SERVICIOS AMAPA., A.C.
ESTADO DE POSICION FINANCIERA SEPTIEMBRE 30,2022
STATEMENT OF FINANCIAL POSITION SEPTEMBER 30,2022

CONCEPTOS/CONCEPTS	$$$	%
Dispobinle / Available	**2,164,877**	**94.83**
BBVA Deposit Fee Cta 194758528	314,866	13.79
BBVA Usd Cta 0661	521,736	22.86
BBVA Cta 0195431697 (Operacion)	68,338	2.99
BBVA Investment Cont-2044578880 Operación	15,800	0.69
BBVA Investment Cont-2047220774 Reserve Fund	1,244,137	54.50
CIRCULANTE/CURRENT	**19,114**	**0.84**
Condominos / Homeowners	347.81	0.02
Ant Proveedores / Advance Suppliers	18,766.56	0.82
Diferido / Deferred Assets	**98,814**	**4.33**
Seguro Edificio / Insurance Building	98,814	4.33
ACTIVOS FIJOS NETOS	**0**	**0.00**
Total Activos / Total Assests	**2,282,806**	**100.00**
Pasivo / Liabilities		
A Corto Plazo / Short Term	**601,614**	**26.35**
Imptos por Pagar / Taxes Payables	50,668	2.22
Proveedores / Suppliers	43,332	1.90
Acreedores Divrs / Sunbry Creditros	3,538	0.15
Anticipo Condominos / Advance Payment Fee	482,297	21.13
Prima de Antigüedad	21,780	0.95
Patrimonio / Patrimony	**1,681,192**	**73.65**
Fondo de Reserva / Reserve Fund	1,244,171	54.50
Cuota por Devengar / Prepaid Expenses	330,478	14.48
Fondo Proyectos Futuros/Future Projects Fund	64,750	2.84
Deficit 2021 / Resultado del Ejercicio	(7,022)	(0.31)
Net results, Surplus/ (Deficit)	48,815	2.14
Total Liabilities & Patrimony	**2,282,806**	**100.00**

SERVICIOS AMAPAS, A.C.

