

SC IMOTRUST SA
NOTE EXPLICATIVE

Pentru anul încheiat la 31 decembrie 2011

(toate sumele sunt exprimate în lei, dacă nu se precizează altfel)

Adresele sediilor sociale ale filialelor și întreprinderilor asociate sunt următoarele:

- SC Parc Industrial Combinat SRL Arad, str. Horia nr.7
- SC Codlea Arctic Internațional SRL Arad, str. Horia 7
- SC SSI Ramses SA Arad, str. Poetului nr. 1C
- INKOTOWN Insulele Virgine, Tortola, Road Town
- SC RND Auto SA Arad, str. Horia 7
- SC Casa Real Investement SRL Cluj Napoca, str. Calea Turzii nr. 231-233
- SC ARCVIA MINERVA SA Arad, str. Horia 7
- SC ARCVIA INDUSTRIAL SRL Arad, str. Horia 7

Venituri și cheltuieli extraordinare

Nu au fost înregistrate.

Ipoteci și garanții

La 31 decembrie 2011 Societatea avea constituite angajamente de natura ipotecilor și garanțiilor, pentru creditele angajate de societate, în vederea achiziționării de terenuri, amenajări și modernizări active proprii și pentru achiziții acțiuni la societăți comerciale.

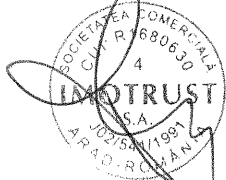
Tranzacții cu părți afiliate / legate

Acționarii semnificativi ai societății sunt SC Arcvia Minerva SA și SC UTA SA.

Societatea are solduri și desfășoară tranzacții semnificative cu următoarele entități considerate afiliate:

Denumire societate	Relația cu societatea
SC UTA SA	Acționar semnificativ
SC Laicom Invest SRL	Acționar semnificativ
SC Parc Industrial Combinat SRL	Filială
SC Codlea Arctic Internațional SRL	Filială
SC SSI Ramses SA	Filială
SC RND Auto SA	Filială
Trustul CREI	Filială
SC INKOTOWN SA	Filială
SC Mara Com Mixt SA	Întreprindere asociată
SC Arcvia Minerva SA	Entitate controlată de filială
Sc Casa Real Estate SRL	Entitate control comun

Presedinte Comitet Director



Contabil



Societate : IMOTRUST SA
Adresa : ARAD, str. POETULUI, nr. 1C
Cod fiscal : RO1680630
Nr. reg. com. :

BALANTA SINTETICA

Tiparit la : 28/05/2012

Perioada de la 01.12.11 la 31.12.11

Cu documente temporare

- Lei -

Cont	Titlu Cont	Sold Initial		Rulaj Curent		Total Suma		Sold Final	
		Debitor	Creditor	Debitor	Creditor	Debitor	Creditor	Debitor	Creditor
101*	CAPITAL SOCIAL	0.00	30,882,651.10	0.00	0.00	11,617,348.90	54,117,348.90	0.00	42,500,000.00
1012*	CAPITAL SUBSCRIS VARSAT	0.00	30,882,651.10	0.00	0.00	0.00	42,500,000.00	0.00	42,500,000.00
10411*	PRIME DE EMISIUNE MONEASA	0.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	5,000.00
105*	REZERVE DIN REEVALUARE	0.00	18,206,953.77	0.00	0.00	1,016,561.74	18,332,413.77	0.00	17,315,852.03
106*	REZERVE	0.00	65,883,926.58	0.00	0.00	0.00	66,900,488.32	0.00	66,900,488.32
Total	10 - CAPITAL SI REZERVE	0.00	114,978,531.45	0.00	0.00	12,633,910.64	139,355,250.99	0.00	126,721,340.35
117*	REZULTATUL REPORTAT	33,523,930.36	0.00	0.00	0.00	33,523,930.36	9,719,522.81	23,804,407.55	0.00
Total	11 - REZULTATUL REPORTAT	33,523,930.36	0.00	0.00	0.00	33,523,930.36	9,719,522.81	23,804,407.55	0.00
121*	PROFIT SAU PIERDERE	0.00	9,719,522.81	13,020,527.35	3,129,185.78	48,452,759.08	47,754,205.18	698,553.90	0.00
Total	12 - REZULTATUL EXERCITIULUI FINAN	0.00	9,719,522.81	13,020,527.35	3,129,185.78	48,452,759.08	47,754,205.18	698,553.90	0.00
1511*	PROVIZIOANE PT LITIGII	0.00	2,530,621.00	0.00	-329,671.00	2,200,950.00	2,200,950.00	0.00	0.00
1519	PROVIZION DOBANZI SI PENALITATI NEINSTITUITE	0.00	0.00	0.00	-2,017,542.00	1.00	1.00	0.00	0.00
Total	15 - PROVIZIOANE	0.00	2,530,621.00	0.00	-2,347,213.00	2,200,951.00	2,200,951.00	0.00	0.00
162*	CREDITE BANC PE TERMEN LUNG	0.00	82,736,196.50	577,493.18	303,519.54	22,757,113.96	92,571,219.49	0.00	69,814,105.53
167*	ALTE IMPRUM SI DATORII ASIMIL	0.00	615,253.88	45,541.17	20,923.98	59,956.68	803,083.85	0.00	743,127.17
168*	DOBINZI AFERENTE IMPRUM ASIMIL	0.00	647.36	170,186.52	170,186.52	2,296,642.92	2,296,642.92	0.00	0.00
Total	16 - IMPRUMUTURI SI DATORII ASIMIL	0.00	83,352,097.74	793,220.87	494,630.04	25,113,713.56	95,670,946.26	0.00	70,557,232.70
TOTAL	1 - CONTURI DE CAPITALURI	33,523,930.36	210,580,773.00	13,813,748.22	1,276,602.82	121,925,264.64	294,700,876.24	24,502,961.45	197,278,573.05
205*	CONCESIUNI,BREVETE,ALTE DREPT	78,501.78	0.00	0.00	0.00	120,610.62	0.00	120,610.62	0.00
208*	ALTE IMOBILIZARI NECORPORALE	2,750.00	0.00	0.00	0.00	2,750.00	0.00	2,750.00	0.00
Total	20 - IMOBILIZARI NECORPORALE	81,251.78	0.00	0.00	0.00	123,360.62	0.00	123,360.62	0.00
2111*	TERENURI	14,681,527.00	0.00	0.00	0.00	14,806,987.00	1,606,910.60	13,200,076.40	0.00

