



MARBELLA

C L U B

at Palmas del Mar

The Marbella Club

Welcome to the October 2023 Newsletter

Saludos a nuestra comunidad Marbella Club. ¡¡Wow!! ¿Qué mes tan fabuloso ha sido este? Venimos ante ustedes con agradables noticias. Durante este mes, hemos completado fase 1. con éxito. El lanzamiento de nuestro propio sistema exclusivo AVI y TeleEntry. Fase 2 comienza con periodo de ajustes necesarios según vayan sucediendo y ustedes nos notifiquen. Les agradecemos a todos por su continuo apoyo y aprecio por este servicio tan esperado. Como siempre por favor tengan en cuenta que ciertos proyectos permanecen en proceso y otros están en agenda para ser ejecutados y/o completados este año 2023.

Sin más espera con orgullo les presentamos October 2023 buenas nuevas.

Greetings to our Marbella Club community. WOW!! What a fabulous month this has been? We come before you with pleasant news. During this month, we have successfully completed phase 1. The launch of our own exclusive AVI and TeleEntry system. Phase 2 has been initiated by making tweaks to the system as needed based on community feedback. Thank you all for your continued support and appreciation of this long awaiting amenity that was way past due.

As always please keep in mind that certain projects remain in process and others are on the agenda to be carried out and/or completed this year 2023.

Without further ado, we proudly present October 2023 Newsletter.

Atentamente,

Kind regards,

The Marbella Club Administration

Conozca a su Junta Directiva

Meet your Board of Directors



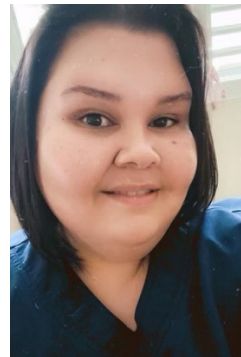
Jerry Wright
Interim president



Mark Freeman
Secretary



Hely D'Mello
Treasurer



Maria del Pilar
Administrator

(787) 378-7810

Manager@MarbellaClubPR.com

Nuevo número de teléfono



New Phone Number

Conozca a su equipo ampliado
Meet your Extended Team



Icon

Property Management



Security

B. BRAVO & COMPANY CPAS, PSC
CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS



Kermit Lucena

Accounting



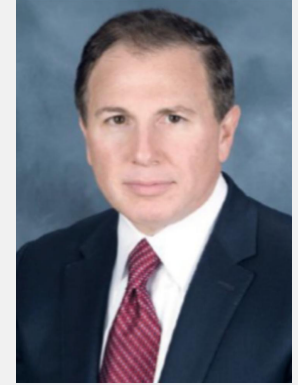
Todos con licencia, certificados y asegurados



All Licensed, Certified and Insured



Conozca a los miembros del comité Meet you Committee Members



Dr. Ramon A. "Tony" Perez, CPCU
Insurance Advisory Committee

Joseph P. Cipolla Jr.
Finance Advisory Committee

Clif D'Mello

Architectural Design Committee

Dan Reyes

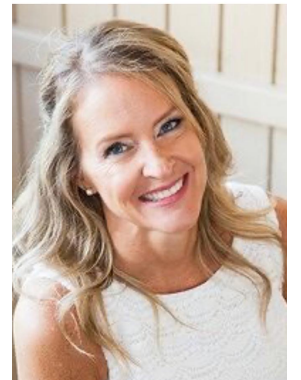
Architectural Design Committee

Anibal Caraballo Martinez

Social Media Committee

Marcia Freeman

Social Committee



Si desea ser voluntario y unirse a un comité, comuníquese con Mark Freeman en Mark@MarBellaClubPR.com
If you would like to Volunteer and Join a Committee, Please reach out to Mark Freeman at Mark@MarBellaClubPR.com

Empresa de seguridad de última generación

State of the Art Security Company

Esto sigue mejorando!! El BOD ha iniciado un protocolo de notificación de incidentes que está disponible para que cualquier residente de la comunidad lo revise si lo solicita. Se adjuntan algunos incidentes documentados.

This keeps getting better!! The BOD has initiated an Incident reporting protocol which is available for any resident of the community to review upon request. Attached are a few documented incidents.

Nuevo número de teléfono

New Phone Number



(939) 244-5550

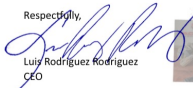
October 2, 2023

Ms. Maria Lopez
Administrator
Marbella Club Homeowners Association
Palmas del Mar Humacao, PR

Greetings Administrator:

October 1 at 2:57 pm - Group of 7 young people entered Marbella without authorization by the area of the garbage containers and were heading towards the dolphin pool the preventive patrol / pool attendant proceeded to follow them, they were asked if they were visitors or residents to which their answer was "no" and proceeded to escort them out of Marbella.



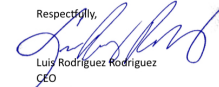
Respectfully,

Luján Rodríguez Rodríguez
CEO

October 2, 2023

Ms. Maria Lopez
Administrator
Marbella Club Homeowners Association
Palmas del Mar Humacao, PR

Greetings Administrator:

October 1 at 3:05 pm - Preventive Patrol/ Pool Attendant encontró estas sillas dejadas en el área de la playa. Inmediatamente ya que se encontraron sin usar se procedieron a reubicar en el área dentro de Marbella.

Respectfully,

Luján Rodríguez Rodríguez
CEO
Tactical Dynamics Force, Inc.





