

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

Dear Owner:

Orihuela Costa, 7<sup>th</sup> September 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, and under the decree of May 5, 2021, 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 August-2020-July-2021, debtors, detailed expenditure list, annual budget and fees for the next year.

Please, observe the following comments:

Accounts: The result this year is one of the most positive from the last years of the community. We finish the year with a surplus of more than 21.400 € in both the reserves and the cash flow in bank. This is exactly the amount saved in the expenditure this year compared with the incomes for fees. This gives the opportunity to the community to accumulate a fund in the bank. Last year we had a very positive result, but this year we have even more surplus.

Debtors: in the houses, the debt stays approx. in the same amount (we have a smaller number of debtors, but from those, they owe higher amount). And in the garages the debt reduces considerably.

We have 4 properties with large debt. N°92 is unlocatable and no bank registered the property at the momento. N°118 belongs to bank, but they are extending a lot the process of registration and payment of the debt. N°102 & n°148, community will initiate the judicial actions if they do not solve their debt.

Rest of owners in the list, owe minor amounts, just the current semester, therefore we please beg them to solve their pending fees as soon as possible. Please, bear in mind that the periods to pay are until 31-08-21 for the 1<sup>st</sup> semester and until 28-02-2022 for the 2<sup>nd</sup> semester.

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 2021/2022.

Faithfully,

THE PRESIDENT.  
MR. PETER GOODGER.

THE SECRETARY-ADMINISTRATOR  
MRS. MARÍA JESÚS SEVILLA LIZÓN.



## MANAGEMENT REPORT

First the good news is that the pools are open and we can enjoy them. again. However, there are still some restrictions. Only 15 people in the pool at a time and it is up to us to monitor it. The wearing of masks is no required but a distance of 1.5-2mtrs is required. There has been a fair bit of money spent on the Urbanization this year as we are now 17+ years old which means spending more on repairs to keep it in good condition for you the owners. It's a pity we cannot claim the IVA back.

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## WORK DONE

New Umbrellas, new locks on all of the utility cupboards, new lights around pools, new pipe for cleaning the pools, grass been treated and seed with feed and grow more compound, new plants with stones around them, all white stones have been replaced around all plants, all concrete tops painted, gray slates refitted, seats painted in pool area, repairs to Spanish tv, fitted new bulbs for urbanization lights, new signs on gates, repairs in the garage with alarm resetting, repairing gates, repair of the walls on garage entrance, lights renewed in garage, cleaning garage, vermin control on contract, cat control unit around both pools.

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## CONTRACTS

With all the contractors to the urbanization most of them are on yearly contracts and looking at them I cannot see a need to change them as they are doing a good job just a word from time to time if I see a problem. I just want to finish with I think that as an Urbanization we have done well keeping the virus out, but at times it has been hard to explain the rules to owners.

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## APPROVAL OF MODIFICATIONS

All modifications to houses must be enter in the minutes at the AMG so if you were to sell your houses you will be ok.

Nº138: New balustrades

Nº5: New side wall & balustrades

Nº144: Side walls & a balustrades on top new door

Nº33: New side wall

Nº86: glass & aluminium closing.

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## FEES 2021-2022

All fees to remain the same. Will look at next year 2023/2024

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## ANY OTHER BUSINESS

GRAY GATES: They are not serving a purpose they collect paper, leaves and all sorts of rubbish so we need to make decision of what to do with them, so please let me know.

Next AGM - October 2022

## SUMMARY OF ACCOUNTS EXERCISE AUGUST-2020-JULY-2021:

<b>RESERVES AT 01/08/2020.....</b>	<b>94.944,11 €</b>
Bank .....	81.509,78 €
Presid. Petty cash.....	189,65 €
Debtors houses.....	13.354,43€
Debtors garages.....	814,12 €
Owners advances houses.....	-316,30 €
Owners advances garages.....	- 152,50 €
Creditors.. ..	-455,07 €
Hacienda.....	-84,27 €
Clean. Gar. July.....	-72,60 €
Maintenance.....	-298,20 €
<b>+INCOMES FOR BUDGETED FEES 2020/2021.....</b>	<b>+71.793,00 €</b>
<b>-EXPENSES YEAR AUG-2020-JUL-2021.....</b>	<b>-50.349,08 €</b>
	(detail attached)
<b>=RESERVES AT 31/07/2021.....</b>	<b>=116.388,03 €</b>
Bank.....	102.905,27 €
Presid. Petty cash.....	592,36 €
Debtors houses.....	13.323,31 €
Debtors garages.....	216,58 €
Owners advances houses.....	-223,85 €
Owners advances garages.....	-268,77 €
Creditors.....	-156,87 €
Clean Gar. July-21.....	-72,60 €
Hacienda.....	-84,27 €

