represent a total balance of 2.57m in additional income.
 - Long term delinquencies (over 4 qtr.) are 19.66 pending quarters on average. Even if the balance is high (14.1m), changing this behavior seems more complex.

2024: A Year of Strong Performance

2024 was a milestone year for our community, marked by solid financial results, structural improvements, and responsible management:

- A. We collected 28.9 million pesos in current year fees, reaching 97% of our annual goal, and representing 78% of our total income, a notable increase from 61% in 2023.
- B. We fully paid off the remaining balance of our 5.1 million pesos debt with the Fideicomiso, liberating our future cash flow to invest directly in community enhancements.
- C. We transferred all remaining funds from Covenant (5.98 million pesos) to the Colonos account, consolidating financial operations under one transparent structure.
- D. We expect to have the audited financial statements for Colonos by the date of the Assembly, reinforcing our commitment to accountability and fiscal discipline. While Covenant remains under development, we want to highlight that:
 - 99% of all expenses are currently registered under Colonos.
 - 100% of the fees paid into Covenant have been transferred to Colonos.

These efforts reflect the Board's ongoing priority to strengthen financial clarity, ensure responsible use of resources, and lay the groundwork for long-term improvements.

Asociación de Colonos, Propietarios y Fideicomisarios de Puerto aventuras, A.C.



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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Proposed Fee Adjustment for 2025

After a thorough evaluation of operational needs, inflation trends, and legal changes affecting service contracts, the Board is proposing a **10% increase in all maintenance and association fees** for the 2025 fiscal year. This adjustment is necessary to:

- Offset the **27% increase in payroll expenses**, mainly impacted by our enhancement in staffing focused on Security, Gardening and Public Areas.
- Absorb **rising expenses in security services**, organic waste disposal (a new mandated service), public lighting, and uniform costs for an expanded workforce.

Despite these increases, significant savings are being realized through the **exit of Associa**, resulting in a **92% reduction** of this expense during 2025.

Improved Reporting Structure for 2025

We recognize the importance of clear and accessible financial information. Therefore, starting in 2025, we will implement a **new, more intuitive reporting format**. This change aims to improve understanding for all homeowners, providing greater insight into how fees are allocated and managed.

We are confident that these updates will lead to more sustainable and transparent management of our community's resources.

Thank you for your continued support. We look forward to your participation in the upcoming assembly.

Warm regards,

Andrew James Devlyn
Treasurer
Colonos de Puerto Aventuras

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ASAMBLEA ORDINARIA, 29 DE MARZO DE 2025

Special Project 2025

The Board of Directors presents to you what, in its view, constitute special projects that, due to the magnitude of the investment, cannot be covered with ordinary maintenance fees. Therefore, we submit the following for your consideration in order to determine the extraordinary fee necessary to cover these additional costs:

Cultural Center:

We have divided the work and investment required for the restoration of this important community space into two large areas:

Demolition and construction of the palapa \$1,900,000.00 pesos

Construction and repairs work for the rehabilitation of the stage, bleachers, lighting, and restrooms \$1,450,000.00 pesos Total project cost \$3,350,000.00 pesos

Based on the projected quarterly income for fiscal year 2025, it is estimated that the extraordinary fee we are requesting approval in order to execute this special project is half a quarter per property, which would allow us to collect \$3,850,000.00 pesos

Respectfully
The Board of Directors

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