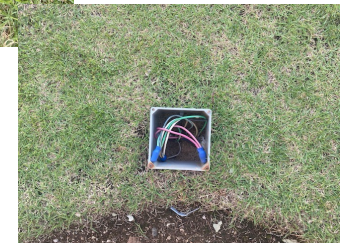
Exclusive AVI and Tele-Entry

Este proyecto ahora pasa a fase 2. ajustes. Por favor comunicarse con administración para algún ajuste de ser necesario de acuerdo a las necesidades de su vehículo. Gracias a todos por su apoyo, elogios y agradecimiento por este nuevo sistema de control de acceso exclusivo para los residentes de nuestra comunidad élite Marbella Club.

This project is now on phase 2 (Testing phase). Please share with administration any adjustments required that pertain to your particular vehicle. Thank you all for your countless phone calls of support, compliments and appreciation of this new exclusive access control system for the elite residents of the Marbella Club

Exterior Lighting

- Se realizó una encuesta con varios contratistas eléctricos para evaluar y reparar la iluminación dañada a lo largo de los pasillos, el área de la piscina y alrededor de la propiedad.
- Los trabajos de reparación y sustitución comenzarán de inmediato. Manténganse al tanto.....
- A survey was conducted with multiple electrical contractors to evaluate and repair damaged lighting along the walkways, the pool area and around the property.
- Repair and replacement work to start immediately. Stay Tuned.....



- La limpieza de la playa se ha retrasado debido a la nueva demanda de los biólogos de la PHA de colocar el sargazo muerto en otro lugar que no fuera previamente aprobado.
- Su BOD se reunió con la PHA esta semana y juntos acordamos cortar partes de nuestro follaje detrás del edificio 5, donde el biólogo nos dio permiso para tirar el sargazo muerto.
- A partir de la semana del 6 de noviembre, deberíamos seguir un cronograma de rutina para limpiar y arreglar nuestras playas semanalmente a través del paisajista de PHA y sin costo adicional para Marbella.
- The beach cleanup has been delayed due to the PHA Biologists new demand to put the dead sargassum in another location then previously approved.
- Your BOD met with PHA this week and together, we all agreed to cut down portions of our foliage behind building 5 where the Biologist gave us permission to dump the dead sargassm.
- Effective week of 11/6, we should be on a routine schedule moving forward to get our beaches cleaned up and groomed on a weekly basis through PHA's landscaper and at no cost to Marbella.



Arena

Sand



- Logramos un gran avance y la PHA estuvo de acuerdo con nosotros en que ahora podemos redistribuir/reutilizar toda la arena excavada y arrojada por la entrada del río a áreas de nuestra playa que muestran erosión o descomposición.
 - Antes, la arena simplemente se acumulaba y, con el tiempo, se deslizaba nuevamente hacia el río o el océano.
 - Con el tiempo, deberíamos poder ampliar nuestras playas con menos intrusión de pasto y hacer que nuestras playas vuelvan a ser como estaban antes de María.
-
- We made a huge breakthrough and PHA agreed with us that we can now re-distribute/re-purpose all the sand that's dug up and dumped by the river inlet back onto areas of our beach that is showing erosion or decay.
 - Before the sand would just pile up and over time, erode back into the river or ocean.
 - Over time we should be able to make our beaches wider with less grass intrusion and grow our beaches back to where they were before Maria.

Financieras PnL YTD 2023

Financials PnL YTD 2023

THE MARBELLA CLUB HOMEOWNERS ASSOC.,Inc.

Profit and Loss
January 1 - November 2, 2023

	TOTAL
Income	
4042 Maintenance Fee	1,091,677.00
4048 Special Assessment Bldg #5	14,895.45
Total Income	\$1,106,572.45
GROSS PROFIT	\$1,106,572.45
Expenses	
5000 ADMINISTRATIVE	40.00
5001 INSURANCE	5,760.02
5022 Legal Fees Services	13,300.00
5023 Accounting	15,997.60
5025 Audit and Taxes	5,000.00
5028 Office Supplies	1,878.94
5029 Bank Service Charges	8,563.66
5031 Subscriptions	3,383.70
6001 Management Fee	49,626.09
8011 Assembly Expenses	3,129.50
Total 5000 ADMINISTRATIVE	106,679.51
6000 Maintenance Services	
25001 Equipment and materials disbursements	104,026.54
6002 Private Security Service	115,793.36
6003 Pest Control	8,041.00
6004 Waste Disposal Service	5,487.09
6006 Elevator	13,783.80
6007 Access Control	3,789.00
6008 Pool Maintenance	18,048.62
6012 A/C Maintenance	1,625.00
6013 Generator Maintenance	12,664.33
6014 ELECTRIC VEHICLE CHARGING SERVICES	801.36
6015a Other Consulting Services	3,500.00
7001 General Repairs and Maintenance	311,647.05
Total 6000 Maintenance Services	599,207.15
GENERAL MAINTENANCE	
7009 Equipments and Materials	609.15
Total GENERAL MAINTENANCE	609.15
MISCELLANEOUS EXPENSES	
8001 Miscellaneous Expenses	1,284.00
Total MISCELLANEOUS EXPENSES	1,284.00
UTILITIES	
5501 Electricity-Building	95,300.27
5503 Water-Building	41,162.13
5505 Telephones	4,117.24

Accrual Basis Thursday, November 2, 2023 03:56 PM GMT-04:00

1/2

THE MARBELLA CLUB HOMEOWNERS ASSOC.,Inc.

