

Comunidad de Propietarios Señorío de Aloha
BALANCE SHEET

As at 31st December 2025

		Euros	
		year	year
Notes		2025	2024

ASSETS

Creditors' Advanced	4. a	251,31	9.064,44
Owners'-Debtor balances	3.	325.318,15	357.697,86
Owners'- Credit balances	3.	-9.377,60	
Provision for uncollected fees	6.	-129.787,71	-168.504,53
Deposit Constituted	7.1	3.250,38	
Banks	2.	188.202,96	222.830,87
TOTAL ASSETS		377.857,49	421.088,64

LIABILITIES

Creditors	4. b	137.612,62	207.755,48
Government administration	4. c	6.023,26	6.111,48
Deposit received	7.2	15.000,00	2.566,87
TOTAL LIABILITIES		158.635,88	216.433,83

COMMUNITY FUND

Community Fund at the beginning of the year	8.	204.654,81	64.878,74
Result of the year	11.	14.566,80	139.776,07
TOTAL COMMUNITY FUND		219.221,61	204.654,81

TOTAL LIABILITIES AND COMMUNITY FUND		377.857,49	421.088,64
---------------------------------------------	--	-------------------	-------------------

INCOME AND EXPENSES ACCOUNT

For the year ended 31 December 2025

	<i>Notes</i>	Year 2025	Budget 2025	<i>Difference</i>
A. INCOME				
ORDINARY COMMUNITY FEES	9.	780.448,09	780.448,09	0,00
ACCES CONTROL		9.350,00		9.350,00
PENALTIES		11.807,16		11.807,16
LEGAL FEES (LAWYER/CURT REPRESENTATIVES)		2.151,94		2.151,94
A. TOTAL INCOME		803.757,19	780.448,09	23.309,10

B. EXPENSES				
ORDINARY EXPENSES				
<u>PERSONNEL</u>	10.	<u>135.167,47</u>	<u>144.260,00</u>	<u>9.092,53</u>
CLEANING		62.525,43	77.100,00	14.574,57
MAINTENANCE		49.141,68	47.000,00	-2.141,68
OCCUPACIONAL RISK PREVENTION		1.051,21	850,00	-201,21
LABOUR ADVISORY SERVICES		2.511,96	3.060,00	548,04
SWIMMING POOL LIEFGUARD		18.566,24	15.000,00	-3.566,24
OTHER OPERATIONAL COSTS		1.370,95	1.250,00	-120,95
<u>REPAIRS AND MAINTENANCE</u>		<u>203.752,51</u>	<u>173.128,00</u>	<u>-30.624,51</u>
GARDENING SERVICES		67.552,24	70.000,00	2.447,76
GARDENING MATERIALS		2.445,12	5.000,00	2.554,88
SWIMMING POOL MAINTENANCE		7.837,85	6.000,00	-1.837,85
FAIN GATES		3.790,08	3.750,00	-40,08
FAIN LIFTS		28.302,36	30.518,00	2.215,64
UTECMA, TV & ENTRYPHONES/ CCTV		5.877,99	7.100,00	1.222,01
INCOTEX - FIRE EXTINGUISHER SERVICING		8.522,14	7.500,00	-1.022,14
PEST CONTROL		1.391,52	1.100,00	-291,52
GENERAL REPAIRS AND CONTINGENCIES		78.033,21	42.160,00	-35.873,21
<u>UTILITY EXPENSES</u>		<u>66.440,67</u>	<u>70.000,00</u>	<u>3.559,33</u>
ELECTRICITY		31.558,80	35.000,00	3.441,20
WATER		34.881,87	35.000,00	118,13
<u>ADMINISTRATION, LEGAL ADVISORY & SECURITY SERV...</u>		<u>294.235,84</u>	<u>322.110,00</u>	<u>27.874,16</u>
INSURANCE POLICIES		16.070,63	13.790,00	-2.280,63
OTHER(LEGAL, AUDIT, TRANSLATIONS ...)		6.963,49	15.000,00	8.036,51
MONDAY.COM LICENCE		1.140,00	1.550,00	410,00
PRESIDENCE EXPENSES		12.100,00	12.100,00	0,00
MISCELLANEOUS & RECURRING COSTS		3.642,59	7.000,00	3.357,41

