

**ANNUAL REPORT AND ACCOUNTS**  
**COMMUNITY OF OWNERS "ZENIAMAR I"**

Dear owner:

Orihuela Costa, 27<sup>th</sup> of April 2021

Due to the covid19 situation, both because of the difficulty of celebrating a meeting with a certain number of people, and because of the difficulty of travelling at this time (most owners do not reside permanently in the residential), for your own safety, all General Meetings are canceled until further notice.

Even so, in order for you to have all the information of your community updated, we attach, as every year, the accounts, closing of the year, debtors, detailed expenditure list and annual budget and fees for the next year.

Please take note of the following observations:

Accounts: We finish the year with deficit, with negative result. Both reserves and cash Flow in bank reduce in about 8.500 €. This is due to different extra expenses produced:

The water flood in the pool pumps room, and a couple of unblocks, were covered by the community insurance. But we also had other urgent repairs this year, as a leak in the irrigation system and another leak in the pool base. Beside, we proceeded to change the old valves in the water meters, as approved in the last General Meeting. All those works were done without any extra fee, therefore they were paid from community funds, that are decreasing.

Please, bear in mind that this year we had the prevision to recommend a little increase in the fees, but as not being possible to hold Meetings, it will be pending for decision in a future Meeting, for the Budget of 2022.

Debtors: There is 1 large debtor (nº75), in the process of registering property, inheritors and payment of the debt. Other 2 properties (nº2 & nº41) must pay their fees before accumulating more debt. The rest in the list are minor amounts, but please, clear your pending fees as soon as possible. We remind all owners that the periods of payment are in January and July.

Budget and fees: the regulations dictate that facing the impossibility of celebrating General Meetings, the same ordinary budget and ordinary fees are extended, for the year 2021.

We enclose the password for the new administration website with access to general information about your community. In [www.agmadministradores.com](http://www.agmadministradores.com) in the "owners' area" section, username: **29-ZENIAMARI**, password: **AGM9326**

Kind regards,

THE PRESIDENT.  
MR. RAYMOND PARKER.

THE SECRETARY-ADMINISTRATOR  
MRS. MARÍA JESÚS SEVILLA LIZÓN.

## SUMMARY OF ACCOUNTS 2020:

<b>RESERVES at 01-01-2020.....</b>	<b>19.177,09 €</b>
Bank.....	15.360,72 €
Debtors.....	5.874,01 €
Owners advances.....	-2.076,89 €
Creditors.....	19,25 €
Insurance error.....	203,81 €
Hacienda.....	-184,56 €
<b>+ INCOMES YEAR 2020.....</b>	<b>+39.556,00 €</b>
Ordinary fees.....	40.000,00 €
Exemption of fees president.....	-444,00 €
<b>- EXPENSES YEAR 2020.....</b>	<b>-48.150,69 € (see detail)</b>
<b>=RESERVES at 31-12-2020.....</b>	<b>=10.582,40 €</b>
Bank.....	6.906,75 €
President's Petty cash.....	235,15 €
Debtors.....	6.850,92 €
Owners advances.....	-2.381,95 €
Creditors.....	-1.028,67 €
Mianten. Dec.....	-834,90 €
Hacienda.....	-193,77 €

### **LIST OF DEBTORS AT 27-04-2021:**

PROP	NAME	DEBT
2	MITCHELL, ARTHUR & MAUREEN	794,24 €
7		2,82 €
9	ENGELS, RUDOLF	260,00 €
16	KUMAR, VIJAY	226,96 €
22	BRYAN, RICHARD JAMES	120,00 €
23	AURELIEN THIERRY DUSSERT	40,00 €
41	HAKKARAINEN, JOKKE MIKAEL	666,00 €
42	KALEVI KUPELA	140,00 €
50	FINN, FERGUS & CAROLINE	323,00 €
55	MACBRIDE, PATRICK JOSEPH	168,96 €
75	CUNNINGHAM, BRIAN	3.521,32 €
91	TAKEN BY DIRECT DEBIT (ERROR ADMIN)	95,98 €
96	QUINN, MICHAEL	350,00 €
98	TAKEN BY DIRECT DEBIT	88,68 €
99	MORENO ARELLANO, CONCEPCIÓN	125,00 €
113	FERNÁNDEZ MACHÍN, ÁNGEL	30,00 €
120	OLAFFSON, GUDBJORN	297,86 €

For those owners who do not pay by direct debit we remind you the community bank details:

**SABADELL-PUNTA PRIMA: C/C: 0081-0542-11-0001336836**  
**IBAN: ES63 0081 0542 1100 0133 6836    BIC: BSABESBB**

(Do not forget to indicate your name and property number in the payment).