STATEMENT INCOMES AND EXPENSES JANUARY 01, 2022 TO SEPTEMBER 30,2022

		2022-QI	2022-QII	July	August	September	Actual YTD 2022	Budget YTD 2022	Diff. Actual - Budget	% Diff.	Budget 22
Cuotas/ Revenues											
1	**Cuota condo/ Condo fees**	1,047,695	1,047,695	349,232	349,232	349,232	3,143,084	3,143,084	0	0%	4,190,779
2	**Jaccuzy cuota / Pool fees**	23,463	23,462	7,821	7,821	7,821	70,388	70,388	0	0%	93,850
3	**Cuota recargos / Penalties**	0	0	0	0	0	0	0	0		0
4	**Rend. bancarios/ Bank interest**	171	2,005	95	102	110	2,483	9,000	(6,517)	-72%	12,000
5	**Utilida tipo de cambio / Exchange rate**	8,445	3,563	8,926	(4,496)	3,887	20,324	0	20,324		0
	Total Cuotas/ Revenues	**1,079,774**	**1,076,724**	**366,074**	**352,659**	**361,049**	**3,236,280**	**3,222,471**	**13,808**	**0%**	**4,296,629**
Egresos/ Expenses											
6	**Nomina, Beneficios/ Pay and Benefits**	**386,164**	**399,113**	**130,089**	**128,251**	**136,286**	**1,179,902**	**1,252,532**	**(72,630)**	**-6%**	**1,670,043**
6.A	*Nomina/ Payroll Expenses*	311,560	320,381	106,012	103,415	104,465	945,833	994,566	(48,733)	-5%	*1,326,088*
6.B	*Impuestos salarios/ Payroll taxes*	67,344	71,472	21,657	22,415	22,702	205,590	221,185	(15,595)	-7%	*294,913*
6.C	*Seniority Premium /Prima de Antigüedad*	7,261	7,260	2,420	2,420	2,420	21,781	21,782	(1)	0%	*29,042*
6.D	*Beneficios sociales/ Benefits*	0	0	0	0	6,699	6,699	15,000	(8,301)	-55%	*20,000*
10	**Professional services/ Professional fees**	**177,853**	**221,351**	**93,597**	**76,829**	**61,755**	**631,384**	**614,949**	**16,435**	**3%**	**819,932**
10.A	*Contador/ Accounts fees*	22,978	22,978	7,659	7,659	7,659	68,934	68,935	(0)	0%	*91,913*
10.B	*Administrador/ Administrator*	154,875	153,092	50,958	50,958	54,095	463,977	460,584	3,393	1%	*614,112*
10.C	*Proyectos especiales/ Special projects admin.*	0	12,977	34,980	0	0	47,957	35,968	11,989	33%	*47,957*
10.D	*Gastos legales/ Legal*	0	0	0	0	0	0	6,750	(6,750)	-100%	*9,000*
10.E	*Notarios / Notarial*	0	32,304	0	0	0	32,304	15,600	16,704	107%	*20,800*
10.F	*Auditoria/ Audit*	0	0	0	18,212	0	18,212	27,113	(8,901)	-33%	*36,150*
11	**Seguro / Insurance**	**70,714**	**70,611**	**23,537**	**23,537**	**23,537**	**211,936**	**225,378**	**(13,441)**	**-6%**	**300,503**
11.A	*Seguro Edificio / Insurance Building*	56,146	56,334	18,778	18,778	18,778	168,814	177,626	(8,812)	-5%	*236,835*
11.B	*Seguro Admivo/Administrative Insurance*	14,568	14,277	4,759	4,759	4,759	43,123	47,752	(4,629)	-10%	*63,669*
12	**Mant. elevadores/ Elevators maint.**	**56,300**	**56,300**	**18,767**	**18,767**	**18,767**	**168,899**	**168,899**	**0**	**0%**	**225,199**
13	**Bombas Maint./ Pumps maint.**	**127**	**13,383**	**0**	**25,923**	**0**	**39,433**	**15,000**	**24,433**	**163%**	**20,000**
14	**Mant. edif./ Building maintenance**	**64,210**	**49,299**	**2,140**	**11,567**	**24,062**	**151,278**	**160,418**	**(9,139)**	**-6%**	**213,890**
14.A	*Pintura/ Paint*	10,844	10,542	875	2,228	1,204	25,693	21,113	4,581	22%	*28,150*
14.B	*Luces/ Lights*	400	3,597	0	3,340	3,483	10,819	8,715	2,104	24%	*11,620*
14.C	*Constr./ Construction*	2,059	6,763	0	507	0	9,329	25,763	(16,433)	-64%	*34,350*
14.D	*Sum limpieza/ Cleaning supplies*	2,775	2,249	140	1,053	1,129	7,345	11,250	(3,905)	-35%	*15,000*
14.E	*Jardin/ Garden*	0	0	0	0	0	0	4,650	(4,650)	-100%	*6,200*
14.F	*Plomerias/ Plumbing*	816	1,645	0	2,294	3,335	8,090	7,500	590	8%	*10,000*
14.G	*Quimicos alberca/ Pool chemicals*	7,366	7,714	1,125	0	7,952	24,157	26,250	(2,093)	-8%	*35,000*
14.H	*Fumigation / Fumigation*	5,450	9,830	0	2,145	0	17,425	9,000	8,425	94%	*12,000*
14.I	*Cuota Amapas/Residents Association Fees*	34,500	0	0	0	0	34,500	27,428	7,073	126%	*36,570*
14.J	*Tratamiento Termita / Termite Treatment*	0	6,960	0	0	6,960	13,920	18,750	(4,830)	0%	*25,000*
15	**Indirectos/ Utilities**	**242,585**	**179,988**	**39,035**	**42,108**	**44,624**	**548,339**	**638,988**	**(90,649)**	**-14%**	**851,985**
15.A	*Agua Seapal/ Water*	35,925	39,911	8,973	9,984	9,984	104,777	131,462	(26,685)	-20%	*175,283*

SERVICIOS AMAPAS, A.C.