Profit and Loss
January 1 - November 2, 2023

	TOTAL
5506 Internet	4,688.33
7014 Diesel - Generator	17,781.23
Total UTILITIES	163,049.20
Total Expenses	\$870,829.01
NET OPERATING INCOME	\$235,743.44
Other Income	
4043 Late Fees	48,100.57
4045 Interest Income	3,054.49
4047 Miscellaneous Income	10.00
4049 Employee Retention Credit Income	9,148.29
4050 Blink Network-EV Charging Stations	4,630.29
4051 Sale of Office Van	2,000.00
4052 AVI Stamps	75.00
Total Other Income	\$67,018.64
Other Expenses	
02 Common Areas (Propiedad)	
28700 Fire Alarm	300.00
Less Contribution to Reserve	54,616.65
Less Contribution to Special Maintenance Projects	14,895.45
Total 02 Common Areas (Propiedad)	69,812.10
9502 Project - Paint	17,484.24
9506 Unpaid Maintenance Fee	26,250.00
9507 Unpaid Late Fees	23,331.00
9508 Unpaid Insurance Payment	8,750.00
Other Miscellaneous Expense	741.33
Total Other Expenses	\$146,368.67
NET OTHER INCOME	\$ -79,350.03
NET INCOME	\$156,393.41

Estas no son finanzas auditadas. Es posible que haya pagos pendientes que no se hayan aplicado al imprimir este informe.

These are not audited Financials. There might be outstanding payments that may have not been applied when printing this report.

Balance financiero hasta la fecha 2023

Financials Balance Sheet YTD 2023

THE MARBELLA CLUB HOMEOWNERS ASSOC.,Inc.

Balance Sheet
As of November 2, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1071 Bill.com Money In Clearing	55,812.77
1072 Bill.com Money Out Clearing	0.00
Cash	0.00
1001 BPPR - Operating 014169	163,609.92
1002 Petty Cash	3,079.56
Certificate of Deposit	5,000.00
Total Cash	171,689.48
Restricted Cash	
1003 BPPR - Special Pojects Maintenance 061054	194,273.35
1021 BPPR - Reserve I 023603	188,517.45
1022 BPPR - Reserve II 023248	202,181.75
1023 BPPR - Reserve III 052091	99,269.71
Total Restricted Cash	684,242.26
Total Bank Accounts	\$911,744.51
Accounts Receivable	
1042 A/R - Maintenance	364,085.37
1046 A/R Special Assessment	0.00
1054 Allowance for Doubtful Accounts	-345,147.69
Total Accounts Receivable	\$18,937.68
Other Current Assets	
1025 Undeposited Funds	0.00
1027 Fiona Ins Claims 2022	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$930,682.19
Other Assets	
1101 Prepaid Insurance	1,119.10
1101a Prepaid Insurance-late payment by customer	-2,120.08
Total 1101 Prepaid Insurance	-1,000.98
1107 Deposits	600.00
Total Other Assets	\$ -400.98
TOTAL ASSETS	\$930,281.21

THE MARBELLA CLUB HOMEOWNERS ASSOC.,Inc.

Balance Sheet
As of November 2, 2023

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	3,575.80
Total Accounts Payable	\$3,575.80
Credit Cards	
1000 VISA 2302	335.50
Credit Card (6607)	0.00
Credit Card (6692)	0.00
Total Credit Cards	\$335.50
Other Current Liabilities	
2003 Advance Owners Fee	0.00
2030 7% Professional Services	7,367.58
2030a 10% Professional Services - Extra Judicial	0.00
2031 7% Professional Services-Prior years	0.00
2032 Unidentified Collection	768.00
2035 Accrued Expenses	4,000.00
2036 State Insurance Fund accrual (Case)	0.00
2037 10% Retention - Benitez	0.00
2050 Federal Unemployment Payable	-31.88
2051 Social Security Payable	0.00
2053 PR Disability Payable	0.00
2054 PR tax withheld Payable	0.00
2055 PR Unemployment Payable	-200.88
2056 Insurance Payable-Residents	121,229.00
Deferred insurance proceeds	183,287.00
Due to Mark Freeman	0.00
Out Of Scope Agency Payable	0.00
Puerto Rico Department of the Treasury Payable	0.00
Settlement in Question	0.00
Total Other Current Liabilities	\$316,418.82
Total Current Liabilities	\$320,330.12
Total Liabilities	\$320,330.12
Equity	
3000a Opening Balance Equity	0.00
3200 Unrestricted Net Assets	1,071,685.49
3502 Unrestricted Net Asset	0.00

THE MARBELLA CLUB HOMEOWNERS ASSOC.,Inc.

Balance Sheet
As of November 2, 2023

	TOTAL
Restricted Net Asset	0.00
3001 Restricted Net Asset- I	183,708.65
3002 Restricted Net Asset - II	202,025.57
3003 Restricted Net Asset - III	101,274.32
3004 Huracan Maria - Deferred insurance proceeds	-1,105,136.35
Total Restricted Net Asset	-618,127.81
Net Income	156,393.41
Total Equity	\$609,951.09
TOTAL LIABILITIES AND EQUITY	\$930,281.21

Estas no son finanzas auditadas. Es posible que haya pagos pendientes que no se hayan aplicado al imprimir este informe.

These are not audited Financials. There might be outstanding payments that may have not been applied when printing this report.