Cont	Titlu Cont	Sold Initial		Rulaj Curent		Total Suma		Sold Final	
		Debitor	Creditor	Debitor	Creditor	Debitor	Creditor	Debitor	Creditor
2111P1*	TEREN INTRAVILAN SI EXTRAVILAN	3,540,600.00	0.00	0.00	0.00	4,941,600.00	1,401,000.00	3,540,600.00	0.00
212*	CONSTRUCTII	8,566,104.00	0.00	0.00	0.00	8,566,104.00	172,041.20	8,394,062.80	0.00
213*	INST TEHNICE, MIJL TRANSP, ANI	285,961.79	0.00	0.00	29,308.67	309,305.99	51,668.87	257,637.12	0.00
214*	MOBILIER, AP BIROTICA, ECHIP	198,352.58	0.00	0.00	0.00	233,432.68	0.00	233,432.68	0.00
Total	21 - IMOBILIZARI CORPORALE	23,731,945.37	0.00	0.00	29,308.67	23,915,829.67	1,830,620.67	22,085,209.00	0.00
224.DPI.1*	EC.PROECTIE IN CURS APROV- ALPIN C	564.52	0.00	0.00	0.00	564.52	0.00	564.52	0.00
Total	22	564.52	0.00	0.00	0.00	564.52	0.00	564.52	0.00
231*	IMOB CORP IN CURS DE EXECUTIE	15,762.09	0.00	0.00	0.00	15,762.09	0.00	15,762.09	0.00
232*	AVANSURI ACORDATE PT IMOB CORP	9,816,509.66	0.00	0.00	7,500.00	3,838,549.70	7,500.00	3,831,049.70	0.00
234*	AVANSURI ACORD PT IMOB NECORP	1,921,500.00	0.00	6,000.00	0.00	501,300.00	0.00	501,300.00	0.00
Total	23 - IMOBILIZARI IN CURS SI AVANSUR	11,753,771.75	0.00	6,000.00	7,500.00	4,355,611.79	7,500.00	4,348,111.79	0.00
261*	ACTIUNI DETIN LA ENTIT AFILIAT	77,591,377.62	0.00	0.00	8,779,762.75	79,263,564.62	14,505,800.89	64,757,763.73	0.00
263*	INTERESE DE PARTICIPARE	323,130.87	0.00	0.00	0.00	390,130.87	0.00	390,130.87	0.00
2651*	TITLURI IMOBILIZATE - IFB	100,000.00	0.00	0.00	0.00	100,000.00	0.00	100,000.00	0.00
267*	CREANTE IMOBILIZATE	88,820.65	0.00	1,727,880.00	73,993.05	1,821,227.11	73,993.05	1,747,234.06	0.00
Total	26 - IMOBILIZARI FINANCIARE	78,103,329.14	0.00	1,727,880.00	8,853,755.80	81,574,922.60	14,579,793.94	66,995,128.66	0.00
2805*	AMORT CONCESIUNI,BREVETE/ALTE	0.00	31,123.64	0.00	5,609.48	0.00	76,539.03	0.00	76,539.03
281*	AMORTIZARI IMOB CORPORALE	0.00	282,931.89	29,308.67	38,048.07	55,318.20	743,888.74	0.00	688,570.54
Total	28 - AMORTIZARI PRIVIND IMOBILIZARI	0.00	314,055.53	29,308.67	43,657.55	55,318.20	820,427.77	0.00	765,109.57
TOTAL	2 - CONTURI DE IMOBILIZARI	113,670,862.56	314,055.53	1,763,188.67	8,934,222.02	110,025,607.40	17,238,342.38	93,552,374.59	765,109.57
302*	MATERIALE CONSUMABILE	1,441.18	0.00	0.00	0.00	1,441.18	0.00	1,441.18	0.00
303*	MATERIALE DE NAT OB DE INVENT	4,360.66	0.00	1,646.67	1,646.67	45,259.04	40,898.38	4,360.66	0.00
Total	30 - STOCURI DE MATERII & MATERIALE	5,801.84	0.00	1,646.67	1,646.67	46,700.22	40,898.38	5,801.84	0.00
331*	PRODUSE IN CURS DE EXECUTIE	117,355,031.16	0.00	1,407,599.89	2,520,403.87	128,451,423.38	7,108,765.71	121,342,657.67	0.00
Total	33 - PRODUCTIA IN CURS DE EXECUTIE	117,355,031.16	0.00	1,407,599.89	2,520,403.87	128,451,423.38	7,108,765.71	121,342,657.67	0.00
345*	PRODUSE FINITE	1,429,627.32	0.00	2,535,269.53	2,535,269.53	8,500,042.69	7,070,415.37	1,429,627.32	0.00
Total	34 - PRODUSE	1,429,627.32	0.00	2,535,269.53	2,535,269.53	8,500,042.69	7,070,415.37	1,429,627.32	0.00
351*	MATERII SI MAT LA TERTI	5,963.04	0.00	0.00	0.00	5,963.04	0.00	5,963.04	0.00
3511*	MATERIALE AFLATE LA TERTI -VIA CARMINA	5,963.04	0.00	0.00	0.00	5,963.04	0.00	5,963.04	0.00

