

EUC El Olivar de Buenavista
Financial Report
for
Annual General Meeting 27 September 2021

When I became President there were forty four houses that had debts with the urbanisation, and the total amount was €16.000. I am pleased to report that now only 18 houses have a debt against them, and of those only four have been referred to the Ayuntamiento for legal debt collection procedures to be started. Those four are responsible for half the total remaining debt. Since referral to the Ayuntamiento one of them has paid off over half that they owed, leaving three – one English and two Spanish. At a recent meeting with the Lady Mayoress she agreed to initiate action against them. As shareholders in the Entity I believe the house owners are entitled to know their names and therefore with the permission of the Assembly I shall announce their details at the Annual General Meeting.

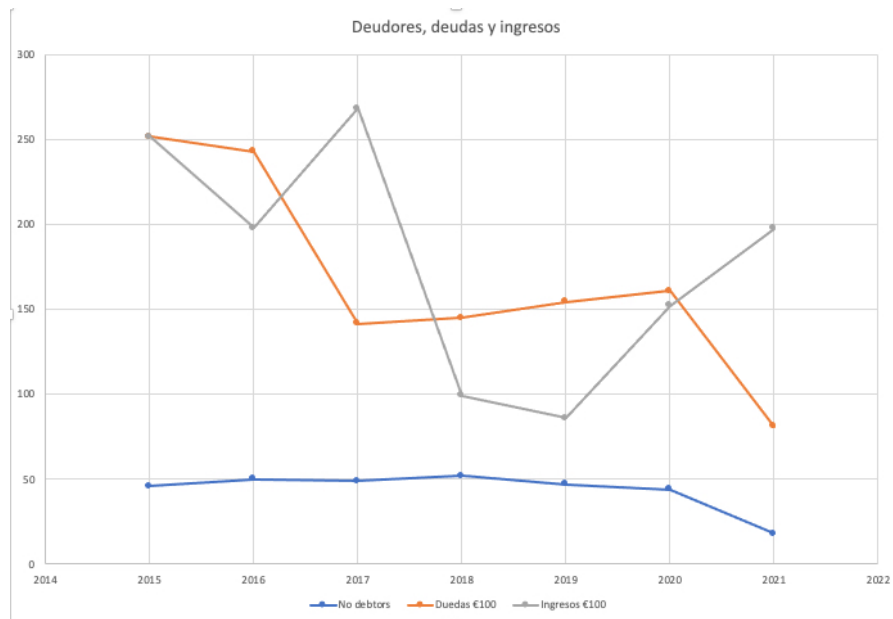
Our previous administrator prepared the accounts up to his resignation in September last year, and therefore to show the changes in finances over the last 12 months I have done the same. However the accounts would be better if they showed the financial year January to December and therefore I propose that at the next meeting I present the accounts for the calendar year 2021 as well as the financial state at the time of the meeting.

Sept 2020		Sept 2021
44	No deudores	18
€16.000	Deudas	€8.090
€15.197	Ingreso	€19.762
€4.274	Mantenimiento	€4.060
€3.417	Administracion	€354
€105	Cargas del banco	€138
€9.501	Depuradoras	€8.222
€7.383	En cuenta	€9.312

Although the Urbanisation charge was reduced to a single annual payment equivalent to just €5/ month from €8/ month on the basis that the Ayuntamiento was adopting the expenses of the sewage system debt collection has meant a € 4.500 increase in income. Taking over the role of administrator as well as President has meant a €3.000 saving in administration costs.

After four years exposed to the heat in the wall boxes the defibrillators had not only become due for replacement for that reason but also because the manufacturer had failed to make provision for sufficient stocks of the consumable components and we could no longer keep them in date. We have replaced them with a different model from a more reliable manufacturer with a model that can also be used on children

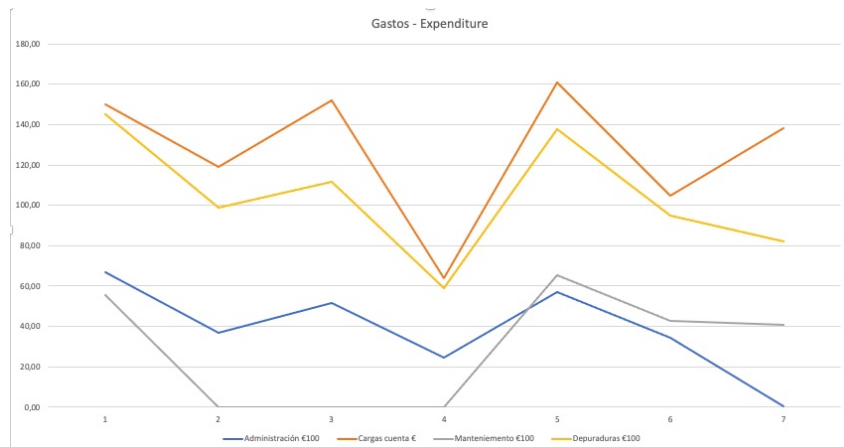
The following graph shows the number of debtors in blue, the amount of the debt in hundreds of euros in orange and the income into the account in hundreds of euros shown in grey. The figures are given for the last six years.



Despite this expenditure it appears that we have nine thousand euros in the account than last year. Unfortunately we don't! Because some of the extrañero home owners (and some of the residents) have failed to change their standing order at the bank some €2.600 actually is due to overpayment. This is their money and I cannot use it. This is not a new problem however and in fact in September 2020 €3.049 of the apparent €7.383 was not actually our money.

The most difficult decision is regarding the adoption of the sewage system by the Council. Although the last President, John Cuff and the current Mayoress Agata González Martin signed the adoption agreement in July last year it is not effective until registered by the Junta de Andalucía. The Junta has always had a reputation for being slow and the pandemic is quoted as the reason for even more delay than usual. The Mayoress is trying now to accelerate the process but there is no clear date for adoption and until then we not only need to have sufficient money to pay for maintenance but also repairs or replacement if there is a breakdown.

The next graph shows expenditure over the last few years. All the values are in hundreds of euros with the exception of bank charges (the orange line). Administration charges (blue line) have fallen dramatically and would have been less but for the cost of sending Burofaxes to the various debtors as part of the legal process. The grey line is the cost of maintenance and this includes the green area, the defibrillators and other items. The costs of the sewage system are in two parts. The electricity to operate the system, and the cleaning of the residue. Unfortunately we cannot set the timer to only use cheap electricity and on three occasions now it appears that someone is illegally emptying their septic tank waste into our drains. This is presenting us with extra costs. If anyone sees people opening the drains please photograph them and their vehicle and inform one of the committee immediately.



By then end of this year I estimate we will have about €4.500 of our money in the account. If we maintain the urbanisation charge at a single payment of €60 per house in January our account should increase by about €4.000 with more gradually being collected as debtors are “encouraged” to pay. I believe therefore we can maintain services as they are, for the present urbanisation charge until June next year, but if the Ayuntamiento has not adopted responsibility by then I shall have to call an Extraordinary General Meeting to change the urbanisation charge back to the original monthly fee of €16 until such time as the adoption is ratified.

I am hopeful that those owners who are paying their debts and the actions of the Lady Mayoress will mean we can avoid this as raising the urbanisation charge will meet with much less approval and compliance than lowering it, but this is in the hands of others and so I am giving warning of the possibility.