



KPMG Cárdenas Dosal
Alberta 2268 6° Piso
Fracc. Colomos Providencia
44660 Guadalajara, Jal.

Teléfono: + 01 (33) 36 48 42 00
Fax: + 01 (33) 36 40 42 20
www.kpmg.com.mx

Independent Auditors' Report

(Translation from Spanish Language Original)

The Board of Members

Condominio Villas At Club Intrawest Zihuatanejo, A.C.:

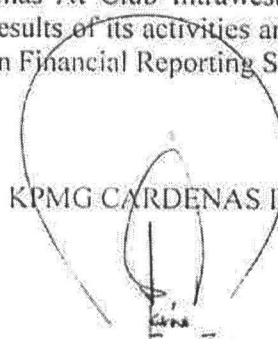
We have audited the accompanying balance sheets of Condominio Villas At Club Intrawest Zihuatanejo, A.C. (The Association) as of December 31, 2009 and 2008, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in Mexico. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement and are prepared in accordance with accounting Mexican Financial Reporting Standards (FRS). An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the reporting standards used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

As mention in note 3(f) to the financial statements, most of the transactions in 2009 and 2008 were carried out with related companies.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Condominio Villas At Club Intrawest Zihuatanejo, A.C., as of December 31, 2009 and 2008, and the results of its activities and cash flows, for the years then ended, in conformity with Mexican Financial Reporting Standards.

KPMG CARDENAS DOSAL, S. C.


Guillermo Teran Mares

February 24, 2010.

CONDOMINIO VILLAS AT CLUB INTRAWEST ZIHUATANEJO, A.C.

Balance Sheets

December 31, 2009 and 2008

(Pesos)

Assets	2009	2008
Current assets:		
Cash and cash equivalents	\$ 1,767,381	3,822,190
Accounts receivable	-	460,421
Related parties (note 5)	3,229,509	2,228,035
Prepaid expenses	240,714	167,725
	<u>\$ 5,237,604</u>	<u>6,678,371</u>
Liabilities and Net assets		
Current liabilities:		
Accrued liabilities	\$ 195,331	245,307
Related parties (note 5)	613,005	3,080,391
	<u>808,336</u>	<u>3,325,698</u>
Total current liabilities	808,336	3,325,698
Commitments and contingencies (note 6)		
Net assets	<u>4,429,268</u>	<u>3,352,673</u>
	<u>\$ 5,237,604</u>	<u>6,678,371</u>

See accompanying notes to financial statements.

CONDOMINIO VILLAS AT CLUB INTRAWEST ZIHUATANEJO, A.C.

Statements of Activities

Years ended December 31, 2009 and 2008

(Pesos)

	<u>2009</u>	<u>2008</u>
Changes in net assets:		
Fees paid by members	\$ <u>8,060,514</u>	<u>7,735,510</u>
Operating expenses:		
Utilities	1,695,257	1,189,432
Maintenance	1,071,187	894,983
Accounting	239,068	209,981
Front desk and concierge	214,153	287,396
Cleaning and security	488,038	483,435
Insurance	649,153	561,799
Property taxes	118,314	194,381
Management fees	971,150	813,333
Trust fees	183,661	124,207
Owner services	289,133	385,289
General and administration	801,159	717,738
Contingencies	464,463	-
Other	<u>823,735</u>	<u>845,072</u>
Total operating expenses	<u>8,008,471</u>	<u>6,707,046</u>
Operating income	52,043	1,028,464
Foreign exchange gain, net	<u>1,024,552</u>	<u>614,370</u>
Increase in net assets	1,076,595	1,642,834
Net assets at the beginning of the year	<u>3,352,673</u>	<u>1,709,839</u>
Net assets at the end of the year	\$ <u><u>4,429,268</u></u>	<u><u>3,352,673</u></u>

See accompanying notes to financial statements.

CONDOMINIO VILLAS AT CLUB INTRAWEST ZIHUATANEJO, A.C.

Statements of Cash Flows

Years ended December 31, 2009 and 2008

(Pesos)

	<u>2009</u>	<u>2008</u>
Cash flows from operating activities:		
Increase in net assets	\$ 1,076,595	1,642,834
Accounts receivable	460,421	(460,421)
Related parties, net	(3,468,860)	(202,307)
Prepaid expenses	(72,989)	57,310
Accrued liabilities	<u>(49,976)</u>	<u>163,525</u>
Net cash (used in) provided by operating activities	(2,054,809)	1,200,941
Cash and cash equivalents:		
At beginning of year	<u>3,822,190</u>	<u>2,621,249</u>
At end of the year	<u>\$ 1,767,381</u>	<u>3,822,190</u>

See accompanying notes to financial statements.