Cont		Titlu Cont		Sold Initial		Rulaj Curent		Total Suma		Sold Final	
				Debitor	Creditor	Debitor	Creditor	Debitor	Creditor	Debitor	Creditor
Total	35 - STOCURI AFLATE LA TERTI			5,963.04	0.00	0.00	0.00	5,963.04	0.00	5,963.04	0.00
371*	MARFURI			0.00	0.00	21,318.38	21,073.38	25,253.69	25,008.69	245.00	0.00
Total	37 - MARFURI			0.00	0.00	21,318.38	21,073.38	25,253.69	25,008.69	245.00	0.00
381*	AMBALAJE			0.00	0.00	0.00	0.00	400.00	0.00	400.00	0.00
Total	38 - AMBALAJE			0.00	0.00	0.00	0.00	400.00	0.00	400.00	0.00
TOTAL	3 - CONTURI STOCURI&PROD IN CURS E			118,796,423.36	0.00	3,965,834.47	5,078,393.45	137,029,783.02	14,245,088.15	122,784,694.87	0.00
401*	FURNIZORI			0.00	16,824,849.74	1,645,537.30	2,482,871.79	19,209,789.38	25,136,883.31	0.00	5,927,093.93
403*	EFECTE DE PLATIT			0.00	0.00	0.00	0.00	25,297.14	25,297.14	0.00	0.00
404*	FURNIZORI DE IMOBILIZARI			0.00	284,830.00	0.00	0.00	-1,412,700.00	-1,280,370.00	0.00	132,330.00
408*	FURNIZORI FACTURI NESOSITE			0.00	297,516.28	20,560.76	425,916.25	249,946.89	697,228.98	0.00	447,282.09
409*	FURNIZORI DEBITORI			359,729.23	0.00	2,298.14	50,000.00	1,412,561.58	1,163,675.35	248,886.23	0.00
Total	40 - FURNIZORI SI CONTURI ASIMILATE			359,729.23	17,387,196.02	1,668,396.20	2,958,788.04	19,484,894.99	25,742,714.78	248,886.23	6,506,706.02
411*	CLIENTI			7,636,003.35	0.00	3,113,240.53	1,500,703.15	24,989,340.52	17,534,336.74	7,455,003.78	0.00
413*	EFECTE DE PRIMIT			0.00	0.00	0.00	0.00	25,297.14	25,297.14	0.00	0.00
4181*	FACTURI DE INTOCMIT-AF.AN 2010			111,820.27	0.00	0.00	0.00	107,665.96	107,665.96	0.00	0.00
419*	CLIENTI CREDITORI			0.00	0.00	0.00	0.00	1,203,416.75	7,526,714.58	0.00	6,323,297.83
Total	41 - CLIENTI SI CONTURI ASIMILATE			7,747,823.62	12,620,278.66	3,500,314.44	-6,652,215.58	26,325,720.37	25,194,014.42	7,455,003.78	6,323,297.83
421*	PERSONAL SALARII DATORATE			0.00	11,612.00	13,161.00	12,972.00	218,938.00	222,613.00	0.00	3,675.00
423*	PERSONAL AJUTOARE DATORATE			0.00	563.00	3,918.00	3,562.00	15,246.00	18,808.00	0.00	3,562.00
4231*	PERSONAL AJUTOARE MEDICALE			0.00	563.00	0.00	0.00	563.00	563.00	0.00	0.00
425*	AVANSURI PERSONAL			0.00	0.00	4,400.00	4,400.00	46,900.00	46,900.00	0.00	0.00
426*	DREPTURI PERSONAL NERIDICATE			0.00	11,592.82	11,592.82	0.00	11,592.82	12,956.82	0.00	1,364.00
427*	RETINERI DIN SALARII DATOR TER			0.00	796.00	218.00	218.00	2,180.00	3,412.00	0.00	1,232.00
428*	ALTE DATORII SI CREANTE PERS			0.00	3,630.48	82,101.62	0.00	82,101.62	3,630.48	78,471.14	0.00
Total	42 - PERSONAL SI CONTURI ASIMILATE			0.00	28,194.30	115,391.44	21,152.00	376,958.44	308,320.30	78,471.14	9,833.00
4311*	CONTRIB UNIT LA ASIG SOC			0.00	6,593.00	2,877.00	2,846.00	48,134.00	50,980.00	0.00	2,846.00
4312*	CONTRIB SAL LA ASIG SOCIALE			0.00	3,370.00	1,453.00	1,437.00	24,361.00	25,798.00	0.00	1,437.00
4313*	CONTRIBUTIA ANGAJATOR ASS			0.00	1,650.00	719.00	674.00	11,780.00	12,454.00	0.00	674.00