ADMINISTRATION FEES		39.100,04	39.100,00	-0,04
PROJECT COORDINATION		1.300,75	15.000,00	13.699,25
ARCHITECT`S REHABILITATION REPORT		22.457,60	19.550,00	-2.907,60
ENGINEERING MANAGEMENT		30.757,08	31.020,00	262,92
24-HOUR MANTEINANCE AND SUPPORT		160.703,66	168.000,00	7.296,34

TOTAL ORDINARY EXPENSES		699.596,49	709.498,00	9.901,51
--------------------------------	--	-------------------	-------------------	-----------------

STATUTARY RESERVE FUND (ART. 9 L.P.H)			70.949,80	
---------------------------------------	--	--	-----------	--

GROUP 5 - EXTRAORDINARY EXPENSES	5.	89.593,90	70.949,80	-18.644,10
-----------------------------------------	----	------------------	------------------	-------------------

MUNICIPAL CONSTRUCCION FEES		15.636,14		
-----------------------------	--	-----------	--	--

VIDEO ENTRYPHONES INSTALLATION	5.1	64.522,50		
--------------------------------	-----	-----------	--	--

CCTV SYSTEM expansion/upgrades		19.492,87		
--------------------------------	--	-----------	--	--

<i>EXTRAORDINARY INCOMES</i>	5.2	-10.057,61		
------------------------------	-----	------------	--	--

B. TOTAL EXPENSES		789.190,39	780.447,80	-8.742,59
--------------------------	--	-------------------	-------------------	------------------

A. - B. SUPERAVIT 2025 (INCOME - EXPENSES)	11.	14.566,80		
---------------------------------------------------	------------	------------------	--	--

Comunidad de Propietarios Señorío de Aloha

NOTES TO THE FINANCIAL STATEMENTS

Financial year ended 31 December 2025
Community of Property Owners – Señorío de Aloha

1. Basis of Presentation

True and fair view

The accompanying financial statements have been prepared from the accounting records of the Community. They present a true and fair view of its financial situation. The accounts are prepared for informational and transparency purposes for the General Assembly of Owners and follow internal accounting criteria and principles of prudence.

Accounting principles

The annual accounts have been prepared in accordance with the generally accepted accounting principles applicable to Spanish communities of property owners. Under these principles, communities cannot own fixed assets, and therefore no tangible fixed assets or depreciation charges are recognized.

Income from fees is recognized when the fee is issued, regardless of when it is collected. Unpaid fees at year-end are recorded as owner debtors.

Expenses are recognized in the period in which they are incurred, regardless of the payment date. Amounts pending payment at the end of the year are recorded as creditors.

Grouping of items

To aid understanding of the balance sheet and the income and expenses statement, the figures are presented in grouped form. The detailed breakdown and further analysis of each item are included in the corresponding notes.

2. Banks.

The composition of this balance sheet item is as follows:

Concept	2024 Euros	2023 Euros
Banco Sabadell Cuenta corriente	157.886,57	165.023,87
Banco Sabadell Cuenta corriente	20.756,90	44.758,91
BBVA	1.009,31	1.109,31
Banco Santander	8.230,65	7.814,65
Cash	319,39	4.124,13
Total	188.202,82	222.830,87

The Community holds two current accounts with Banco Sabadell. The first serves as the main account for collections and payments, and the second is used for specific fees.

The BBVA and Banco Santander accounts had no activity during 2025.

In theory, the bank balances should reflect the community fund as well as outstanding creditors for approved services. However, due to the accumulation of unpaid owner fees, the bank balance does not reflect the community's available liquidity.

3. Owners

The breakdown of this line item is as follows:

a) **DEBTORS**

This item includes unpaid community fees and penalties.

The following table lists, for informational purposes, the owners with outstanding balances greater than €2,000 at year-end:

	Euros
Owners' - Debtors balances	
PERESVETT SL	119.123,91
TREAMEN INVESTMENTS II S.L	64.055,23
JOSE MANUEL NIETO CARBONERO	30.431,83
NASEK T. FAEQ FAEQ	20.492,20
SERGEY SERGEYEV	12.495,17
ADEL M.A AL-FADDA	2.375,16

AMIN AZAGLOU	2.664,77
ARI BOUSKILA	8.816,39
FEDERICA ANTONIA PUERTO PEREZ	4.702,33
IB HENRIK ROENJE	3.830,88
IVA GEORGIEVA DRAZHEVA	4.170,10
J. MANUEL RODRIGUEZ GARCIA	2.295,55
MEHDI AZAGLOU MOUNIR	2.255,93
MEISAM MOHAMMAD EBRAHIM	2.252,14
OMAR EL FIGUIGUI SEHNOUNI	4.660,89
SIMON JOSEPH BRENNAN	2.209,41
TRI. G-51 ADEL M.A AL-FADDA	2.374,35
RAHAL CHRIQI	2.082,95
Total outstanding balance of owners owing less than €2,000	34.028,96
Total	325.318,15