**LIST OF EXPENSES 2020:**

DATE	SUNDRY AND REPAIRS	AMOUNT
14/02/2020	ANNUAL PIPES CLEANING	301,19
25/02/2020	PRUNING 28 PALM TREES	1.185,80
25/02/2020	REMOVING COMMUNITY PINES	217,80
25/02/2020	REPAIR LEAK ENGINES AREA	193,60
13/03/2020	DAMAGES FLOD-PUMP AND DISPENSER	3.363,80
23/04/2020	INSURANCE REFUND- PUMG, DISPENSERS	3.308,80
06/06/2020	TV NEW REGULATION- ADAPTATION	100,00
06/06/2020	INSECT'S SPRAY	8,65
04/06/2020	LED LIGHTS	29,98
06/06/2020	ANTS TRAPS	6,37
16/06/2020	ANNUAL DERATIZATION	286,77
03/07/2020	LED LAMP	41,44
21/07/2020	UNBLOCKING POOL CASES	133,10
22/07/2020	COVID EXTRA DISINFECTION	638,80
23/07/2020	INCOME TAX CORECTION	8,30
23/07/2020	LIGHTING FAILURE REPAIR	36,30
27/07/2020	INSURANCE REFUND- UNBLOCKING	242,00
10/08/2020	CHANGE COUNTER OUTPUT KEY (PAID)	-
17/08/2020	PIPES ANNUAL CLEANAIG	60,50
17/08/2020	ANNUAL ANTI-COCKROACH TREATMENT	301,19
17/08/2020	COMMUNITY UNLOCK BETWEEN HOUSES 64-8	362,66
01/09/2020	IRRIGATION SYSTEM LEAK REPAIR	242,00
07/09/2020	UNBLOCKING	2.420,00
24/09/2020	WATER COUNTER KEYS REPLACEMENT	66,55
29/09/2020	TV CONTROL UNIT REPAIR	4.207,88
06/10/2020	BALAUSTRADAS RESTORATION	122,82
19/10/2020	SEVERAL ELECTRIC REPAIRS	440,00
27/10/2020	COMMUNITY LOCKS	246,72
28/10/2020	SEVERAL ELECTRIC REPAIRS	14,85
28/10/2020	CLEANING BLOCKED PIPES 6 HOUSES	368,14
28/10/2020	PIPES UNBLOCKING 6 HOUSES	393,25
28/10/2020	HOTEL FOR INHABITABILITY No. 98	108,90
28/10/2020	COMMUNITY REFUND COMMON PIPES 6 HOUSES	200,32
03/11/2020	SALON RENTAL FOR GENERAL MEETING 2020	-
03/11/2020	LEGALIZATION PROCEDURES NEW MINUTES BOOK	702,87
19/11/2020	WATERPROOFING THE WALL AND STAIRS	70,00
19/11/2020	WATER LEAK LOCALIZATION IN THE POOL VASE	125,33
19/11/2020	POOL VASE WATER LEAK REPAIR	528,00
23/11/2020	CAFIRMA DIGITAL CERTIFICATE	266,20
24/11/2020	ANNUAL PIPES CLEANING	2.891,95
14/12/2020	NEW POOL PUMP AND FILTERS	40,41
14/12/2020	POOL LIGHTS AND TILES	301,19
23/12/2020	TV DIGITAL ADAPTATION SUBVENTION	1.545,78
	TOTAL	653,40
		100,00
		18.176,27 €

DATE	POOL AND GARDEN MAINTENANCE	AMOUNT
31/01/2020	POOL & GARDEN JANUARY	740,52 €
28/02/2020	POOL & GARDEN FEBRUARY	740,52 €
31/03/2020	POOL & GARDEN MARCH	740,52 €
30/04/2020	POOL & GARDEN APRIL	740,52 €
31/05/2020	POOL & GARDEN MAY	740,52 €
30/06/2020	POOL & GARDEN JUNE	740,52 €
31/07/2020	POOL & GARDEN JULY	740,52 €
31/08/2020	POOL & GARDEN AUGUST	740,52 €
30/09/2020	POOL & GARDEN SEPTEMBER	740,52 €
31/10/2020	POOL & GARDEN OCTOBER	834,90 €
30/11/2020	POOL & GARDEN NOVEMBER	695,75 €
31/12/2020	POOL & GARDEN DECEMBER	834,90 €
	TOTAL	9.030,23 €