Cont	Titlu Cont	Sold Initial		Rulaj Curent		Total Suma		Sold Final	
		Debitor	Creditor	Debitor	Creditor	Debitor	Creditor	Debitor	Creditor
4314*	CONTRIB SALAR PT ASS	0.00	1,737.00	722.00	713.00	12,358.00	13,071.00	0.00	713.00
4315*	SUMA DE RECUPERAT FNUASS	7,002.00	0.00	3,562.00	1,590.00	24,049.00	7,562.00	16,487.00	0.00
4316*	FOND ACCIDENTE MUNCA	0.00	47.00	0.00	21.00	6,465.00	366.00	6,099.00	0.00
4371*	CONTRIB UNIT FOND AJUT SOM	0.00	159.00	69.00	65.00	1,130.00	1,195.00	0.00	65.00
4372*	CONTRIB PERS FOND AJ SOMAJ	0.00	162.00	71.00	66.00	1,155.00	1,221.00	0.00	66.00
Total	43 - ASIGURARI SOC.PROTECTIE SOC	7,002.00	13,718.00	9,473.00	7,412.00	129,432.00	112,647.00	22,586.00	5,801.00
4411*	IMPOZITUL PE PROFIT	2,750.00	0.00	0.00	0.00	15,027.00	394,647.00	0.00	379,620.00
4423*	TVA DE PLATA	0.00	2,001.91	242,413.18	55,382.11	1,982,407.14	3,050,453.86	0.00	1,068,046.72
4424*	TVA DE RECUPERAT	0.00	0.00	141,913.18	141,913.18	1,580,256.43	1,580,256.43	0.00	0.00
4426*	TVA DEDUCTIBILA	0.00	0.00	466,235.78	466,235.78	1,732,516.40	1,732,516.40	0.00	0.00
4427*	TVA COLECTATA	0.00	0.00	379,704.71	379,704.71	2,304,921.38	2,304,921.38	0.00	0.00
4428*	TVA NEEXIGIBILA	34,492.40	0.00	85,530.06	0.00	120,059.72	-45.47	120,105.19	0.00
4428.GAR*	TVA NEEXIGIBILA GARANTII CONSTRUCTORI	0.00	0.00	0.00	0.00	37.26	-8.25	45.51	0.00
444*	IMPOZITUL PE SALARII	0.00	4,801.00	75.00	2,491.00	16,913.00	34,716.00	0.00	17,803.00
446*	ALTE IMPOZITE SI TAXE	0.00	41,709.35	44,056.35	0.00	400,872.08	794,502.08	0.00	393,630.00
447*	FONDURI SPECIALE TAXE SI VARS	0.00	158.00	35.00	33.00	646.00	679.00	0.00	33.00
4481.1	MAJORARI IMPOZIT PROFIT PV 2008	0.00	0.00	0.00	235,966.00	0.00	417,392.00	0.00	417,392.00
4481.10	PENALITATI TVA	0.00	0.00	0.00	268,499.00	0.00	268,499.00	0.00	268,499.00
4481.2	MAJORARI DIVIDENDE PF PV 2008	0.00	0.00	0.00	151,803.00	0.00	165,644.00	0.00	165,644.00
4481.3	MAJORARI DIVIDENDE PJ PV 2008	0.00	0.00	0.00	293,768.00	0.00	320,533.00	0.00	320,533.00
4481.4	MAJORARI DOABNZI TVA PV 2008	0.00	0.00	0.00	1,020,644.00	0.00	1,299,630.00	0.00	1,299,630.00
4481.5	MAJORARI IMPOZIT SALARII	0.00	0.00	0.00	857.00	0.00	857.00	0.00	857.00
4481.6	PENALITATI IMPOZIT SALARII	0.00	0.00	0.00	698.00	0.00	698.00	0.00	698.00
4481.7	PENALITATI IMPOZIT PROFIT	0.00	0.00	0.00	58,785.00	0.00	58,785.00	0.00	58,785.00
4481.8	PENALITATI DIVIDENDE PF	0.00	0.00	0.00	21,855.00	0.00	21,855.00	0.00	21,855.00
4481.9	PENALITATI DIVIDENDE PJ	0.00	0.00	0.00	42,260.00	0.00	42,260.00	0.00	42,260.00
Total	44 - BUGET STAT.FONDURI SPECIALE	37,242.40	48,670.26	1,359,963.26	3,140,894.78	8,153,619.15	12,488,799.68	120,105.19	4,455,285.72