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### DEBTORS at 07/09/2021:

PROP.	NAME	DEBT
6	SOLVIA	374,12 €
15	DUNSTAN, PAUL JAMES	221,26 €
25	WOODS, NOREEN FLORENCE	154,07 €
39	ROBERTS, MARK ANTHONY	178,10 €
44	HOGSTAD, STEIN	226,64 €
47	STENHOLM, VEIKKO ILMARI	185,28 €
67	CORAL HOMES-SERVIHABITAT	7,84 €
75	FROST, LARS-GUNNAR & PIEHL, SOLVEIG	167,96 €
92	MEEGAN EDWARD & ANN	4.989,95 €
102	KLAVENES, REIDUN	973,06 €
115	VELARDE MOLERO (SOLD?)	185,95 €
116	SELLES CORPA, CELIA	258,66 €
118	BANCO SABADELL	6.740,21 €
124	LOUGHNANE, MICHAEL	205,05 €
141	DANSON, STEVEN BRIAN	280,62 €
148	HUGHES, JAMES MARTIN	1.122,40 €
Gar15	M <sup>o</sup> ARANZAZU DÍEZ, CRISTÓBAL ALONSO	47,50 €
Gar22	HUGHES, PHILOMENA	226,08 €
Gar32	DRAGNES, STIG JARLE	49,98 €

**LIST OF EXPENSES AUGUST-2020/JULY-2021**

**SUNDRY AND REPAIRS**

04/08/2020	PIPES CLEANING	485.60 €
28/08/2020	VARIOUS STEVEN HANKS	226.88 €
08/09/2020	VARIOUS STEVEN HANKS	193.60 €
06/10/2020	VARIOUS STEVEN HANKS	583.83 €
06/10/2020	VARIOUS STEVEN HANKS	36.30 €
31/10/2020	PRESIDENT PETTY CASH	278.71 €
02/11/2020	IRRIGATION MATERIAL	159.72 €
02/11/2020	PLANTS AND SOIL	65.34 €
02/11/2020	IRRIGATION DEFUSER	17.15 €
04/11/2020	TV AMPLIFIER	300.00 €
05/11/2020	CHANGE WIRING OF BOTH POOL LIGHTS	203.94 €
09/11/2020	VARIOUS STEVEN HANKS	302.50 €
20/11/2020	SHOWERS REPAIR	133.10 €
23/11/2020	CAPRIMA DIGITAL CERTIFICATE	40.41 €
07/12/2020	DESRAITZATION	114.95 €
09/12/2020	WORKS AND VARIOUS STEVEN HANKS	248.05 €
09/12/2020	REPLACE RESIDENTIAL ENTRANCE TILE	9.08 €
22/12/2020	PRESIDENT PRINTER INK	64.77 €
28/12/2020	IRRIGATION SYSTEM REPAIR	257.13 €
07/01/2021	STEVEN HANKS VARIOUS AND MATERIAL	217.80 €
13/01/2021	STREET LIGHTS BULBS	44.95 €
13/01/2021	LAPTOP PRESIDENT	528.90 €
21/01/2021	GLUE AND LIGHTBULBS	71.47 €
10/02/2021	VARIOUS STEVEN HANKS	257.13 €
10/03/2021	WEB PAGE MODIFICATIONS	20.00 €
10/03/2021	VARIOUS WORKS AND MATERIALS STEVEN HANKS	266.20 €
13/03/2021	PAINT PRODUCTS	68.03 €
27/03/2021	PAINT AND BATTERIES	70.05 €
09/04/2021	ANNUAL PEST CONTROL	399.54 €
19/04/2021	VARIOUS STEVEN HANKS	172.43 €
23/04/2021	PAINT GUN AND SPRAYS	43.96 €
27/04/2021	POOL MOTOR CONDENSER	29.45 €
29/04/2021	PAINT	155.98 €
06/05/2021	VARIOUS STEVEN HANKS	257.13 €
28/05/2021	HYDROALCOHOLIC GEL AND DISPENSER	49.13 €
03/06/2021	COMMUNITY WEB PAGE CHANGES	105.00 €
03/06/2021	VARIOUS WORKS STEVEN HANKS	169.40 €
30/06/2021	HYDROALCOHOLIC GEL AND DISPENSER	42.11 €
06/07/2021	VARIOUS MATERIALS COMMUNITY PRESIDENT	504.55 €
08/07/2021	VARIOUS MATERIALS AND WORKS STEVEN HANKS	453.75 €
08/07/2021	ENTRY GATES SIGNS	181.50 €
15/07/2021	DATA PROTECTION	72.60 €