DATE	ADMINISTRATION FEES	AMOUNT
31/01/2020	ADMINISTRATION JANUARY	430,63 €
28/02/2020	ADMINISTRATION FEBRUARY	430,63 €
31/03/2020	ADMINISTRATION MARCH	430,63 €
30/04/2020	ADMINISTRATION APRIL	430,63 €
31/05/2020	ADMINISTRATION MAY	430,63 €
30/06/2020	ADMINISTRATION JUNE	430,63 €
31/07/2020	ADMINISTRATION JULY	430,63 €
31/08/2020	ADMINISTRATION AUGUST	430,63 €
30/09/2020	ADMINISTRATION SEPTEMBER	430,63 €
31/10/2020	ADMINISTRATION OCTOBER	430,63 €
30/11/2020	ADMINISTRATION NOVEMBER	430,63 €
31/12/2020	ADMINISTRATION DECEMBER	430,63 €
	TOTAL	5.167,56 €

DATE	V.A.T.	AMOUNT
31/01/2020	VAT JANUARY	90,43 €
28/02/2020	VAT FEBRUARY	90,43 €
31/03/2020	VAT MARCH	90,43 €
30/04/2020	VAT APRIL	90,43 €
31/05/2020	VAT MAY	90,43 €
30/06/2020	VAT JUNE	90,43 €
31/07/2020	VAT JULY	90,43 €
31/08/2020	VAT AUGUST	90,43 €
30/09/2020	VAT SEPTEMBER	90,43 €
31/10/2020	VAT OCTOBER	90,43 €
30/11/2020	VAT NOVEMBER	90,43 €
31/12/2020	VAT DECEMBER	90,43 €
	TOTAL	1.085,16 €

DATE	COMMISSIONS	COMMISSIONS	AMOUNT
	COMMISSIONS		99.07 €
		TOTAL	99.07 €

DATE	COMMUNITY INSURANCE	AMOUNT
09/12/2020	ANNUAL COMMUNITY INSURANCE	3.821,14 €
	TOTAL	3.821,14 €

DATE	PHOTOCOPIES AND CORREOS	AMOUNT
03/11/2020	PHOTOCOPIES & CORREOS SUMMONS	67,80 €
03/11/2020	PHOTOCOPIES & CORREOS MINUTES	42,25 €
	TOTAL	110,05 €

DATE	WATER	AMOUNT
23/01/2020	WATER NOV-DECV 19-JAN 20	1.950,08 €
22/04/2020	WATER FEB-MAR-APR	1.424,41 €
21/07/2020	WATER MAY-JUN-JUL	970,88 €
26/10/2020	WATER AGU-SEP-OCT	3.703,08 €
	TOTAL	8.048,45 €

DATE	ELECTRICITY	AMOUNT
03/01/2020	ELECTRICITY DECEMBER 2019	361,48 €
03/02/2020	ELECTRICITY JANUARY 2020	352,97 €
04/03/2020	ELECTRICITY FEBRUARY	29,63 €
06/04/2020	ELECTRICITY MARCH	259,18 €
05/05/2020	ELECTRICITY APRIL	106,03 €
04/06/2020	ELECTRICITY MAY	241,71 €
03/07/2020	ELECTRICITY JUNE	157,82 €
04/08/2020	ELECTRICITY JULY	232,79 €
04/09/2020	ELECTRICITY AUGUST	228,29 €
05/10/2020	ELECTRICITY SEPTEMBER	217,17 €
04/11/2020	ELECTRICITY OCTOBER	263,21 €
04/12/2020	ELECTRICITY NOVEMBER	162,48 €
	TOTAL	2.612,76 €

TOTAL EXPENSES 2020

48.150,69 €

**ANNUAL ORDINARY BUDGET 2021:**

SUNDRY & REPAIRS	7.767,04 €
POOL & GARDEN MAINTENANCE	8.886,24 €
ADMINISTRATION	5.167,56 €
VAT	1.085,16 €
COPIES & CORREOS	100,00 €
EXEMPTION OF FEES PRESIDENT	444,00 €
COMMUNITY INSURANCE	3.650,00 €
BANK COMMISSIONS	100,00 €
ELECTRICITY	2.800,00 €
WATER	8.000,00 €
RESERVE FUND 5%	2.000,00 €
<b>TOTAL</b>	<b>40.000,00 €</b>