



## Welcome to San Antonio del Mar

Happy New Year!

The Homeowners Association San Antonio Del Mar would like to present the January bulletin.

Follow our progress, see the pictures and like our page on Facebook: [facebook.com/SanAntonioDelMar](https://facebook.com/SanAntonioDelMar)

Happy New Year! We are hoping that all of our residents, guests and families will have a happy, healthy and prosperous new year.

January is the month where most people renew their commitment to San Antonio Del Mar in the form of a monetary contribution also known as homeowner's dues. We hope you liked what we did last year, but we have even bigger plans for this year. In order to keep improving things we need EVERYONE to help by contributing financially for the betterment of the community.

Not one penny of your dues goes to anything other than salaries for the employees, materials and payment of utilities. All of the board members of the HOA contribute their time and efforts without any financial reward.

We are including the latest financial statement (ending in December) to maintain the transparency we promised.



COMITE DE VECINOS SAN ANTONIO DEL MAR A.C.

TEL. MEX 664 631 2057 / US 619 534 8852  
 Calle Estero #11033-33 PMB 109  
 San Antonio del Mar P.O. BOX 439060  
 Tijuana, B.C. SAN DIEGO, CA 92143-9060  
 sanantoniobaja@gmail.com / sanantoniobajahoa@gmail.com

22-Jan-14

Part-1				English
HOA financial summary report from June 15 through January 03, 2014				
Income	USD	Pesos	Description	
Balance from past HOA	7765.00	3030.00	Received balance from previous HOA	
Park Donation	530.00	0.00	Water donation	
Donation	250.00	0.00	Other type of donation	
Christmas bonus	3119.00	3250.00	Christams bonus to HOA employees	
Assessment Playa Pillars	4500.00	0.00	Repair critical pillars on Playa St. In progress	
Assessment Morro street	4200.00	0.00	Widening Morro St. In progress	
Assessments Street repairs	200.00	0.00	Street repairs. In progress	
Dues income	87175.90	52830.00	From June 15 through Dec 31, 2013	
Total HOA DUES income	107739.90	59110.00	Exchange rate 1USD = 12.50 Pesos	
Total HOA income in USD	112468.70		Total dues income in USD	
Expenses June 15-Jan 2, 2014	71797.11	213089.24	Total HOA expenses includes wages, office & utilities	
	88844.25		Exchange rate 1USD = 12.50 Pesos	
Total Balance	23624.45		Total current balance	

Part-2				English
HOA expenses breakdown from June 15 through Nov 29, 2013				
<b>HOA Payrolls</b>				
	USD	Pesos		
Duanser SA de CV payroll	32084.88	0.00	Wages assistant, security & maintenance	
Addit wages	0.00	49381.50	Wages assistant, security & maintenance	
Payroll before outsourcing	22828.85	0.00	Pool guard, night patrolling & assessments	
<b>Total HOA Payroll</b>	<b>54913.73</b>	<b>49381.50</b>		
<b>Office Expenses</b>				
Office Rent	5250.00	0.00	SR Y Asociados	
Office Supplies USD	97.89	0.00	Office depot	
Office Supplies Pesos	0.00	6036.33	Office depot	
Office repairs	308.00	0.00	Electrical work and paint	
Accounting	666.00	0.00	Public accountant Fees	
Printing USD	92.00	0.00	Banners, IDs, flyers & copies	
Printing Pesos	0.00	4021.50	Banners, IDs, flyers & copies	
Office computer repairs	80.00	0.00	Office computers	
Phones bills	0.00	6633.00	Office, south gate, north gate & pool	
Cell phones	0.00	3360.00	Office, south gate, north gate & pool	
Electrical bills	0.00	15638.00	Office, south gate, north gate & pool	
Water bills	0.00	785.00	Office, south gate, north gate & pool	
Drinking water	0.00	331.00	Office, south gate, north gate & pool	
Medical Expenses	0.00	180.00	Mediacal expenses, workers	
USA P.O. Box	196.00	0.00		
<b>Total HOA Office Expenses</b>	<b>6689.89</b>	<b>36984.83</b>		

