

Miraflores Investments

2024-25

Investments to Date

Jan-Oct 2024

General Maintenance (~Mx\$40,000)

- √ Paint sealant/stain on lower sidewalk and on stairs to upper level
- √ Paint all ironwork
- √ Apply fertilizer and pesticide throughout landscaped area
- √ Tree trimming/planting
- √ Install pilot irrigation system on sloped area opposite House 12-16

Front Gates (~Mx\$60,000)

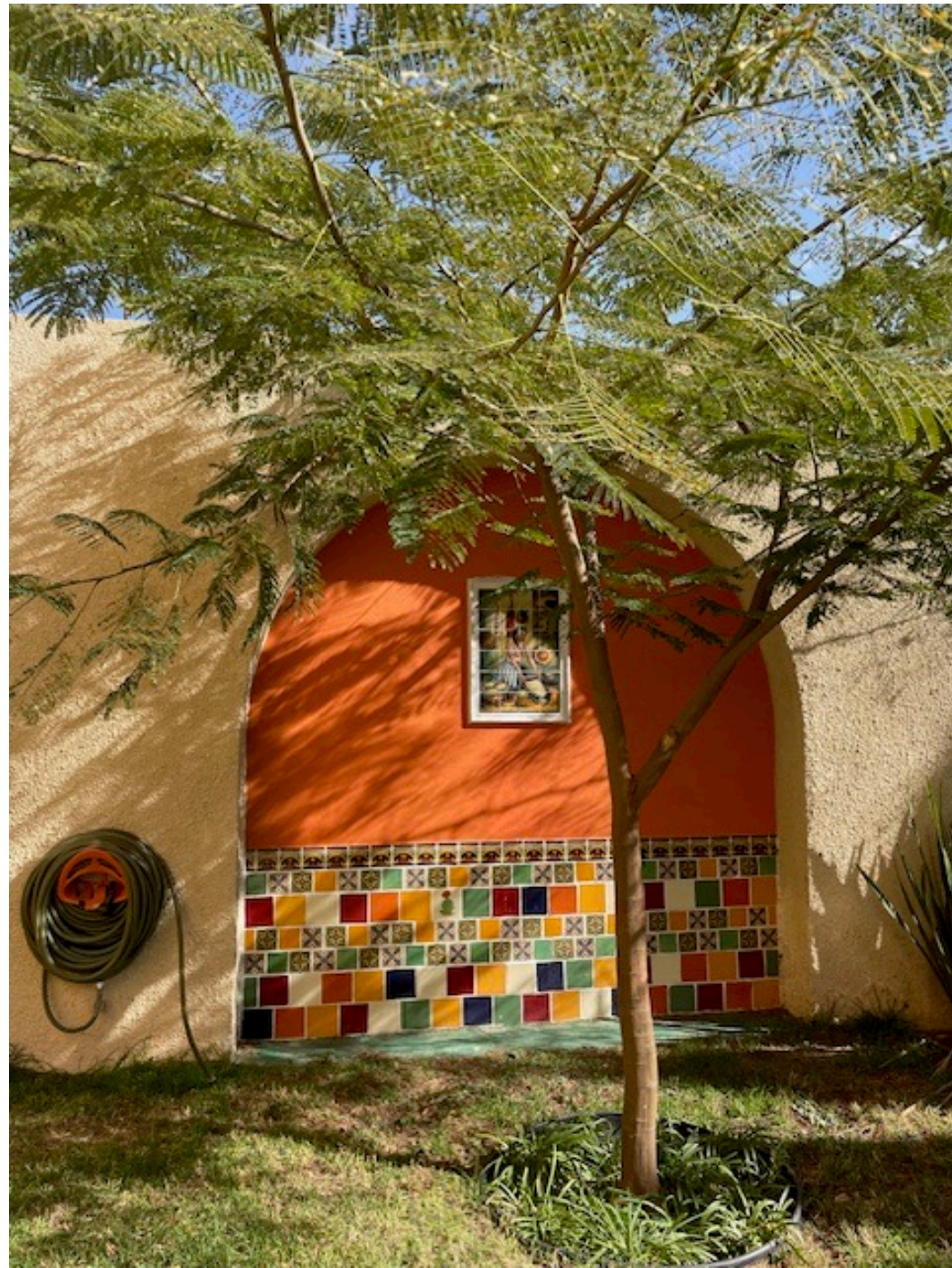
- ✓ Improve operation of front gates
 - Add remote controls to operate vehicular and pedestrian gates (via clicker and app)
 - Strengthen electrical system by separating and grounding circuits for vehicular and pedestrian gates
 - Add signage to inform drivers of vehicular gate operation (thus reducing our liability in case of accidents)
 - Add second set of sensors outside vehicular gate to eliminate risk of accidents
- ✓ Paint entire front gate area

Gazebo area (~Mx\$20,000)

- ✓ Plant Golden Shower tree
- ✓ Paint gazebo area (touch-up)
- ✓ Paint sealant on floor within gazebo
- ✓ Fence off shaded area near gazebo and replant grass
- ✓ Restore fountain on back wall of gazebo area
- ✓ Add four pots and plants to back wall of gazebo area
- ✓ Add decorative tiles on back wall of gazebo area
- ✓ Add ceramic murals under 2 arches on back wall of gazebo area















Equipment

- ✓ Compressor for spray painting.....Mx\$4,350
- ✓ Power washer.....Mx\$3,075
- ✓ Electric chainsaw.....Mx\$4,750
- ✓ Electric leaf blower.....Mx\$3,550
- Total.....Mx\$15,725**

Remaining Investments

Nov-Dec 2024

Gazebo Area (~Mx\$2,000)

- Add ceramic mural under third arch on back wall
- Add decorative tiles under stairs to gazebo

Irrigation System (~Mx\$3,000)

- Add second component to complete irrigation of sloped area opposite House 12-16

Remaining Investments (cont.)

Nov-Dec 2024

Upper Terrace Beautification (~Mx\$35,000)

- √ Improve lighting..... Purchased!
- Add umbrella and 4 chairs to existing tableMx\$ 7,000
- Install firepit.....Mx\$10,000
- Add furniture around firepit.....Mx\$ 9,000
- Improve landscaping (incl. dedicated hose).....Mx\$ 4,000
- Add paint and sealant as accent around perimeter.....Mx\$ 5,000



Improved lighting

Potential Future Investments - 2025

Upper Terrace Beautification (ca. Mx\$36,000??)

- Install fountain.....Mx\$ 8,000
- Install propane gas in one BBQ.....Mx\$ 2,000
- Install small refrigerator and sink in other BBQ.....Mx\$ 6,000
- Add artificial grass for dogs.....Mx\$20,000

Upper Level Beautification (ca. Mx\$30,000??)

- Paint sealant/stain on upper sidewalk.....Mx\$20,000
- Add 6 large pots with bougainvillea.....Mx\$10,000

Repaint and Seal Outer Wall behind Houses 1-8 (ca. Mx\$50,000??)