Informe de antigüedad de cuentas por pagar de Septiembre

September A/P Aging Report

DigiSign Verified - 609d310e-74b6-4d78-a665-94f2d5b3f1e5
 Condominio: The Marbella Club Homeowners Association
 Fecha: 10 de octubre de 2023
 Hoja de recibo de facturas de suplidores

Resumen de facturas: Esta hoja deberá de venir acompañada de las facturas pendientes de pago. Si alguna factura que no se va a pagar en el momento se incluirá y se anotará la razón en la columna de comentario. Las facturas que se van a pagar, se incluirán en la hoja de cotejo. Nota si se van a pagar varias facturas de un suplidor anotar las en la misma línea. Anotar de que cuenta se van a girar los cheques (R=regular) operational and special projects.

Suplidor	Total de la factura	# de factura	R o S	Si no se va a pagar anotar la razón. Anotar letra leyenda y fecha devuelta Ej: trabajo incompleto etc.	Numero de Cheque	Cantidad
1. Island Diesel	\$4,186.58	4656	R	Falta Info		4186.58
2. LRPSC	\$1,400.00	18702	R			1260.00
3. EC Waste	\$560.17	0001490968	R	Contrato		560.17
4. Icon Management LLC	\$5,700.00	6449	R			5700.00
5. PDM Utility Corporation	\$566.83	180597	R			566.83
6. PDM Utility Corporation	\$566.83	180594	R			566.83
7. PDM Utility Corporation	\$458.94	180593	R			458.94
8. PDM Utility Corporation	\$121.52	180592	R			121.52
9. PDM Utility Corporation	\$279.72	180599	R			279.72
10. PDM Utility Corporation	\$458.94	180596	R	Falta Factura		458.94
11. PDM Utility Corporation	\$566.83	180598	R			566.63
12. PDM Utility Corporation	\$566.83	180595	R			566.63
13. Sherwin Williams	\$844.95	4106-9	S	SPECIAL PROJECTS		844.95
14. Tactical Dynamics Force	\$16,696.80	MCH-09312023 C1	R			15027.12
15. Tactical Dynamics Force	\$1,718.32	MCH-09312023 PA	R			1546.49
DO NOT PAY 16. Tactical Dynamics Force	\$5,797.93	MCH-09312023 Preventive Patrol	R			5155.14
17. MacKay Enterprises, LLC	\$148.00	14422	R	Contrato		139.12
18. MacKay Enterprises, LLC	\$148.00	14423	R			139.12
19. Cortes Industrial	\$1,225.00	40RI-44381	R			1225
20. Cortes Industrial	\$1,892.33	40RI-44261	R			1892.33
21. Bluegreen Contractors, Inc.	\$13,370.00	09-2023-08	R			12033
22. Deya Elevator Service, Inc.	\$1,265.88	SV0166542	R			1139.29
23. Gonzalez & Morales Law	\$740.00	20230367	R			716
24. Vega-Vega Maintenance	\$22,837.50	Invoice 2023-09	R			22837.50
25. Cosas de Piscina	\$66.89	1517	R			66.89
26. Vicente J. Zayas Plaza	\$1,250.00	8-24-2023	R	Falta factura		1125
27. Sherwin Williams	\$251.48	4861-5	S	SPECIAL PROJECTS		251.48

Hely D' Mello
 HELY D'MELLO
 TREASURER
 10/19/2023

Página 1 de 2

Mark Freeman
 MARK FREEMAN
 SECRETARY
 10/19/2023

DigiSign Verified - 609d310e-74b6-4d78-a665-94f2d5b3f1e5
 Condominio: The Marbella Club Homeowners Association
 Fecha: 10 de septiembre de 2023
 Hoja de recibo de facturas de suplidores

28. Metal Security System, LLC	\$600.00	2622	R			540
29. Metal Security System, LLC	\$1,175.80	2621	R			1155.80
30. Metal Security System, LLC	\$6,567.13	2619	R			6507.13
31. Metal Security System, LLC	\$2,979.23	2606	R	50% restante		2979.24
32. Luis A. Perez Santana	\$150.00	10-4-2023	R			150
33. RGL Contractor	\$560.00	62081	S	SPECIAL PROJECTS		560
34. RGL Contractor	\$2,800.00	62078	S	SPECIAL PROJECTS		2800
35. RGL Contractor	\$1,767.20	62079	S	SPECIAL PROJECTS		1590.48
36. RGL Contractor	\$1,978.40	62080	S	SPECIAL PROJECTS		1780.56
37. RGL Contractor	\$1,661.60	62055	S	SPECIAL PROJECTS		1495.44
38. RGL Contractor	\$1,820.00	62056	S	SPECIAL PROJECTS		1638.00
39. BOOM Pest Control	\$1,300.00	INV#41489	R			1170
40. JC Pool & Spa	\$2,589.15	INV0654	R			2391.15
41. Sherwin Williams	\$4,006.83	INV5856-8	S	SPECIAL PROJECTS		4006.83
42. Jose Cintron Plumbing	\$275.00	10-9-2023	R			247.50

Nota:

Balance cuenta regular: \$ _____
 Balance cuenta huracán \$ _____
 Estos balances no contemplan los cheques en transferencia

Firma del Administrador: María Del Pilar López Ramos

Recibido por: _____ Fecha: _____

Hely D' Mello
 HELY D'MELLO
 TREASURER
 10/19/2023

Mark Freeman
 MARK FREEMAN
 SECRETARY
 10/19/2023

Página 2 de 2

Informe de antigüedad de cuentas por pagar de Septiembre

September A/P Aging Report

contd.....