<b>HOA Security Expenses</b>			
Guards Uniforms	0.00	6334.96	Purchase guards uniforms
Guards Supplies	0.00	2508.48	Radios, batteries, cellphones
<b>Total Security Expenses</b>	<b>0.00</b>	<b>8843.44</b>	
<b>HOA Operations Expenses</b>			
Trash	0.00	9550.00	Paid to City employees
Remove Weeds, debris & dirt	0.00	4550.00	Paid to local trash dumpster
Hardware stores Pesos	4195.09	0.00	Road repairs, retaining walls & Common areas
Hardware stores USD	0.00	18193.70	Road repairs, retaining walls & Common areas
Construction equipments	0.00	360.00	Rent scaffolding & equipments
Pool supplies	1362.40	0.00	Pool chemical & equipments
Pool supplies	0.00	6505.10	Pool chemical & equipments
Parks Palm trees	0.00	2200.00	Trim Palm trees
Sand & Gravel Pesos	0.00	8100.00	Road repairs and assessments
Sand & Gravel USD	0.00	0.00	Road repairs and assessments
Excavation Pesos	0.00	10200.00	Street excavation
Excavation USD	720.00	0.00	Street excavation
Rain gutters & gates	1120.00	0.00	Repair street rain gutters & Iron gates
Windows and doors	450.00	0.00	Repair office glass
Street Lights	730.00	0.00	Repair street lights
Car Repairs USD	616.00	0.00	Maintenance & security
Car Repairs Pesos	0.00	4333.80	Maintenance & security
Gas expenses	0.00	44493.90	Maintenance & security
Equipment Repairs	0.00	200.00	Concrete mixer and equipments
<b>Total operation Expenses</b>	<b>9193.49</b>	<b>108686.50</b>	
<b>Professional Services</b>			
A.C. draft Lawyer	1000.00	0.00	Civil association
Notario fee	0.00	5000.00	
Government fees	0.00	2692.97	Register civil association
<b>Total Professional Services</b>	<b>1000.00</b>	<b>7692.97</b>	
<b>Miscellaneous</b>			
Voluntary Resignation		1500.00	
<b>Total Misc. expenses</b>		<b>1500.00</b>	
<b>Total HOA Expenses</b>	<b>71797.11</b>	<b>213089.24</b>	

Help keep the dues as low as possible by making sure your neighbors and friends also contribute.

Cash can be dropped off at the office and checks can be made out to:

COMITE DE VECINOS SAN ANTONIO DEL MAR A.C.

(Everything must be spelled exactly as shown – No abbreviations please)

And mailed to:

San Antonio Del Mar HOA

P.M.B. 109

P.O. BOX 439060

SAN DIEGO, CA. 92143-9060

## **Security:**

There have been a rash of break-ins over the holidays and it has been imperative that the community react accordingly.

You may have noticed some new faces at the gates. These are the new, fully trained auxiliary police who will be stationed permanently within San Antonio Del Mar to augment our existing security team. These officers will be able to give tickets, detain and arrest suspects, deny entrance to undesirable elements and most importantly call for back-up if additional force is necessary. We must send a strong message to the criminals that SADM is defending itself against thievery. We will post the pictures of all the new hires on Facebook so you can become accustomed to their faces and names.

Please do what you can to protect your property by adding lights, motion sensor alarms and keep all street gates locked at all times.

## **Maintenance:**

**Street Signs:** Thanks to Patrick Farrell and Guillermo Anaya we now have installed 105 new street signs! More are on the way.

**Street Lights:** We just installed two new lights on Del Mar street that were not there before and are putting one on Bahia street. For any contributing homeowner who wants to install a street light please contact the HOA office and we will give you a quote (usually between \$150-250 if there is already a pole there). The lights at the South Park have also been repaired.

**Street Repairs:** The HOA has decided to extend our street repair program into 2014 to assist homeowners in fixing the streets in front of their homes. We pay for half the repair and the homeowner pays the other half. Just calculate how many square meters you have, divide by two and multiply the remainder by \$25. Fixing your street has never been cheaper or with less headache. Contact the HOA office to schedule an appointment.

**Fence Replaced:** A fence at the park on Morro street is in the process of being replaced....over 95 linear meters...at a cost of \$5 per linear foot. This was a main entrance for thieves to access our community and we are not allowing it to remain open.

**Fence Needed:** There is a big fence (almost 900 linear feet) needed along the North side of SADM (going out to Real Del Mar) but we currently do not have the funds for this project.

If only 7 NEW, yearly paying residents would step up and contribute for the year we could add this project to the roster. Please talk to your neighbors and ask if they are paying and hopefully they will see the importance of making San Antonio a safer place to live.

**Holes Fixed:** The maintenance crew discovered a hole in the fence in the water canal that runs along the 400 block. We have since closed the hole and removed another entrance/exit point for thieves to come through.

We are also repairing a block wall that collapsed on Del Mar street.....almost 30 feet of blocks....another big project that will reduce access points for criminal activity. If you see any large holes in our walls or fences, please notify the HOA office immediately.

**Dogs:** While the number of unattended dogs have been diminished, there are still some roaming around. There is no reason for any dog owner to allow their dogs to roam freely through the community. Please make sure to tell your neighbors to keep their dogs on leashes and ask them to clean up after their animals.

**Emergency Numbers:**

066            Emergency Center (Police - Red Cross - Fire)

631-3026        HOA Emergency Number

(664) 360 6101    HOA Emergency Cell

Best Regards,  
The San Antonio Del Mar Homeowners Board and friends.