



|  |
|--|
| CONDOMINIO PLAZA MARINA                          |
| ESTADO DE POSICION FINANCIERA ENERO 31, 2006     |
| STATEMENT OF FINANCIAL POSITION JANUARY 31, 2006 |

|                                    | 2 0 0 6        |        |
|------------------------------------|----------------|--------|
| ACTIVO/ASSETS                      | \$\$\$         | %      |
| DISPONIBLE/AVAILABLE               | \$1,721,516.19 | 17.80  |
| FONDO FIJO DE CAJA/PETTY CASH      | 2,950.00       | 0.03   |
| VALORES/VALES DESPENSA             | 50.00          | 0.00   |
| BANCOS/BANK                        | 1,718,516.19   | 17.77  |
| CIRCULANTE/CURRENT                 | \$7,949,178.60 | 82.20  |
| SECTOR COMERCIAL/COMMERCIAL SPACES | 6,924,692.03   | 71.60  |
| SECTOR OFICINAS/OFFICE             | 330,025.55     | 3.41   |
| SECTOR HABITACIONAL/HOMEOWNERS     | 694,461.02     | 7.18   |
| TOTAL ACTIVO/TOTAL ASSETS          | \$9,670,694.79 | 100.00 |
| PASIVO/LIABILITIES                 |                |        |
| A CORTO PLAZO/SHORT TERM           | \$316,516.10   | 3.27   |
| IMPUESTOS POR PAGAR/TAXES          | 24,340.34      | 0.25   |
| PROVEEDORES/SUPPLIERS              | 31,283.83      | 0.32   |
| GASTOS ACUMULADOS POR PAGAR        | 192,495.50     | 1.99   |
| ACREEDORES DIVS/SUNDRY CREDITORS   | 68,396.43      | 0.71   |
| PATRIMONIO/PATRIMONY               | \$9,354,178.69 | 96.73  |
| CUOTAS DE MANTTO POR COBRAR        | 7,379,403.23   | 76.31  |
| CUOTAS EXTRAORDINARIAS POR COBRAR  | 569,485.29     | 5.89   |
| CUOTAS EXTRAOR. ALBERCA POR COBRAR | 8,725.69       | 0.09   |
| RESULTADO EJERCICIOS ANTERIORES    | 230,792.33     | 2.39   |
| RESERVA IMSS/ IMSS RESERVE         | 978,149.36     | 10.11  |
| EXCEDENTE O (DEFICIT)              | 187,622.79     | 1.94   |
| LIABILITIES&PATRIMONY              | \$9,670,694.79 | 100.00 |





CONDOMINIO PLAZA MARINA  
 ESTADO DE INGRESOS Y EGRESOS DE ENERO 01 A ENERO 31, 2006  
 STATEMENT INCOMES&EXPENSES JANUARY 01 TO JANUARY 31, 2006

| CONCEPTOS/CONCEPTS                | ACTUAL       |        |
|-----------------------------------|--------------|--------|
|                                   | \$\$\$       | %      |
| INGRESOS/INCOME                   | \$872,058.70 | 100.00 |
| CUOTA MANTTO/MAINT FEE HOMEOWNERS | 954,690.50   | 109.48 |
| DESCUENTOS S/CUOTAS/DISCOUNT FEE  | (53,369.78)  | (6.12) |
| DESCUENTOS S/CUOTAS/CONVENIOS     | (41,374.68)  | (4.74) |
| CUOTA MORATORIA/PENALTIES FEE     | 12,112.66    | 1.39   |
| PROD FINANCIEROS/BANK INTEREST    | 0.00         | 0.00   |
| TOTAL INGRESOS/TOTAL INCOME       | \$872,058.70 | 100.00 |
| EGRESOS/EXPENSES                  |              |        |
| NOMINA/PAYROLL EXPENSES           | 268,089.24   | 30.74  |
| IMPUESTOS SALARIOS/PAYROLL TAXES  | 60,844.30    | 6.98   |
| BENEFICIOS SOCIALES/BENEFITS      | 56,603.07    | 6.49   |
| HONORARIOS PROF/PROF FEE          | 5,876.29     | 0.67   |
| INDIRECTOS/UTILITIES              | 159,318.58   | 18.27  |
| EQUIPO DE TRANSPORTE              | 3,076.58     | 0.35   |
| MANTTO/MAINTENANCE                | 95,153.13    | 10.91  |
| ADMINISTRACION/ADMINISTRATION     | 35,474.72    | 4.07   |
| TOTAL GASTOS OPERACIÓN            | \$684,435.91 | 78.49  |
| EXCEDENTE O (DEFICIT)             | \$187,622.79 | 21.51  |