DigiSign Verified - 609d310e-74b6-4d78-a665-94f2d5b3f1e5

THE MARBELLA CLUB HOMEOWNERS ASSOC.,Inc.
A/P Aging Detail
 As of October 18, 2023

Date	Transaction Type	Num	Vendor	Due Date	Amount	Open Balance
10/15/2022	Bill	40-RH4381	CORTES INDUSTRIAL ORGANIZATION	10/15/2023	1,225.00	1,225.00
10/15/2023	Bill	40R-44261	CORTES INDUSTRIAL ORGANIZATION	10/15/2023	1,892.33	1,892.33
10/15/2023	Bill	41489	BOOM PEST CONTROL	10/15/2023	1,170.00	1,170.00
10/15/2023	Bill	2023-09	VEGA-VEGA MAINTENANCE SERVICES, INC	10/25/2023	22,837.50	22,837.50
10/15/2023	Bill	MCH-09312023 C1	TACTICAL DYNAMICS FORCE INC	10/25/2023	15,027.12	15,027.12
10/15/2023	Bill	09-2023-08	BLUEGREEN CONTRACTORS, INC	10/25/2023	12,033.00	12,033.00
10/15/2023	Bill	2606	METAL SECURITY SYSTEM, LLC	10/25/2023	2,979.24	2,979.24
10/15/2023	Bill	2619	METAL SECURITY SYSTEM, LLC	10/25/2023	6,507.13	6,507.13
10/15/2023	Bill	6449	ICON Management, LLC	10/25/2023	5,700.00	5,700.00
10/15/2023	Bill	MCH-09312023 PA	TACTICAL DYNAMICS FORCE INC	10/25/2023	5,155.74	5,155.74
10/15/2023	Bill	10/1/2023	THE MARBELLA CLUB - RESERVA I	10/25/2023	1,986.06	1,986.06
10/15/2023	Bill	10/2/2023	THE MARBELLA CLUB - RESERVA II	10/26/2023	1,986.06	1,986.06
10/16/2023	Bill	10/3/2023	THE MARBELLA CLUB - RESERVA III	10/27/2023	993.03	993.03
10/17/2023	Bill	10/4/2023	THE MARBELLA CLUB - SPECIAL PROJECTS	10/28/2023	4,965.15	4,965.15
10/15/2023	Bill	4656	ISLAND DIESEL & PETROLEUMCAROLINA	10/25/2023	4,186.58	4,186.58
10/15/2023	Bill	INV0654	DBA JC POOL & SPA SERVICES	10/25/2023	2,391.15	2,391.15
10/15/2023	Bill	MCH-09312023 PA	TACTICAL DYNAMICS FORCE INC	10/25/2023	1,546.49	1,546.49
10/15/2023	Bill	18792	LR CPA PSC	10/25/2023	1,260.00	1,260.00
10/15/2023	Bill	2621	METAL SECURITY SYSTEM, LLC	10/25/2023	1,155.80	1,155.80
10/15/2023	Bill	SV0166542	DEYA ELEVATOR SERVICE, INC.	10/25/2023	1,139.29	1,139.29
10/15/2023	Bill	8-24-2023	Vicente J. Zayas Plaza	10/25/2023	1,125.00	1,125.00
10/15/2023	Bill	20230387	GONZALEZ & MORALES LAW OFFICES, LLC	10/25/2023	716.00	716.00
10/15/2023	Bill	2622	METAL SECURITY SYSTEM, LLC	10/25/2023	540.00	540.00
10/15/2023	Bill	10-04-2023	LUIS A. PEREZ SANTANA	10/25/2023	150.00	150.00
10/15/2023	Bill	14422	MACKAY ENTERPRISES, LLC.	10/25/2023	139.12	139.12
10/15/2023	Bill	14423	MACKAY ENTERPRISES, LLC.	10/25/2023	139.12	139.12
10/15/2023	Bill	10-09-2023	JOSE CINTRON PLUMBING - H	10/25/2023	247.50	247.50
10/15/2023	Bill	1517	COSAS DE PISCINA, LLC	10/25/2023	66.89	66.89
10/15/2023	Bill	180597	PDM UTILITY CORP.	11/01/2023	566.63	566.63
10/15/2023	Bill	180594	PDM UTILITY CORP.	11/01/2023	566.63	566.63
10/15/2023	Bill	180598	PDM UTILITY CORP.	11/01/2023	566.63	566.63
10/15/2023	Bill	180595	PDM UTILITY CORP.	11/01/2023	566.63	566.63
10/15/2023	Bill	1490968	EC WASTE	11/01/2023	560.17	560.17
10/15/2023	Bill	180593	PDM UTILITY CORP.	11/01/2023	458.94	458.94
10/15/2023	Bill	180596	PDM UTILITY CORP.	11/01/2023	458.94	458.94
10/15/2023	Bill	180599	PDM UTILITY CORP.	11/01/2023	279.72	279.72
10/15/2023	Bill	180592	PDM UTILITY CORP.	11/01/2023	121.52	121.52
					\$ 103,495.71	\$ 103,495.71

Hely D' Mello

HELY D'MELLO
 TREASURER

10/19/2023

Mark Freeman

MARK FREEMAN
 SECRETARY

10/19/2023

DigiSign Verified - 609d310e-74b6-4d78-a665-94f2d5b3f1e5

THE MARBELLA CLUB HOMEOWNERS ASSOC.,Inc.
A/P Aging Detail
 As of October 18, 2023