Cont	Titlu Cont	Sold Initial		Rulaj Curent		Total Sume		Sold Final	
		Debitor	Creditor	Debitor	Creditor	Debitor	Creditor	Debitor	Creditor
451*	DECONTARI INTRE ENITATI AFILI	19,908,672.03	0.00	500,000.00	450,000.00	24,922,471.67	22,752,005.19	2,170,466.48	0.00
456*	DECONT CU ACT/ASOC PT CAPITAL	0.00	11,580,260.80	0.00	0.00	11,550,348.90	11,580,260.80	0.00	29,911.90
457*	DIVIDENDE DE PLATIT	0.00	2,141,454.51	0.00	0.00	466,663.55	2,141,454.51	0.00	1,674,790.96
458*	DECONTARI OPERATII PARTICIP	3,953,643.97	0.00	0.00	0.00	4,156,678.97	4,138,323.00	18,355.97	0.00
Total	45 - GRUP SI ACTIONARI/ASOCIATI	23,862,316.00	13,721,715.31	500,000.00	450,000.00	41,096,163.09	40,612,043.50	2,188,822.45	1,704,702.86
461*	DEBITORI DIVERSI	195,924.55	0.00	32,435.42	128,404.45	17,106,215.37	4,382,106.34	12,724,109.03	0.00
462*	CREDITORI DIVERSI	0.00	151,200.45	146,597.99	0.00	146,597.99	151,470.45	0.00	4,872.46
Total	46 - DEBITORI SI CREDITORI DIVERSI	195,924.55	151,200.45	179,033.41	128,404.45	17,252,813.36	4,533,576.79	12,724,109.03	4,872.46
471*	CHELT INREGISTRATE IN AVANS	7,513,826.78	0.00	293,261.38	1,563,273.11	13,155,803.77	1,607,490.92	11,548,312.85	0.00
472*	VENITURI INREGISTRATE IN AVANS	0.00	35,688,494.64	999,282.86	9,880,148.22	5,868,162.86	50,370,267.21	0.00	44,502,104.35
473*	DEC DIN OP IN CURS DE CLARIF	32,994.18	0.00	-52,603.51	-1,194,927.35	4,640,091.95	4,758,112.32	0.00	118,020.37
Total	47 - CONTURI DE REGULARIZARE SI ASI	7,546,820.96	35,688,494.64	1,239,940.73	10,248,493.98	23,664,058.58	56,735,870.45	11,548,312.85	44,620,124.72
481*	DECONTARI UNIT SI SUBUNIT	0.01	0.00	176.26	176.21	345,208.29	345,208.25	0.04	0.00
482*	DECONTARI INTRE SUBUNITATI	0.00	0.00	665,165.75	665,165.75	72,122,045.05	72,122,045.05	0.00	0.00
Total	48 - DECONTARI IN CADRUL UNITATII	0.01	0.00	665,342.01	665,341.96	72,467,253.34	72,467,253.30	0.04	0.00
491*	AJUST PT DEPREC CREANTE CLIENT	0.00	217,865.55	0.00	0.00	0.00	217,865.55	0.00	217,865.55
Total	49 - AJUST PT DEPREC CREANTELOR	0.00	217,865.55	0.00	0.00	0.00	217,865.55	0.00	217,865.55
TOTAL	4 - CONTURI DE TERTI	39,756,858.77	79,877,333.19	9,237,854.49	10,968,271.63	208,950,913.32	238,413,105.77	34,386,296.71	63,848,489.16
509	VARSAAM PT INVEST TERMEN SCURT	0.00	0.00	0.00	0.00	271,027.00	271,027.00	0.00	0.00
Total	50 - INVESTITII PE TERMEN SCURT	0.00	0.00	0.00	0.00	271,027.00	271,027.00	0.00	0.00
5121*	CONTURI LA BANCII IN LEI	291,973.13	0.00	3,153,585.33	3,281,835.69	141,123,268.94	140,884,019.94	239,249.00	0.00
5124*	CONTURI LA BANCII IN VALUTA	210,431.78	0.00	-656,467.25	1,363,786.98	106,683,548.59	106,680,144.00	3,404.59	0.00
5125	SUME IN CURS DE DECONTARE	0.00	0.00	0.00	0.00	72,229.68	72,229.68	0.00	0.00
519*	CREDITE BANCARE TERMEN SCURT	0.00	15,615,967.95	110,592.13	378,853.51	4,562,467.77	18,155,405.68	0.00	13,592,937.91
Total	51 - CONTURI LA BANCII	502,404.91	15,615,967.95	2,607,710.21	5,024,476.18	252,441,514.98	265,791,799.30	242,653.59	13,592,937.91
531*	CASA	61,550.92	0.00	322,014.56	350,075.87	3,032,820.45	3,016,691.97	16,128.48	0.00
5311*	CASA IN LEI	61,550.92	0.00	322,014.56	350,075.87	3,032,820.45	3,016,691.97	16,128.48	0.00
532*	ALTE VALORI	2,054.48	0.00	2,050.00	3,004.00	19,383.32	19,383.32	0.00	0.00
5328*	ALTE VALORI	2,054.48	0.00	2,050.00	3,004.00	19,383.32	19,383.32	0.00	0.00