From the table above, on the date these notes were prepared the following are:

*** Paid in full:**

JOSE MANUEL NIETO CARBONERO
MEISAM MOHAMMAD EBRAHIM
OMAR EL FIGUIGUI SEHNOUNI

*** Partially paid:**

IB HENRIK ROENJE
IVA GEORGIEVA DRAZHEVA
RAHAL CHRIQI

Collection management and recovery of outstanding debtor balances:

The outstanding payment obligations attributable to owners in arrears are subject to the corresponding legal collection procedures. The administration, together with the community's governing bodies, maintains ongoing legal oversight, having progressed proceedings initiated in prior years and successfully concluded several judicial actions.

As a direct result of the debt-control measures implemented by the administration, the outstanding debtor balance decreased by 41,757.31 euros during the period from 31 December 2024 to 31 December 2025.

On a cumulative basis, it should be noted that the continued actions undertaken by the administration to recover historical debt have generated an effective return to the community exceeding 100,000 euros, representing a significant contribution to the strengthening of the community's financial solvency and the improvement of its equity position.

b) OWNERS CREDITORS

The creditor balance corresponds to advance payments made by owners relating to fees for the 2026 period.

Owners' - Credit balances

Advance payments (Several owners)	10.324,01
Quotas issued for collection	-946,41
Total	9.377,60

Net Balance: Debtor	315.940,55
----------------------------	-------------------

4. Creditors.

a) ADVANCES TO CREDITORS

These represent payroll advances:

Advances to creditors	Euros
Payroll advances	251,31
Total	251,31

b) CREDITORS

The balance of this item, amounting to 137,612.62 euros, is broken down as follows:

b.1) Creditors with balances older than one year

Creditor	Euros
PINTURAS J&J COIN 2000, S.L.	82.175,25
AQUAFARMA 2000, SC	479,16
POWERMATIC SEGURIDAD SL	183,92
MERIDIONAL TEAM, SL	6.923,89
GALIANO CAÑAMERO, SL	1.277,54
FRANCISCO ALVAREZ GONZALEZ	54,45
SARRIA PROCURADORES MARBELLA, SLP	968,00
AVATEL TELECOM, S.A.	90,75
FAIN ASCENSORES, SA	110,48
Total	92.263,44

These suppliers correspond to services and works in progress. Their invoices and related payments are ongoing.

The outstanding amount owed to PINTURAS J&J COIN 2000, S.L. is being repaid in monthly instalments of €3,000 according to agreement. As of the date of these Notes, the outstanding balance was €76,175.25.

b.2) Creditors – ongoing work and recurring services

Acreeedor	Euros
ACREEDORES VARIOS	557,95
FERRETERIA Y MATERIAL ELECTRICO URBANEJA S.L.	3.579,47
QUÍMICAS URBANEJA SL	1.005,00
REVESTIMIENTOS VIÑA CHICO, SLU	2.370,08
CYE ENERGÍA, SL	2.548,12
EDIGOMPER, SLU	9.367,30
Total	19.427,92

These suppliers regularly provide services to the Community and issue invoices on a continuous basis.

Note: The amount under “Various creditors – €557.95” refers to an Invoice dated 20/04/2025, already paid at the date of these Notes.

b.3) Invoices Received at Year-End or During the Last Quarter

Acreeedor	Euros
DIEGO DIAZ LOPEZ, S.L	352,49
INCOTEX, SL	46,55
HIDRALIA, S.A	2.739,33
INSTALACION FRJ MARBESANT SL	196,89
OLIVENET NETWORK, SL	25,01
TRANSPORTES FJ CANO MOYANO, SL	429,00
UNIFORMES BAHÍA, SL	353,70
JUAN ANTONIO GALIANO MOYA	285,79
INPROYECT GESTION DE PROYECTOS	3.206,18
RIEGOS MELERO SL	150,03
ZHETA MULTISERVICIOS, SL	12.270,39
ROTUMANIA COSTA SL	387,20
ANDALUZA DE MOBILIARIO Y PAPELERIA OFIPAPEL, SL	36,14
CONTRAPLAGAS AMBIENTAL, S.L	1.391,52
FRANCISCO JAVIER BERROCAL MARTIN	3.937,19
FAIN ASCENSORES, SA	113,85
Total	25.921,26

These amounts relate to periodic expenses and services received at the end of the financial year. All have been paid at the date of preparation of these Notes.

c) GOVERNMENT AGENCIES

Tax and Social Security Authorities:

Creditor	Euros
Social Security organization	2.656,46
Tax Office Creditor for IRPF withholdings	3.366,80
Total	6.023,26

All balances were fully paid by the date of these Notes.