Special Project						
Date	Transaction Type	Num	Vendor	Due Date	Amount	Open Balance
10/15/2023	Bill	62055	Raul Garcia Lopez	10/25/2023	1,495.44	1,495.44
10/15/2023	Bill	62080	Raul Garcia Lopez	10/25/2023	1,780.56	1,780.56
10/15/2023	Bill	62078	Raul Garcia Lopez	10/25/2023	2,800.00	2,800.00
10/15/2023	Bill	62056	Raul Garcia Lopez	10/25/2023	1,638.00	1,638.00
10/15/2023	Bill	62079	Raul Garcia Lopez	10/25/2023	1,590.48	1,590.48
10/15/2023	Bill	5856-8	THE SHERWIN WILLIAMS CO.	11/01/2023	4,006.83	4,006.83
10/15/2023	Bill	4106-9	THE SHERWIN WILLIAMS CO.	11/01/2023	844.95	844.95
10/15/2023	Bill	4861-5	THE SHERWIN WILLIAMS CO.	11/01/2023	251.48	251.48
10/15/2023	Bill	62081	Raul Garcia Lopez	10/25/2023	560.00	560.00
						14,967.74

Hely D' Mello

HELY D'MELLO
 TREASURER

10/19/2023

Mark Freeman

MARK FREEMAN
 SECRETARY

10/19/2023



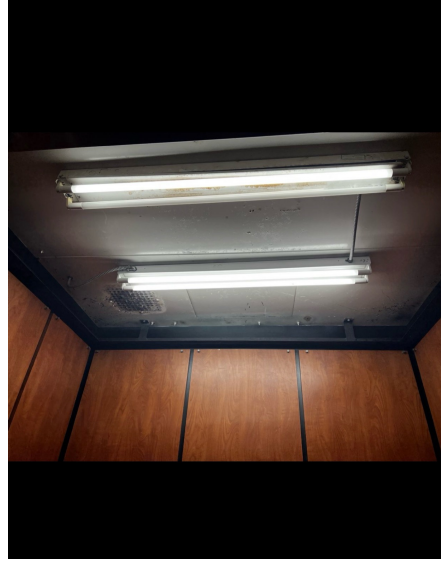
Pressure
Washing
Courtyards

Lavado a
apreción de
patios
interiores



Primer lavado completado. Lavado a presión en detalle para patios interiores y fuentes. Este proyecto se pauto en agenda para realizarse cada 3 meses en primera semana del mes.

First detailed pressure done. Power wash of our courtyards & fountains has been initiated. Going forward, this detailed cleaning is to be performed every 3 months on the first week of the month.



Lavado a
apreción de
patios interiores

Building 4
Elevator Ceiling
Repair



- Contratistas continuamente destrullen los elevadores. En edificio 4 hace 6 meses el techo estaba faltante. Administración estará implementando multas a todos los contratistas de ahora en adelante para el arreglo y /o limpieza de dichos problemas en elevadores y áreas adyacentes.
- Contractors are consistently destroying our Elevators. Elevator ceiling in building 4 got destroyed six months ago. It has now been replaced. The administrator will be implementing fines moving forward to all contractors if Common area elements are destroyed and/or in need of cleaning.



Nueva Señalización New Signage



Nuevos anuncios para reemplazar los anuncios ya deteriorados existentes en propiedad

New vibrant signage to replace deteriorated existing signage on property.

Fase 1. Reparación y sellado de grietas

Phase 1. Crack Repair and Sealing

Edificio 5 - Todas las grietas exteriores reparadas y selladas.

Actualmente trabajando en el Edificio 3 y mudándose a otros Edificios. Aunque pueda parecer que esto está tardando más de lo esperado. encontramos mas necesidad de atención en reparaciones de grietas y parches alrededor de las ventanas en edificio 3 vs edificio 5 hasta ahora.

Building 5 - All exterior Cracks Repaired and Sealed.

Currently working on Building 3 and moving to other Buildings. Although it may seem that this is taking longer than expected we found building 3 needed more work on the crack repairs and patch work around windows vs building 5 so far.



2020, 2021, 2022, 2023 Auditoría de compensación laboral

2020, 2021, 2022, 2023 Workers Comp Audit Report

Dear Hely:

The audit from El Fondo was finalized last week and discussed with the agency representative yesterday. The reported payroll for the last 3 fiscal years were adjusted to include the payments made to the two engineers that work under the reconstruction phase from the Hurricane Maria. In addition, they also adjusted the compensation paid to one of the administrators that did not provide a workmen compensation insurance coverage (el Fondo). After that, they provided the attached form to be signed by Marbella. From there el Fondo is going to issue an additional premium that would approximate \$4,300. El Fondo does not collect penalties or interest, just additional premium. Since Marbella has a credit of over \$9,000, this additional premium will be covered and a remaining credit of approximately \$5,000 would be available for future years. Also keep in mind that Marbella's employees were absorbed by Zoelis Vega and are no longer subject to el Fondo under Marbella.

My recommendation is that we accept this additional premium and close the case. The recent administration has taken the measures to require that each independent contractor that perform services for Marbella be required to provide evidence of coverage before performing the services. There shall not be an exception to this rule.