|  |              |                |
|--|--------------|----------------|
| CONDOMINIO PLAZA MARINA                  |              |                |
| CAJA&BANCOS&INVERSIONES A ENERO 31, 2006 |              |                |
| CASH&BANK&INVESTMENT JANUARY 31, 2006    |              | PAGE # 3       |
| FONDO FIJO/PETTY CASH                    |              | \$2,950.00     |
| CAJA GENERAL                             | \$2,500.00   |                |
| CAJA CHICA GUADALAJARA                   | 250.00       |                |
| CAJA CHICA MEXICO                        | 200.00       |                |
| VALORES/VALES DESPENSA                   |              | \$50.00        |
| BANCOS&INVERSIONES/BANK                  |              | \$1,718,516.19 |
| INVERLAT SA 3940-3                       | \$249,023.30 |                |
| BANAMEX 1321-6                           | 23,988.89    |                |
| BILBAO VIZCAYA 182461560                 | 47,054.13    |                |
| BANAMEX 2046 FONDO AHORRO                | 8,303.46     |                |
| LLOYD 50994-3                            | 1,382,517.15 |                |
| LLOYD 5099-5                             | 7,629.26     |                |
| BALANCE JANUARY 31, 2006                 |              | \$1,721,516.19 |





# CONDOMINIOS SERVICIOS INTEGRALES

|  |
|--|
| CONDOMINIO PLAZA MARINA                    |
| FLUJO DE CAJA DE ENERO 01 A ENERO 31, 2006 |
| CASH FLOW JANUARY 01 TO JANUARY 31, 2006   |

PAGE # 3.I.1.

| CONCEPTOS/CONCEPTS                      | ACTUAL<br>\$\$\$    |
|---|---------------------|
| <b>INGRESOS/INCOME</b>                  | <b>\$872,713.48</b> |
| CUOTA MANTTO/MAINT FEE HOMEOWNERS       | 955,345.28          |
| DESCUENTOS S/CUOTAS/DISCOUNT FEE        | (53,369.78)         |
| DESCUENTOS S/CUOTAS/CONVENIOS           | (41,374.68)         |
| CUOTA MORATORIA/PENALTIES FEE           | 12,112.66           |
| <b>TOTAL INGRESOS/TOTAL INCOME</b>      | <b>\$872,713.48</b> |
| <b>EGRESOS/EXPENSES</b>                 |                     |
| <b>NOMINA/PAYROLL EXPENSES</b>          | <b>\$268,089.24</b> |
| SUELDOS Y SALARIOS/PAYROLL              | 206,185.00          |
| TIEMPO EXTRA/OVER TIME                  | 16,061.00           |
| DIAS FESTIVOS/HOLIDAYS                  | 4,400.24            |
| PRIMA DOMINICAL/SUNDAY PREMIUM          | 2,857.00            |
| COMPENSACION/COMPENSATION               | 31,084.00           |
| VACACIONES/VACATIONS                    | 5,486.00            |
| PRIMA VAC/VACATION PREMIUM              | 1,777.00            |
| AGUINALDO/CHRISTMAS PAY                 | 239.00              |
| <b>IMPUESTOS SALARIOS/PAYROLL TAXES</b> | <b>\$105,662.64</b> |
| 2% NOMINA/2% STATE TAX                  | 7,908.00            |
| 5% INFONAVIT/5% HOUSING FUND&RET INF.   | 26,466.15           |
| CONVENIO INFONAVIT                      | 5,653.30            |
| IMSS/SOCIAL SECURITY                    | 25,865.16           |
| RCV/RETIREMENT FUND                     | 33,014.23           |
| ISPT/ISR/IVA/CREDITO SALARIO            | 6,755.80            |
| <b>BENEFICIOS SOCIALES/BENEFITS</b>     | <b>\$338,697.48</b> |
| VALES DE DESPENSA/FOOD COUPONS          | 24,220.00           |
| FONDO DE AHORRO/                        | 298,958.05          |
| PREMIO DE ASISTENCIA                    | 5,700.00            |
| BONO DE PUNTUALIDAD                     | 5,850.00            |
| CAPACITACION/TRAINING                   | 58.86               |
| AGUA POTABLE/WATER PURIFIED             | 1,728.91            |
| MEDICAMENTOS/FIRSR AID                  | 58.86               |
| POSADA NAVIDEÑA                         | 1,093.60            |
| CUOTA SINDICALES                        | 1,029.20            |