22/07/2021	IRRIGATION SYSTEM REPAIR	154.88 €
26/07/2021	JACUZZI ENGINE REVISION AND VALVE	121.00 €
29/07/2021	HOSE AND SWEEPER CONNECTOR	81.22 €
<b>TOTAL</b>		<b>8,259,22 €</b>

**SUNDRY AND REPAIRS GARAGES**

03/08/2020	ANTI-FIRE SYSTEM REVISION	293.43 €
07/11/2020	GARAGES LIGHTS	61.98 €
07/01/2021	REPAIR WALL GARAGE ACCESS	561.55 €
<b>TOTAL</b>		<b>916,96 €</b>

**MAINTENANCE POOL+GARDEN+CLEANING**

31/08/2020	MAINTENANCE POOL AUGUST 2020	653,40 €
31/08/2020	MAINTENANCE GARDEN AUG/ST 2020	859,10 €
30/09/2020	MAINTENANCE POOL SEPTEMBER 2020	653,40 €
30/09/2020	MAINTENANCE GARDEN SEPTEMBER 2020	859,10 €
31/10/2020	MAINTENANCE POOL OCTOBER 2020	653,40 €
31/10/2020	MAINTENANCE GARDEN OCTOBER 2020	859,10 €
30/11/2020	MAINTENANCE POOL NOVEMBER 2020	653,40 €
30/11/2020	MAINTENANCE GARDEN NOVEMBER 2020	859,10 €
31/12/2020	MAINTENANCE POOL DECEMBER 2020	653,40 €
31/12/2020	MAINTENANCE GARDEN DECEMBER 2020	859,10 €
31/01/2021	MAINTENANCE POOL JANUARY 2021	653,40 €
31/01/2021	MAINTENANCE GARDEN JANUARY 2021	859,10 €
28/02/2021	MAINTENANCE POOL FEBRUARY 2021	653,40 €
28/02/2021	MAINTENANCE GARDEN FEBRUARY 2021	859,10 €
31/03/2021	MAINTENANCE POOL MARCH 2021	653,40 €
31/03/2021	MAINTENANCE GARDEN MARCH 2021	859,10 €
30/04/2021	MAINTENANCE POOL APRIL 2021	653,40 €
30/04/2021	MAINTENANCE GARDEN APRIL 2021	859,10 €
31/05/2021	MAINTENANCE POOL MAY 2021	653,40 €
31/05/2021	MAINTENANCE GARDEN MAY 2021	859,10 €
30/06/2021	MAINTENANCE POOL JUNE 2021	653,40 €
30/06/2021	MAINTENANCE GARDEN JUNE 2021	859,10 €
31/07/2021	MAINTENANCE POOL JULY 2021	653,40 €
31/07/2021	MAINTENANCE GARDEN JULY 2021	859,10 €
<b>TOTAL</b>		<b>18,150,00 €</b>

**PHOTOCOPIES AND CORREOS**

03/11/2020	ORDINARY LETTER	1,45 €
03/11/2020	COPIES ACCOUNTS 2020	25,20 €
03/11/2020	CORREOS ACCOUNTS 2021	28,15 €
<b>TOTAL</b>		<b>54,80 €</b>

**COMMUNITY INSURANCE**

20/11/2020	COMMUNITY INSURANCE	4,326,49 €
<b>TOTAL</b>		<b>4,326,49 €</b>

**GARAGES CLEANING**

06/10/2020	GARAGE CLEANING SEPTEMBER 2020	72,60 €
09/11/2020	GARAGE CLEANING OCTOBER 2020	72,60 €
09/12/2020	GARAGE CLEANING NOVEMBER 2020	72,60 €
07/01/2021	GARAGE CLEANING DECEMBER 2020	72,60 €
10/02/2021	GARAGE CLEANING JANUARY 2021	72,60 €
10/03/2021	GARAGE CLEANING FEBRUARY 2021	72,60 €
19/04/2021	GARAGE CLEANING MARCH 2021	72,60 €
06/05/2021	GARAGE CLEANING APRIL 2021	72,60 €
03/06/2021	GARAGE CLEANING MAY 2021	72,60 €
08/07/2021	GARAGE CLEANING JUNE 2021	72,60 €
31/07/2021	GARAGE CLEANING JULY 2021	72,60 €
<b>TOTAL</b>		<b>798,60 €</b>