Respectfully Submitted,

Kermit Lucena, CPA, CGMA



PO Box 2304
Guaynabo, PR 00970-2304

Phone 787-793-9393
Fax 787-793-9898

CFSE NOTIFICACIÓN DE COBRO DE PRIMAS DE SEGURO OBRERO
WORKERS COMPENSATION PREMIUM NOTICE
Oficina Regional de Recaudación
Liquidación Final / Final Statement: 2023

Nombre del Patrono / EMPLOYER NAME: THE MARBELLA CLUB HOMEOWNERS ASSOCIATION
Tipo Patrono / EMPLOYER TYPE: ASOCIACIÓN
SE PATRONAL / EMPLOYER SE: ASOCIACIÓN
Correo Electrónico / E-MAIL: info@marbella.com

Número de Póliza / POLICY NUMBER: 1918000234
Fecha de Emisión / EMISSION DATE: 17-Jul-23 12:40 PM
Cargo / CARGO: CONTROL CONTINENTAL
Dirección / ADDRESS: 20716 C/OCA DRIVE COND. CRISTAMAR 066 Humacao, PR, 00919

CLAVE / CODE	GRUPO / GROUP	CLASIFICACIÓN DE ACTIVIDADES (REGSOS) / ACTIVITIES CLASSIFICATION (RISK)	TIPO DE PRIMA / PREMIUM TYPE	NOMINA / PAYROLL	PRIMA FINAL / FINAL PREMIUM	
8015	360	Conservación De Casas	7.60	\$6,000.00	\$456.00	
TOTAL					\$6,000.00	\$456.00

Semestre / Semester	TOTAL A PAGAR / TOTAL AMOUNT TO BE PAID	PAGADO / PAID	Balance / Final Balance
TERO (PAGO VENDE: 8/01/2023) / 1ST DUE DATE: 8/1/2023	\$198.36	(\$198.36)	\$0.00
SDO (PAGO VENDE: 1/02/2024) / 2ND DUE DATE: 1/2/2024	\$198.36	(\$198.36)	\$0.00
TOTAL A PAGAR / TOTAL AMOUNT TO BE PAID			\$0.00

07/17/2023, 12:40 PM / (1) 1918000234 - 2023

CFSE NOTIFICACIÓN DE COBRO DE PRIMAS DE SEGURO OBRERO
WORKERS COMPENSATION PREMIUM NOTICE
Oficina Regional de Recaudación
PRIMA PRELIMINAR / PRELIMINARY PREMIUM: 4048

CLAVE / CODE	GRUPO / GROUP	CLASIFICACIÓN DE ACTIVIDADES (REGSOS) / ACTIVITIES CLASSIFICATION (RISK)	TIPO DE PRIMA / PREMIUM TYPE	NOMINA / PAYROLL	PRIMA PRELIMINAR / PRELIMINARY PREMIUM	
8015	360	Conservación De Casas	7.60	\$6,000.00	\$456.00	
TOTAL					\$6,000.00	\$456.00

Semestre / Semester	TOTAL A PAGAR / TOTAL AMOUNT TO BE PAID	PAGADO / PAID	Balance / Final Balance
TERO (PAGO VENDE: 8/01/2023) / 1ST DUE DATE: 8/1/2023	\$198.36	(\$198.36)	\$0.00
SDO (PAGO VENDE: 1/02/2024) / 2ND DUE DATE: 1/2/2024	\$198.36	(\$198.36)	\$0.00
TOTAL A PAGAR / TOTAL AMOUNT TO BE PAID			\$0.00

07/17/2023, 12:40 PM / (1) 1918000234 - 2023

GOBIERNO DE PUERTO RICO
CORPORACIÓN DEL SEGURO DEL ESTADO
Área de Seguros

CERTIFICACIÓN DE INVESTIGACIÓN

24 de octubre de 2023
Fecha (date)

Patrono: **THE MARBELLA CLUB HOMEOWNERS ASSOCIATION**
Póliza(s) Número(s): **1918-00234**

Yo, **YARELIS CABEZUDO PEDROSA**, certifico que soy el patrono arriba indicado o representante autorizado del patrono. Que la(s) póliza(s) citada(s) en el epígrafe fue (fueron) investigada(s) para el período de **1 de julio de 2020** al **30 de junio de 2023**.

YARELIS CABEZUDO PEDROSA, contador de la Corporación del Fondo del Seguro del Estado Certifico, además, que la información contenida en los récords de contabilidad por mí presentados es real y confiable con relación al (los) proyecto(s) envuelto(s) o al negocio permanente cubierto por la(s) póliza(s).

También hago constar que acepto no acepto el siguiente resultado de la investigación discutido conmigo por el (los) representante(s) de la Corporación del Fondo del Seguro del Estado.

AÑO	POLIZA	NOMINA	AÑO	POLIZA	NOMINA
2020-2021	1918-00234	167,517.32			
2021-2022	1918-00234	109,225.22			
2022-2023	1918-00234	53,649.05			
Sub-Total		\$ 326,391.59	Sub-Total		\$ -
Grav-Total		\$ 326,391.59	Grav-Total		\$ 326,391.59

Razones para la no Aceptación:

Nombre y Firma del Patrono o el Representante Autorizado: **Yarelis Cabezudo Pedrosa**
Nombre y Firma Contador Corp. Fondo del Seguro del Estado: **Yarelis Cabezudo Pedrosa**

ADVERTENCIA: De no estar conforme con el resultado de la investigación, el patrono tiene derecho a presentar objeción por escrito al Jefe de Seguros e Insurecciones dentro de treinta (30) días a partir del envío de este informe.

ESTE DOCUMENTO NO CONSTITUYE UNA CARTA DE HECHO

CFSE 03-114
marzo2021

Kermit Lucena, nuestro CPA, ha finalizado nuestra auditoría de compensación laboral con El Fondo.

Kermit Lucena our CPA has finalized our Workers Comp audit with El Fondo.