Cont	Titlu Cont	Sold Initial		Rulaj Curent		Total Suma		Sold Final	
		Debitor	Creditor	Debitor	Creditor	Debitor	Creditor	Debitor	Creditor
Total	53 - CASA	63,605.40	0.00	324,064.56	353,079.87	3,052,203.77	3,036,075.29	16,128.48	0.00
542*	AVANSURI DE TREORERIE	74,044.31	0.00	23,502.89	100,857.54	321,595.86	321,595.86	0.00	0.00
Total	54 - ACREDITIVE	74,044.31	0.00	23,502.89	100,857.54	321,595.86	321,595.86	0.00	0.00
581*	VIRAMENTE INTERNE	0.00	0.00	1,496,959.00	1,496,959.00	126,176,716.90	126,176,716.90	0.00	0.00
Total	58 - VIRAMENTE INTERNE	0.00	0.00	1,496,959.00	1,496,959.00	126,176,716.90	126,176,716.90	0.00	0.00
TOTAL	5 - CONTURI DE TREZORERIE	640,054.62	15,615,967.95	4,452,236.66	6,975,372.59	382,263,058.51	395,597,214.35	258,782.07	13,592,937.91
602*	CHELT CU MATERIALELE CONSUM	0.00	0.00	782.58	782.58	978,770.11	978,770.11	0.00	0.00
603*	CHELT CU OBIECTE DE INVENTAR	0.00	0.00	-14,502.36	-14,502.36	24,558.99	24,558.99	0.00	0.00
604*	CHELT CU MAT NESTOCATE	0.00	0.00	-165.71	-165.71	17,508.21	17,508.21	0.00	0.00
605*	CHELT CU ENERGIA SI APA	0.00	0.00	122,000.42	122,000.42	1,361,140.17	1,361,140.17	0.00	0.00
607*	CHELT.T. PRIVIND MARFURILE	0.00	0.00	21,073.38	21,073.38	25,008.69	25,008.69	0.00	0.00
Total	60 - CHELTUIELI PRIVIND STOCURILE	0.00	0.00	129,188.31	129,188.31	2,406,986.17	2,406,986.17	0.00	0.00
611*	CHELT CU INTRETINEREA SI REP	0.00	0.00	3,380.46	3,380.46	25,641.34	25,641.34	0.00	0.00
611MAE*	CHELT CU INTRETINEREA SI REP	0.00	0.00	3,102.07	3,102.07	20,846.67	20,846.67	0.00	0.00
612*	CHELT CU REDEVENTE SI CHIRII	0.00	0.00	1,063,492.48	1,063,492.48	1,888,379.53	1,888,379.53	0.00	0.00
613*	CHELT CU PRIME DE ASIGURARE	0.00	0.00	1,217.22	1,217.22	33,151.09	33,151.09	0.00	0.00
Total	61 - CHELT CU LUCR SI SERVICII	0.00	0.00	1,068,090.16	1,068,090.16	1,947,171.96	1,947,171.96	0.00	0.00
621*	CHELT CU COLABORATORII	0.00	0.00	13,307.00	13,307.00	163,670.92	163,670.92	0.00	0.00
622*	CHELT CU COMISIOANE SI ONOR	0.00	0.00	13,209.00	13,209.00	135,288.64	135,288.64	0.00	0.00
622CENTRALA*	CHELT CU COMISIOANE SI ONOR	0.00	0.00	6,250.00	6,250.00	63,524.40	63,524.40	0.00	0.00
623*	CHELT DE PROTOCOL,REGLAMA,PUB	0.00	0.00	11,958.99	11,958.99	65,487.05	65,487.05	0.00	0.00
624*	CHELT CU TRANSPORT BUNURU PERS	0.00	0.00	551.48	551.48	1,328.26	1,328.26	0.00	0.00
624MAE*	CHELT CU TRANSPORT BUNURU PERS	0.00	0.00	496.33	496.33	1,073.37	1,073.37	0.00	0.00
625*	CHELT CU DEPLASARI,DETASARI	0.00	0.00	0.00	0.00	5,251.02	5,251.02	0.00	0.00
626*	CHELT POSTALE SI TAXE TELEC	0.00	0.00	5,040.17	5,040.17	72,193.98	72,193.98	0.00	0.00
627*	CHELT CU SERV BANCARE SI ASIM	0.00	0.00	36,976.39	36,976.39	638,300.93	638,300.93	0.00	0.00
628*	ALTE CHELT CU SERV LA TERTI	0.00	0.00	1,082,540.23	1,082,540.23	7,266,148.50	7,266,148.50	0.00	0.00
Total	62 - CHELT CU ALTE SERVICII TERTI	0.00	0.00	1,163,583.26	1,163,583.26	8,347,669.30	8,347,669.30	0.00	0.00

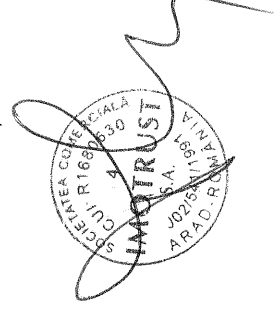
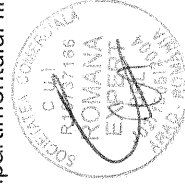
Cont	Titlu Cont	Sold Initial		Rulaj Curent		Total Suma		Sold Final	
		Debitor	Creditor	Debitor	Creditor	Debitor	Creditor	Debitor	Creditor
635*	CHELT CU ALTE IMPOZITE & TAXE	0.00	0.00	-323,434.18	-323,434.18	180,977.00	180,977.00	0.00	0.00
Total	63 - CHELT CU IMPOZITE, TAXE, VARSAM	0.00	0.00	-323,434.18	-323,434.18	180,977.00	180,977.00	0.00	0.00
641*	CHELT CU SALARII PERSONAL	0.00	0.00	12,972.00	12,972.00	206,353.00	206,353.00	0.00	0.00
642CENTRALA	CHELT TICHETE MASA PT PERSONAL-CENTRALA	0.00	0.00	258.00	258.00	2,440.88	2,440.88	0.00	0.00
642MAE	CHELT TICHETE MASA PT PERSONAL-MAE	0.00	0.00	2,746.00	2,746.00	14,817.48	14,817.48	0.00	0.00
645*	CHELT CU ASIG SI PROT SOC	0.00	0.00	3,717.00	3,717.00	59,722.00	59,722.00	0.00	0.00
6451*	CONTRIB UNIT LA ASIG SOCIALE	0.00	0.00	2,867.00	2,867.00	44,858.00	44,858.00	0.00	0.00
6452*	CONTRIB UNIT LA AJ DE SOMAJ	0.00	0.00	65.00	65.00	1,035.00	1,035.00	0.00	0.00
6453*	CONTRIB ANGAJATOR LA ASS	0.00	0.00	785.00	785.00	12,348.00	12,348.00	0.00	0.00
6458*	ALTE CHELT ASIG SI PROT SOC	0.00	0.00	0.00	0.00	1,481.00	1,481.00	0.00	0.00
Total	64 - CHELTUIELI CU PERSONALUL	0.00	0.00	19,693.00	19,693.00	283,333.36	283,333.36	0.00	0.00
654*	PIERDERI DIN CREANTE SI DEB DI	0.00	0.00	11,493.05	11,493.05	24,334.73	24,334.73	0.00	0.00
658*	ALTE CHELTUIELI DE EXPLOATARE	0.00	0.00	2,098,297.51	2,098,297.51	2,535,348.57	2,535,348.57	0.00	0.00
Total	65 - ALTE CHELTUIELI DE EXPLOATARE	0.00	0.00	2,109,790.56	2,109,790.56	2,559,683.30	2,559,683.30	0.00	0.00
664*	CHELT INVEST FIN CEDATE	0.00	0.00	8,779,762.75	8,779,762.75	14,506,175.85	14,506,175.85	0.00	0.00
665*	CHELT DIN DIF DE CURS VALUTAR	0.00	0.00	1,588,775.74	1,588,775.74	2,070,323.93	2,070,323.93	0.00	0.00
666	CHELT PRIVIND DOBENZILE	0.00	0.00	323,781.88	323,781.88	3,851,047.80	3,851,047.80	0.00	0.00
6661	DOBANZI CREDITE TERMEN LUNG	0.00	0.00	49,952.77	49,952.77	741,862.55	741,862.55	0.00	0.00
6662	DOBANZI LESING	0.00	0.00	0.00	0.00	654.16	654.16	0.00	0.00
666P1	DOBANZI CREDIT EUROPE BANK CLUJ	0.00	0.00	85,227.55	85,227.55	1,330,977.65	1,330,977.65	0.00	0.00
Total	66 - CHELTUIELI FINANCIARE	0.00	0.00	10,827,500.69	10,827,500.69	22,501,041.94	22,501,041.94	0.00	0.00
681*	CHELT DE EXPL CU AMOR & PROV	0.00	0.00	-1,973,884.45	-1,973,884.45	506,373.24	506,373.24	0.00	0.00
Total	68 - CHELT CU AMORTIZARI SI PROV	0.00	0.00	-1,973,884.45	-1,973,884.45	506,373.24	506,373.24	0.00	0.00
TOTAL	6 - CONTURI DE CHELTUIELI	0.00	0.00	13,020,527.35	13,020,527.35	38,733,236.27	38,733,236.27	0.00	0.00
701*	V DIN VANZAREA PROD FINITE	0.00	0.00	1,478,073.76	1,478,073.76	5,347,969.74	5,347,969.74	0.00	0.00
704*	VENITURI DIN SERVICII PRESTATE	0.00	0.00	107,405.93	107,405.93	2,546,557.20	2,546,557.20	0.00	0.00
706*	V DIN REDEVENTE SI CHIRII	0.00	0.00	171,511.45	171,511.45	2,442,276.07	2,442,276.07	0.00	0.00
707*	V. DIN VINZARI DE MARFURI	0.00	0.00	17,302.70	17,302.70	21,383.01	21,383.01	0.00	0.00