**ADMINISTRATION FEES**

31/08/2020	ADMINISTRATION AUGUST 2020	561,79 €
30/09/2020	ADMINISTRATION SEPTEMBER 2020	561,79 €
31/10/2020	ADMINISTRATION OCTOBER 2020	561,79 €
30/11/2020	ADMINISTRATION NOVEMBER 2020	561,79 €
31/12/2020	ADMINISTRATION DECEMBER 2020	561,79 €
31/01/2021	ADMINISTRATION JANUARY 2021	561,79 €
28/02/2021	ADMINISTRATION FEBRUARY 2021	561,79 €
31/03/2021	ADMINISTRATION MARCH 2021	561,79 €
30/04/2021	ADMINISTRATION APRIL 2021	561,79 €
31/05/2021	ADMINISTRATION MAY 2021	561,79 €
30/06/2021	ADMINISTRATION JUNE 2021	561,79 €
31/07/2021	ADMINISTRATION JULY 2021	561,79 €
<b>TOTAL</b>		<b>6.741,48 €</b>

**V.A.T.**

31/08/2020	VAT AUGUST 2020	117,98 €
30/09/2020	VAT SEPTEMBER 2020	117,98 €
31/10/2020	VAT OCTOBER 2020	117,98 €
30/11/2020	VAT NOVEMBER 2020	117,98 €
31/12/2020	VAT DECEMBER 2020	117,98 €
31/01/2021	VAT JANUARY 2021	117,98 €
28/02/2021	VAT FEBRUARY 2021	117,98 €
31/03/2021	VAT MARCH 2021	117,98 €
30/04/2021	VAT APRIL 2021	117,98 €
31/05/2021	VAT MAY 2021	117,98 €
30/06/2021	VAT JUNE 2021	117,98 €
31/07/2021	VAT JULY 2021	117,98 €
<b>TOTAL</b>		<b>1.415,76 €</b>

**TOTAL EXPENSES AUGUST-20-JULY-21**

**50.349,08 €**

**BANK COMMISSIONS**

COMMISSIONS SABADELL		246,39 €
<b>TOTAL</b>		<b>246,39 €</b>

**ELECTRICITY**

20/08/2020	ELECTRICITY AUGUST 2020	396,30 €
18/09/2020	ELECTRICITY SEPTEMBER 2020	404,27 €
21/10/2020	ELECTRICITY OCTOBER 2020	460,80 €
19/11/2020	ELECTRICITY NOVEMBER 2020	303,87 €
17/12/2020	ELECTRICITY DECEMBER 2020	296,72 €
20/01/2021	ELECTRICITY JANUARY 2021	370,11 €
16/02/2021	ELECTRICITY FEBRUARY 2021	287,88 €
23/03/2021	ELECTRICITY MARCH 2021	317,82 €
23/04/2021	ELECTRICITY APRIL 2021	253,36 €
21/05/2021	ELECTRICITY MAY 2021	255,81 €
28/06/2021	ELECTRICITY JUNE 2021	368,90 €
26/07/2021	ELECTRICITY JULY 2021	447,63 €
<b>TOTAL</b>		<b>4.163,47 €</b>

**ELECTRICITY GARAGES**

20/08/2020	ELECTRICITY AUGUST 2020	61,24 €
18/09/2020	ELECTRICITY SEPTEMBER 2020	51,12 €
21/10/2020	ELECTRICITY OCTOBER 2020	56,39 €
19/11/2020	ELECTRICITY NOVEMBER 2020	47,24 €
17/12/2020	ELECTRICITY DECEMBER 2020	46,74 €
20/01/2021	ELECTRICITY JANUARY 2021	49,77 €
16/02/2021	ELECTRICITY FEBRUARY 2021	39,35 €
23/03/2021	ELECTRICITY MARCH 2021	51,22 €
23/04/2021	ELECTRICITY APRIL 2021	46,06 €
21/05/2021	ELECTRICITY MAY 2021	41,67 €
24/06/2021	ELECTRICITY JUNE 2021	49,84 €
22/07/2021	ELECTRICITY JULY 2021	54,54 €
<b>TOTAL</b>		<b>595,18 €</b>

**AGUA**

21/10/2020	WATER JUL-AUG-SEP-2020	1.980,70 €
20/01/2021	WATER OCT-NOV-DEC-2020	860,93 €
21/04/2021	WATER JAN-FEB-MAR-2021	533,45 €
20/07/2021	WATER APR-MAY-JUN-2021	1.285,65 €
<b>TOTAL</b>		<b>4.680,73 €</b>