2022 Auditoría financiera

2022 Financials Audit

B. BRAVO & COMPANY CPAS, PSC
CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

Member of
Puerto Rico Society of Certified Public Accountants
American Institute of Certified Public Accountants

BY EMAIL

August 24, 2023

The Marbella Homeowners Association Inc.
Humacao, Puerto Rico

Sirs:

As of today, we are reinstating our professional relationship with The Marbella Homeowners Association Inc and will continue to render services to you. Our services to you were comprised of Audit for the year ended December 31, 2022, and corporate tax preparation.

We have come to this determination due to the understanding reached at the meeting held at our office with the new treasurer. An estimate as to time and money currently is not possible because we do not know how much additional time will be needed in order to complete our audit.

All parties have agreed to prioritize a work plan to provide all pending matters promptly in order to finalize field work and be able to have financials statements resolved in the following upcoming weeks.

Yours Truly

B. Bravo & Company CPAS PSC

Raymond K. Pérez Morales, CPA
Partner

PO Box 362134, San Juan Puerto Rico 00936-2134
Tel. (787) 759-6657 * Fax (787) 759-6638

2022 Auditoría financiera

2022 Financials Audit Update November 2023



Raymond Perez
To You

Oct 28

...

Hely good afternoon sorry for the delay on reply but I was out of PR. spoke to Kermit and meeting for discussion on what's missing will occur this upcoming week. then we will be able to determine the time frame of work pending.

regards,

will keep you posted on recent activity.

Raymond K. Pérez Morales, CPA

B. Bravo & Company CPA's, PSC

[PO Box 362134](#)

[San Juan, PR 00936-2134](#)

raymond@bbravocpa.com

[Cel. 787-647-0801](tel:787-647-0801)

[Tel. 787-759-6657](tel:787-759-6657)

[Fax. 787-759-6638](tel:787-759-6638)

GPS: [18°21'47.19"N, 66° 3'24.35"W](#)

or click on coordinates to map location

Nos complace volver a contratar a nuestros auditores. La auditoría está en proceso y notificaremos a la comunidad a medida que recibamos actualizaciones.

We are glad to re-engage our auditors. The audit is in process, and we will notify the community as we receive any updates.

Gracias por tener mucha paciencia con nuestros auditores mientras trabajan diligentemente para completar nuestra auditoría de 2022.

Thank you or being very patient with our auditors as they work diligently in getting our 2022 audit completed.

Social Committee

Comite Social

Christmas Party And Decorations

- The social Committee is seeking volunteers to assist in decorating Marbella for the holidays.
- We are also seeking volunteers to assist with planning of our annual Christmas party.



Decoracion y festejo de Navidad

• El Comité social esta buscando voluntarios para asistir en la decoracion de la comunidad para epoca de festejos.

Estamos Tambien buscando voluntaries para organizar festejo de Navidad y otros.

Si desea ser voluntario, comuníquese con Mark Freeman en Mark@MarBellaClubPR.com
If you would like to Volunteer, Please reach out to Mark Freeman at Mark@MarBellaClubPR.com

Muy pronto...

Coming Soon...



- ❖ Plataforma de Redes Sociales “Oficial” de Marbella Club
- ❖ “Official” Marbella Club Social Media Platform

- ❖ Cabañas
- ❖ Cabanas

- ❖ Nuevas sombrillas de piscina
- ❖ New Pool Umbrellas

- ❖ Servicio de toallas los fines de semana.
- ❖ Towel Service on the Weekends



- ❖ Camas de día
- ❖ Day Beds

- ❖ Lavado a presión de garajes en los edificios 4 y 5.
- ❖ Power Washing of Garages in Building 4 and 5

- ❖ Rampas ADA hacia la playa
- ❖ ADA Ramps to the Beach





RESERVA LA FECHA SAVE THE DATE

Extraordinary Meeting
Please join us with our Team

Date: Saturday, November 11th, 2023
Time: 8:00am

Location: PHA Conference room

All HOA and Insurance dues need to be paid and up-to-date to qualify to participate and vote.

Light Breakfast and Coffee will be provided by the Social Committee

Reunión Extraordinaria
Únase a nosotros con nuestro equipo

Fecha: Sábado 11 de Noviembre, 2023
Hora: 8:00 am

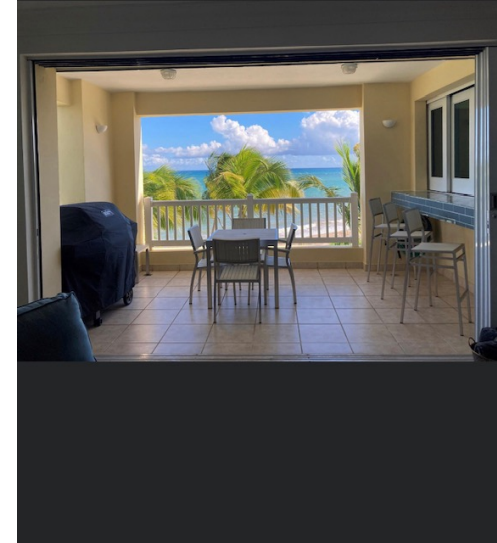
Ubicación: Sala de conferencias de la PHA

Todas las cuotas de la HOA y del seguro deben estar pagadas y actualizadas para calificar para participar y votar.

Desayuno ligero y café serán proporcionados por el Comité Social.

Clasificados....

Classifieds



Marbella Club 342 For Sale.
\$1,695,000.00

4Bed/3Bath

Contact Daryl Nelson at 970-6902867



Si desea anunciarse en nuestro boletín, envíe su solicitud por correo electrónico a: Manager@MarbellaClubPR.com

If you would like to advertise in our newsletter, please email your request to: Manager@MarbellaClubPR.com