# CONDOMINIOS SERVICIOS INTEGRALES

|  |                        |
|--|------------------------|
| CONDOMINIO PLAZA MARINA                    | PAGE # 3.I.2           |
| FLUJO DE CAJA DE ENERO 01 A ENERO 31, 2006 |                        |
| CASH FLOW JANUARY 01 TO JANUARY 31, 2006   |                        |
| <b>CONCEPTOS/CONCEPTS</b>                  | <b>ACTUAL</b>          |
|  | <b>\$\$\$</b>          |
| <b>HONORARIOS PROF/PROF FEE</b>            | <b>\$1,553.65</b>      |
| ABOGADOS/LAWYERS                           | 1,553.65               |
| <b>INDIRECTOS/UTILITIES</b>                | <b>\$108,454.54</b>    |
| AGUA/SEAPAL WATER                          | (2,168.10)             |
| ELECTRICIDAD/ELECTRICITY                   | 92,492.00              |
| GAS/GAS                                    | 12,613.64              |
| TELEFONO/TELEPHONE                         | 5,517.00               |
| <b>EQUIPO DE TRANSPORTE</b>                | <b>\$4,389.08</b>      |
| COMB&LUBRICANTES                           | 4,389.08               |
| <b>MANTTO/MAINTENANCE</b>                  | <b>\$97,696.22</b>     |
| EQ MEC&ELEC/MECHAN&ELECTR EQ               | 16,801.59              |
| ALBERCA/POOL SUPPLIES                      | 2,489.98               |
| JARDINERIA/GARDEN                          | 1,005.00               |
| CERRAJERIA/GATE&ROOM                       | 632.50                 |
| PINTURA/PAINT                              | 29,695.93              |
| SUM LIMPIEZA/CLEAN SUPPLIES                | 12,283.77              |
| ALBAÑILERIA/MASON                          | 2,336.74               |
| SEÑALIZACION/SIGNS                         | 4,887.50               |
| EQ AIRE ACONDICIONADO/REFRIGERACION        | 10,235.00              |
| PLOMERIA&HIDRA/PLUMBING&BOMAS              | 4,428.51               |
| FUMIGACION/FUMIGATION                      | 2,875.00               |
| ANTENA PARABOLICA/TV CHANEL                | 5,617.75               |
| BA TERIAS/PILAS SEGURIDAD                  | 3,023.50               |
| IMPERMEABILIZACION                         | 1,383.45               |
| <b>ADMINISTRACION/ADMINISTRATION</b>       | <b>\$33,681.15</b>     |
| MENSAJERIA/FLETES                          | 719.62                 |
| COMISIONES BAN/BANK CHARGE                 | 618.12                 |
| PAPELERIA/OFFICE SUPPLIES                  | 2,360.59               |
| INFORMATICA/COMPUTER ASSISTANCE            | 1,109.00               |
| CUOTAS ASOCIACION RESIDENTES               | 14,980.34              |
| LICENCIA MPAL/                             | 3,920.00               |
| RECLUTAMIENTO DE PERSONAL                  | 2,310.02               |
| COMITÉ PUBLICIDAD/MUSICA                   | 6,547.50               |
| VARIOS                                     | 1,115.96               |
| <b>TOTAL GASTOS OPERACIÓN</b>              | <b>\$958,224.00</b>    |
| <b>EXCEDENTE O (DEFICIT)</b>               | <b>(\$85,510.52)</b>   |
| <b>SALDO INICIAL/INITIAL BALANCE</b>       | <b>\$ 1,807,026.71</b> |
| <b>SALDO FINAL/FINAL BALANCE</b>           | <b>\$1,721,516.19</b>  |