Cont	Titlu Cont	Sold Initial		Rulaj Curent		Total Sume		Sold Final	
		Debitor	Creditor	Debitor	Creditor	Debitor	Creditor	Debitor	Creditor
708*	V DIN ACTIVITATI DIVERSE	0.00	0.00	18,645.98	18,645.98	190,717.37	190,717.37	0.00	0.00
Total	70 - CIFRA DE AFACERI	0.00	0.00	1,792,939.82	1,792,939.82	10,548,903.39	10,548,903.39	0.00	0.00
711*	VENITURI AFERENTE COSTURILOR STOCURILOR DE PRODUSE	0.00	0.00	5,155,766.61	5,155,766.61	18,406,122.74	18,406,122.74	0.00	0.00
Total	71 - VARIATIA STOCURILOR	0.00	0.00	5,155,766.61	5,155,766.61	18,406,122.74	18,406,122.74	0.00	0.00
741*	VENITURI DIN SUBVENTII EXPLOAT	0.00	0.00	0.00	0.00	8,177.11	8,177.11	0.00	0.00
Total	74 - VENITURI DIN SUBVENTII EXPLOAT	0.00	0.00	0.00	0.00	8,177.11	8,177.11	0.00	0.00
754*	VENITURI DIN CREANTE REACTIVAT	0.00	0.00	199,900.16	199,900.16	199,900.16	199,900.16	0.00	0.00
758*	ALTE VENITURI DIN EXPLOATARE	0.00	0.00	1,075.97	1,075.97	592,287.55	592,287.55	0.00	0.00
7581*	V DESPAG.AMENZI, PENALITATI	0.00	0.00	0.01	0.01	5,422.24	5,422.24	0.00	0.00
7581CENTRALA*	V DESPAG.AMENZI, PENALITATI	0.00	0.00	0.00	0.00	3,241.13	3,241.13	0.00	0.00
7588*	ALTE V DIN EXPLOATARE	0.00	0.00	75.96	75.96	13,181.66	13,181.66	0.00	0.00
7588CENTRALA*	ALTE V DIN EXPLOATARE	0.00	0.00	0.00	0.00	2,578.44	2,578.44	0.00	0.00
Total	75 - ALTE VENITURI DIN EXPLOATARE	0.00	0.00	200,976.13	200,976.13	792,187.71	792,187.71	0.00	0.00
764*	V DIN INVESTITII FIN CEDATE	0.00	0.00	1,206,509.77	1,206,509.77	21,053,922.77	21,053,922.77	0.00	0.00
765*	V DIN DIFERENTE CURS VALUTAR	0.00	0.00	1,024,700.84	1,024,700.84	1,475,665.09	1,475,665.09	0.00	0.00
766*	VENITURI DIN DOBINZI	0.00	0.00	16,863.21	16,863.21	125,562.26	125,562.26	0.00	0.00
Total	76 - VENITURI FINANCIARE	0.00	0.00	2,248,073.82	2,248,073.82	22,655,150.12	22,655,150.12	0.00	0.00
TOTAL	7 - CONTURI DE VENITURI	0.00	0.00	9,397,756.38	9,397,756.38	52,410,541.07	52,410,541.07	0.00	0.00
TOTAL BALANTA		306,388,129.67	306,388,129.67	55,651,146.24	55,651,146.24	1,051,338,404.23	1,051,338,404.23	275,485,109.69	275,485,109.69

