

## C.P. ALTAMIRA

### EXPLANATION OF RESULTS 2019

The financial year 2019 has closed with a surplus of 3,781.29 euros. As follows the explanation of the items of the results with an overspend.

#### 3.3 COLLECTION OF GARDENWASTE

Amount provisioned in the budget too low. This year it was necessary to prune some specimens that have not been pruned in the previous year.

Hence an extra expense of -374.40€

#### 4.1 MAINTENANCE d) ANNUAL COST OF TELEPHONE MAINTENANCE

The mobile phone terminals have been changed. Under this item included the monthly billing plus equipment rental.

Hence an extra expense for a total of -356.10€

#### 4.4 SPARE PARTS

Included under this point all spare part and tools for maintenance. Also included the replacement of one of the calderin (pressure accumulators) in the machine room (298.37€) and the adaptations (612.90€) required by law to obtain the certificate on the correct installation of low voltage installations throughout the community.

Hence an extra cost of -580.79€

#### 4.5 PAINTING OF COMMON AREAS

Small general touch-ups in the buildings, repainting of the fire doors and painting of the garage floors in block 2.

This resulted in an additional cost of -224.13€

#### 4.6 SATELLITE TV MAINTENANCE

Due to the new adaptation of the TDT (Spanish digital TV), the amplifiers had to be changed

to guarantee the correct reception of TV channels.

Hence an extra expense for a total of -242.16€

#### 4.7 MAINTENANCE OF DOOR OPENERS

The general intercom board in block 1 has been changed and due to a malfunction, the wiring in portal 7 of block 2 had to be replaced.

Hence an extra expense for a total of -392,39€

#### 6.1 WATER CONSUMPTION ESTIMATE - COMMON AREAS

Compared to the amount paid for sewage in 2018, which was 6,000 euros, a decrease can be noted. In 2019 the community has only paid 4,900 euros. In contrast, water consumption has increased from 5,700 euros to 7,500 euros.

Hence an extra expense for a total of -483.02€

## 10.5 EXPENSES FOR LEGAL ADVICE

At the last Extraordinary Meeting it was approved to restrict/prohibit rentals for tourism purposes in the community. The community lawyer advised the board of directors and attended the meeting. He then took charge of contacting the owners who carry out this activity in order to request their registration number for legalization in the Junta de Andalucía. Also included under this ítem, the legal actions against the owners of the apartments nº 134, 135 and 233 for the unauthorized roof ,installed on top of their pergolas. Thanks to these measures, all these owners have removed the installations.

Hence an extra expense for a total of -2,270.90€

### NOTE:

AGAINST RESERVATION (Does not affect results):

It was agreed at the last meeting to take against reserve the necessary repairs to terraces due to structural damage. The amount of 5,000€ had been planned, but in the end 8,242.40,Ç ..

### REPAIR OF TERRACES WITH STRUCTURAL DEFECTS

The community has had to waterproof and redo the terrace of apartment 138 (10,800 euros), on rainy days there were leaks to the house below. Due to the poor leveling of the terrace, Apartment 137 had problems with water entry into their apartment. A part of the terrace has been re-built to avoid further flooding.

This resulted in an extra cost of 8,242.40€