CONDOMINIO PLAZA MARINA  
IMPUESTOS POR PAGAR ENERO 31, 2006  
TAXES PAYABLES JANUARY 31, 2006

PAGE # 5

|   |             |
|---|-------------|
| I.S.P.T&RET. ISR&RET IVA                              | \$15,613.69 |
| I.M.S.S   | 33,898.30   |
| 5% INFONAVIT  | 9,649.36    |
| RETENCION CREDITO INFONAVIT                           | 4,962.35    |
| RCV   | 15,000.00   |
| 2% NOMINAS  | 6,347.00    |
| CREDITO AL SALARIO                                    | (4,652.00)  |
| IMPUESTOS A FAVOR<br>RCV/INFONAVIT 1999-II Y 1999-III | (56,478.36) |
| <br>  |             |
| BALANCE JANUARY 31, 2006                              | \$24,340.34 |





CONDOMINIO PLAZA MARINA  
PROVEEDORES ENERO 31, 2006  
SUPPLIERS JANUARY 31, 2006

PAGE # 6

PROVEEDORES/SUPPLIERS

|                                  |             |
|----------------------------------|-------------|
| VARIOS/VARIOUS                   | \$4,619.46  |
| CONDOMINIOS SERVICIOS INTEGRALES | 6,901.46    |
| YESENIA SILVA BAXIN              | 2,760.86    |
| CORAGAS SA DE CV                 | 10,861.04   |
| BERTHA MARTINEZ SANDOVAL         | 2,875.00    |
| PEDRO CORONA FLETES              | 2,645.00    |
| PINTA COLOR DE OCCTE SA CV       | 621.01      |
| <br>                             |             |
| BALANCE JANUARY 31, 2006         | \$31,283.83 |





|                            |
|----------------------------|
| CONDOMINIO PLAZA MARINA    |
| INDIRECTOS ENERO 31, 2006  |
| UTILITIES JANUARY 31, 2006 |

|          |
|----------|
| PAGE # 7 |
|----------|

|                      |
|----------------------|
| INDIRECTOS/UTILITIES |
|----------------------|

|                   |
|-------------------|
| AGUA/SEAPAL WATER |
|-------------------|

|              |
|--------------|
| \$110,000.00 |
|--------------|

|                              |
|------------------------------|
| LUZ Y FUERZA/CFE ELECTRICITY |
|------------------------------|

|           |
|-----------|
| 82,495.50 |
|-----------|

|                          |
|--------------------------|
| BALANCE JANUARY 31, 2006 |
|--------------------------|

|              |
|--------------|
| \$192,495.50 |
|--------------|







|                                    |
|------------------------------------|
| CONDOMINIO PLAZA MARINA            |
| ACREEDORES DIVERSOS ENERO 31, 2006 |
| SUNDRY CREDITORS JANUARY 31, 2006  |

PAGE # 8

|                              |
|------------------------------|
| ACREEDORES DIVERS/SUDRY CRED |
|------------------------------|

|                   |
|-------------------|
| FONDO AHORRO P.M. |
|-------------------|

\$68,396.43

|                          |
|--------------------------|
| BALANCE JANUARY 31, 2006 |
|--------------------------|

\$68,396.43





|  |              |                |
|--|--------------|----------------|
| CONDominio PLAZA MARINA                |              |                |
| FONDO DE RESERVA IMSS ENERO 31, 2006   |              |                |
| RESERVE FUND IMSS JANUARY 31, 2006     |              |                |
|  |              | PAGE # 9       |
| RECUPERACION FONDO RESERVA IMSS        |              | \$1,300,000.00 |
| APLICACIÓN FONDO RESERVA IMSS          |              | \$321,850.64   |
| C.O.P MULTAS & ADMON                   | \$35,850.49  |                |
| ACTUALIZACION Y RECARGOS & ADMON       | \$26,309.01  |                |
| CONSULTORIA JURIDICA ESPECIAL&IMSS     | \$89,350.72  |                |
| GASTOS EJECUCION IMSS & PRIMA DE RIEGO | \$117,484.04 |                |
| C.O.P MULTAS &PRIMA DE RIESGO          | \$52,856.38  |                |
| BALANCE JANUARY 31, 2006               |              | \$978,149.36   |