STATEMENT INCOMES AND EXPENSES JANUARY 01, 2022 TO SEPTEMBER 30,2022

		2022-QI	2022-QII	July	August	September	Actual YTD 2022	Budget YTD 2022	Diff. Actual - Budget	% Diff.	Budget 22
15.B	*Electricidad/ Electricity*	151,401	96,578	18,892	18,399	23,364	308,634	362,908	(54,274)	-15%	*483,877*
15.C	*Gas/ Gas*	51,710	39,984	9,996	10,004	9,995	121,689	133,369	(11,680)	-9%	*177,825*
15.D	*Telefono/ Telephone*	3,549	3,515	1,174	3,721	1,280	13,239	11,250	1,989	18%	*15,000*
16	**Gastos oficina/ Office expenses**	**12,279**	**5,567**	**1,102**	**1,555**	**790**	**21,293**	**22,500**	**(1,207)**	**-5%**	**30,000**
16.A	*Pap. Art Oficina/ Office supplies*	9,175	3,172	323	765	0	13,435	9,000	4,435	49%	*12,000*
16.B	*Comisiones Banc./ Banking Comissions*	2,410	2,396	778	790	790	7,164	9,000	(1,836)	-20%	*12,000*
16.C	*Sars-Cov2 / Covid 19*	694	0	0	0	0	694	4,500	(3,806)	-85%	*6,000*
17	**Equipo de trabajo/ Equipment**	**330**	**7,824**	**750**	**0**	**539**	**9,443**	**17,250**	**(7,807)**	**-45%**	**23,000**
18	**Diversos/ Misc. expenses**	**6,729**	**2,100**	**1,800**	**520**	**550**	**11,700**	**21,750**	**(10,050)**	**-46%**	**29,000**
19	**Proyectos especiales/ Special projets**	**21,250**	**21,250**	**7,083**	**7,083**	**7,083**	**63,750**	**63,750**	(0)	**0%**	**85,000**
19.A	*Proyectos Futuros / Projects Future Fund*	21,250	21,250	7,083	7,083	7,083	63,750	63,750	(0)	**0%**	*85,000*
20	**Gastos No Presup. / Non-Budgeted Expenses**	**68,336**	**3,765**	**0**	**56,947**	**0**	**129,048**	**0**	**129,048**		**0**
	Water Pipes / Pipas de Agua	31,800	0	0	0	0	31,800	0	31,800		0
	Tinaco Road-Pumps / Tinaco-Bomba Carretera	36,536	0	0	0	0	36,536	0	36,536		0
	Hopvision proyector native / Proyector	0	3,765	0	0	0	3,765	0	3,765		0
	Drinking water treatment tank / Taque Agua Pot	0	0	0	29,258	0	29,258	0	29,258		0
	Elevator Floor / Piso Elevador	0	0	0	27,689	0	27,689	0	27,689		0
21	**Non Recurring Expenses**	**7,019**	**7,020**	**2,340**	**2,340**	**2,340**	**21,058**	**21,058**	**1**	**0%**	**28,077**
21.1	*Deficit 2021*	7,019	7,020	2,340	2,340	2340	21,058	21,058	1		28,077
	Total Egresos / Total Expenses	**1,113,897**	**1,037,571**	**320,239**	**395,425**	**320,333**	**3,187,465**	**3,222,471**	**(35,007)**	**-1%**	**4,296,629**

Results

	2022-QI	2022-QII	July	August	September	Actual YTD 2022	Budget YTD 2022	Diff. Actual - Budget	% Diff.	Budget 22
Net results, Surplus/ (Deficit)	**(34,123)**	**39,153**	**45,835**	**(42,767)**	**40,716**	**48,815**	**(0)**	**48,815**	**2%**	**(0)**
Total Gastos Operación / Total Operating Expenses	***1,010,031***	***998,276***	***310,816***	***386,002***	***310,910***	***3,102,657***	***3,137,664***	***(35,007)***	**-1%**	***4,183,552***

Comments:

Cuotas/Income: Maintenance Fees and Jacuzzi Fees applied.

Banking/Interest Income: Yield rates remain low. The Conditions due to Covid-19, SARS-Cov 2 virus**,** and economic Uncertainty caused low reference rates, in fixed income instruments.

Hoa Maintenance Fee: The maintenance fees for the second quarter are paid.

Expenses/Expenses:

Payroll, Taxes/Pay and Benefits: 70.65 % Exercised Annual savings, pending payment Christmas Bonus in December 2022

Professional Services: 77% Annual Appied. Pending 50% Anual Audit 2022-Legal Expenses, Major Expense for notarial services.

Bombas Maint./ Pumps maint. Compra Tanque precargado Altapro XLB86, Filter and valve Mayan sand 20-30

Building / Building Maintenance: **70.73** % Annual exercised Corrective & preventive maintenance in common areas. Annual payment Amapas Associ

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	2022-QI	2022-QII	July	August	September	Actual YTD 2022	Budget YTD 2022	Diff. Actual - Budget	% Diff.	Budget 22

Indirect/Utilities: 64.36 % annual Applied Consumption of more for high season, it is balanced in low season and temperature Pool

Future Project Fund: Month by month, the future projects Fund is restored by $ 85,000.00

Non-Budgeted Expenses: 1) Buy Water Pipes and 2). Buy Tinaco and Road pumps and 3). Projector. Drinking Water Treatment tank $129,048

Deficit 2021: It is recovering monthly

Total Expenses and Net Results: Superavit 48,750.00 to Budget 2022.

Note: Your questions and/or concerns are welcome.