5. **Group 5 – Extraordinary Expenses (and Extraordinary Income)**

During the year, **extraordinary expenses** were incurred.

Due to their urgency, they were executed during the financial year and are broken down as follows:

GROUP 5 - EXTRAORDINARY EXPENSES	Euros
MUNICIPAL CONSTRUCCION FEES	15.636,14
VIDEO ENTRYPHONES INSTALLATION	64.522,50
CCTV SYSTEM expansion/upgrades	19.492,87
EXTRAORDINARY INCOMES	-10.057,61
Total	89.593,90

The above improvements and exceptional expenses, carried out during the year and not included in the 2025 budget, were financed through the Reserve Fund.

5.1 The cost of installing the video intercom system has been borne by each owner with respect to the installation of the interior monitors.

5.2 Se han eliminado saldos históricos de acreedores no documentados, llevándolos a ingresos extraordinarios.

6. Provisions

At the beginning of the 2024 financial year, provisions existed for uncollected fees from 2020 and 2021, amounting to €168,504,53.

During the 2025 financial year, historic uncollectable fees totalling €38,716.89 were written off and applied as utilized provisions.

The remaining balance of the provision was maintained as a prudence measure against potential future uncollectable balances.

The movement of this item is broken down as follows.

PROVISIONS	Euros			
	Balance 01/01/2025	Provision applied	Provision dotacion	Balance 31/12/2025
OWNERS DEBTORS PROVISION (2020/21)	168.504,53			168.504,53
DEBTORS PROVISION applied		-38.716,82		129.787,71
Total	168.504,53	-38.716,82	0,00	129.787,71

7. Guarantees and Deposits

7.1 Deposit Constituted

A financial guarantee was provided to Marbella Town Council for the commencement of repair works.

Fianzas y Avals constituidos	Euros
Deposit provided to the Marbella City Council	3.300,38

7.2 Deposits Received

Deposits were received from certain owners to cover potential damage that might be caused to the Community during construction work carried out in their respective private properties.

Fianzas y Avals recibidos	Euros
Security deposits for construction works	15.000,00

8. Community Fund

Communities of property owners are required to maintain a reserve fund of no less than 10% of the last approved ordinary budget, pursuant to Royal Decree-Law 7/2019 of 1 March.

At the beginning of the financial year, the Community's reserve fund amounted to €204,654.81, which was above the minimum level required. During the financial year now ended, as a result of the surplus between income and expenses, the Community fund increased to €219,221.61.

9. Income

Ordinary income corresponds to amounts received from ordinary fees, in accordance with the budget approved at the General Assembly of Owners held on 28 April 2025.

Income is recognized at the time ordinary or extraordinary fees, penalties, or special assessments are issued, regardless of the date of collection.

10. Personnel Expenses

Personnel expenses are included under the first group PERSONNEL.

- The average number of salaried employees during 2025 was recorded and included under this heading.

According to type of contract	2025	
	Men	Women
Steady	3	3
No steady	2	2

- Personnel expenses are included under the heading "General Maintenance" and amounted to €111,667.11. This total is made up of salaries and social security contributions.

Personnel expenses	Euros
Salaries	89.591,65
Social Security contributions	22.075,46
Total	111.667,11

11. Result for the Financial Year

The budget of ordinary revenues and expenses prepared and approved for the 2025 financial year resulted in a deficit of €8,742.49.

Nevertheless, income for the period exceeded expenditures, yielding a positive result of €14,566.80 and an increase in the community reserve fund.

Community Fund	Euros
Community Fund at 31th December 2024	204.654,81
Result of the year 2025	14.566,80
Total	219.221,61

The reserve fund as of 31 December 2025 remains above 10% of the last approved budget, thus meeting the minimum legal requirement.

Note: In the event of any discrepancy, the Spanish version shall prevail.