|   |
|---|
| CONDOMINIO PLAZA MARINA                                   |
| ESTADO DE INGRESOS Y EGRESOS DE ENERO 01 A ENERO 31, 2006 |
| STATEMENT INCOMES&EXPENSES JANUARY 01 TO JANUARY 31,2006  |

PAGE # 10

| CONCEPTOS/CONCEPTS                | ACTUAL       |        |
|-----------------------------------|--------------|--------|
|                                   | \$\$\$       | %      |
| INGRESOS/INCOME                   | \$872,058.70 | 100.00 |
| CUOTA MANTTO/MAINT FEE HOMEOWNERS | 954,690.50   | 109.48 |
| DESCUENTOS S/CUOTAS/DISCOUNT FEE  | (53,369.78)  | (6.12) |
| DESCUENTOS S/CUOTAS/CONVENIOS     | (41,374.68)  | (4.74) |
| CUOTA MORATORIA/PENAL TIES FEE    | 12,112.66    | 1.39   |
| TOTAL INGRESOS/TOTAL INCOME       | \$872,058.70 | 100.00 |
| EGRESOS/EXPENSES                  |              |        |
| NOMINA/PAYROLL EXPENSES           | \$268,089.24 | 30.74  |
| SUELDOS Y SALARIOS/PAYROLL        | 206,185.00   | 23.64  |
| TIEMPO EXTRA/OVER TIME            | 16,061.00    | 1.84   |
| DIAS FESTIVOS/HOLIDAYS            | 4,400.24     | 0.50   |
| PRIMA DOMINICAL/SUNDAY PREMIUM    | 2,857.00     | 0.33   |
| COMPENSACION/COMPENSATION         | 31,084.00    | 3.56   |
| VACACIONES/VACATIONS              | 5,486.00     | 0.63   |
| PRIMA VAC/VACATION PREMIUM        | 1,777.00     | 0.20   |
| AGUINALDO/CHRISTMAS PAY           | 239.00       | 0.03   |
| IMPUESTOS SALARIOS/PAYROLL TAXES  | \$60,844.30  | 6.98   |
| 2% NOMINA/2% STATE TAX            | 6,347.00     | 0.73   |
| 5% INFONAVIT/5% HOUSING FUND      | 12,000.00    | 1.38   |
| IMSS/SOCIAL SECURITY              | 27,497.30    | 3.15   |
| RCV/RETIREMENT FUND               | 15,000.00    | 1.72   |
| BENEFICIOS SOCIALES/BENEFITS      | \$56,603.07  | 6.49   |
| VALES DE DESPENSA/FOOD COUPONS    | 24,220.00    | 2.78   |
| FONDO DE AHORRO/                  | 17,051.00    | 1.96   |
| PREMIO DE ASISTENCIA              | 5,700.00     | 0.65   |
| BONO DE PUNTUALIDAD               | 5,850.00     | 0.67   |
| CAPACITACION/TRAINING             | 517.50       | 0.06   |
| MEDICAMENTOS/FIRSR AID            | 58.86        | 0.01   |
| ALIMENTOS EMPLEADOS/EMPLOYEEES    | 1,348.91     | 0.15   |
| POSADA NAVIDEÑA                   | 827.60       | 0.09   |
| CUOTA SINDICALES                  | 1,029.20     | 0.12   |
| HONORARIOS PROF/PROF FEE          | \$5,876.29   | 0.67   |
| AUDITORIA/AUDIT                   | 3,450.73     | 0.40   |
| ABOGADOS/LAWYERS                  | 2,425.56     | 0.28   |



## CONDOMINIOS SERVICIOS INTEGRALES

CONDOMINIO PLAZA MARINA  
 ESTADO DE INGRESOS Y EGRESOS DE ENERO 01 A ENERO 31, 2006  
 STATEMENT INCOMES&EXPENSES JANUARY 01 TO JANUARY 31,2006

PAGE # 10.1

| CONCEPTOS/CONCEPTS                  | ACTUAL       |       |
|-------------------------------------|--------------|-------|
|                                     | \$\$\$       | %     |
| INDIRECTOS/UTILITIES                | \$159,318.58 | 18.27 |
| AGUA/SEAPAL WATER                   | 47,831.90    | 5.48  |
| ELECTRICIDAD/ELECTRICITY            | 82,495.00    | 9.46  |
| GAS/GAS                             | 23,474.68    | 2.69  |
| TELEFONO/TELEPHONE                  | 5,517.00     | 0.63  |
| EQUIPO DE TRANSPORTE                | \$3,076.58   | 0.35  |
| COMB&LUBRICANTES                    | 3,076.58     | 0.35  |
| MANTTO/MAINTENANCE                  | \$95,153.13  | 10.91 |
| EQ MEC&ELEC/MECHAN&ELECTR EQ        | 16,334.43    | 1.87  |
| JARDINERIA/GARDEN                   | 1,133.50     | 0.13  |
| CERRAJERIA/GATE&ROOM                | 632.50       | 0.07  |
| FOCOS&LAMPARAS/LIGTH BULBS          | 2,760.86     | 0.32  |
| PINTURA/PAINT                       | 28,930.82    | 3.32  |
| SUM LIMPIEZA/CLEAN SUPPLIES         | 6,545.84     | 0.75  |
| ALBAÑILERIA/MASON&TEJADO            | 2,336.74     | 0.27  |
| SEÑALIZACION/SIGNS                  | 4,887.50     | 0.56  |
| EQ AIRE ACONDICIONADO/REFRIGERACION | 10,235.00    | 1.17  |
| PLOMERIA&HIDRA/PLUMBING&BOMAS       | 2,936.24     | 0.34  |
| FUMIGACION/FUMIGATION               | 5,750.00     | 0.66  |
| ANTENA PARABOLICA/TV CHANEL         | 8,262.75     | 0.95  |
| BATERIAS/PILAS SEGURIDAD            | 3,023.50     | 0.35  |
| IMPERMEABILIZACION                  | 1,383.45     | 0.16  |
| ADMINISTRACION/ADMINISTRATION       | \$35,474.72  | 4.07  |
| MENSAJERIA/FLETES                   | 414.10       | 0.05  |
| COMISIONES BAN/BANK CHARGE          | 618.12       | 0.07  |
| ASAMBLEA GRAL/GENERAL ASSEMBLY      | 79.09        | 0.01  |
| PAPELERIA/OFFICE SUPPLIES           | 2,360.59     | 0.27  |
| INFORMATICA/COMPUTER ASSISTANCE     | 1,109.00     | 0.13  |
| CUOTAS ASOCIACION RESIDENTES        | 14,980.34    | 1.72  |
| LICENCIA MPAL/                      | 3,920.00     | 0.45  |
| RECLUTAMIENTO DE PERSONAL           | 2,730.02     | 0.31  |
| COMITÉ PUBLICIDAD/MUSICA            | 9,263.46     | 1.06  |
| TOTAL GASTOS OPERACIÓN              | \$684,435.91 | 78.49 |

|                       |
|-----------------------|
| EXCEDENTE O (DEFICIT) |
|-----------------------|

|              |
|--------------|
| \$187,622.79 |
|--------------|

|       |
|-------|
| 21.51 |
|-------|

Centro Comercial Villas Vallarta Local I-18-M Puerto Vallarta, Jalisco. Tels. y Fax: 01 (322) 224-15-92, 224-79-92 }  
E-mail: [condo@condopvj.com.mx](mailto:condo@condopvj.com.mx) Sitio Web: [www.condo.com.mx](http://www.condo.com.mx)