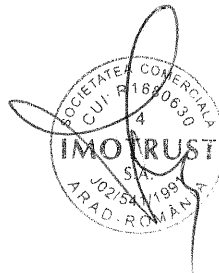
Intocmit,

Conducatorul compartimentului financiar-contabil,

Director,



	Sold la	Creșteri		Reduceri		Sold la
	1/1/2011	Total, din care:	Prin transfer	Total, din care:	Prin transfer	12/31/2011
Capital subscris	30,882,651	11,617,349	0	0	0	42,500,000
Prime de capital	5,000	0	0	0	0	5,000
Rezerve din reevaluare	18,206,954	125,460	125,460	1,016,562	1,016,562	17,315,852
Rezerve legale	761,328	0	0			761,328
Rezerve statutare sau contractuale	0	0	0	0	0	0
Rezerve reprezentand surplusul realizat din rezerve din reevaluare	48,450,132	1,016,562	1,016,562		0	49,466,694
Alte rezerve	16,672,466	0	0	0	0	16,672,466
Actiuni proprii	0	0	0		0	0
Rezultatul reportat din care:	-33,523,930	9,719,523	9,719,523	0		-23,804,407
Profit nerepartizat	0	0	0		0	0
Pierdere neacoperită	-33,523,930	9,719,523	9,719,523	0	0	-23,804,407
Rezultatul reportat provenit din adoptarea pentru prima dată a IAS, mai puțin IAS 29	0	0	0	0	0	0
*Sold creditor	0	0	0	0	0	0
*Sold debitori	0	0	0	0	0	0
Rezultatul reportat provenit din corectarea erorilor contabile	0	0	0	0	0	0
*Sold creditor	0	0	0	0	0	0
*Sold debitori	0	0	0	0	0	0
Rezultatul reportat reprezentând surplusul realizat din rezerve din reevaluare	0	0	0	0	0	0
Rezultatul exercițiului financiar						0
*Sold creditor	9,719,523		0	9,719,523	0	0
*Sold debitori	0	38,034,682	0	38,733,236	0	-698,554
Repartizarea profitului	0	0	0	0	0	0
Total	91,174,124	60,513,576	10,861,545	49,469,321	1,016,562	102,218,379



SITUAȚIA FLUXURILOR DE TREZORERIE
la data de 31.12.2011

Denumirea fluxurilor	An 2010	An 2011
I.FLUXURI DE TREZORERIE DIN ACTIVITĂȚI DE EXPLOATARE		
1.Flux de numerar net generat din/(utilizate in) activitati operationale	5,107,406	-1,018,910
2.Impozit pe profit plătit	-13,751	-5,149
3.Dobânzi plătite	-7,572,899	-5,826,400
I.Trezorerie netă din activități de exploatare	-2,479,244	-6,850,459
II.FLUXURI DE TREZORERIE DIN ACTIVITĂȚI DE INVESTIȚII		
1.Plăți pentru achiziționarea de acțiuni	-1,508,227	-145,880
2.Plăți pentru achiziționarea de imobilizări corporale și necorporale	-882,254	-1,000,548
3.Încasări din vânzarea de acțiuni	10	20,122,650
4.Încasări din vânzarea de imobilizări corporale,necorporale	14,387,276	7,461,509
5.Dobânzi încasate	139,829	79,406
6.Numerar utilizat pentru împrumuturile acordate partilor afiliate	-14,657,539	-5,011,700
II.Trezorerie netă din activități de investiții	-2,520,905	21,505,438
III.FLUXURI DE TREZORERIE DIN ACTIVITĂȚI DE FINANȚARE		
1.Încasări din emisiunea de acțiuni	11,580,261	0
2.Rambursari in numerar ale sumelor împrumutate	-12,309,005	-20,122,650
3.Încasări in numerar din credite	3,120,056	5,187,069
4.Plăți pentru operațiuni de leasing financiar	-19,089	
5.Dividende plătite		-1,478
III.Trezorerie netă din activități de finanțare	2,372,223	-14,937,059
6.Efectele variației ratei de schimb aferente numerarului și echivalentelor de numerar		-23,093
Fluxuri de numerar-Total(I+II+III+6)	-2,627,926	-305,174
Trezorerie și echivalente de trezorerie la începutul exercițiului financiar	3,191,882	563,956
Trezorerie și echivalente de trezorerie la sfârșitul exercițiului financiar	563,956	258,782



Declaratia administratorului
in conformitate cu prevederile art.30 din Legea contabilitatii nr 82/1991

S-au intocmit situatiile financiare anuale la 31.12.2011 pentru:

Entitate: **SC IMOTRUST SA**

Judetul: 02 – Arad

Adresa: Str. Poetului, NR.1/C, Jud Arad

Numar din registrul comertului : **J02/541/1991**

Forma de proprietate: 35 – Societati comerciale cu raspundere limitata

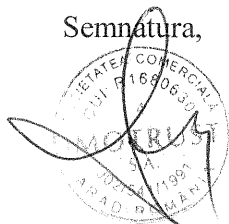
Activitatea preponderenta : 4110 – “Dezvoltare (promovare) imobiliara”

CIF : RO1680630

Subsemnata Deac Ana Cristina, isi asuma raspunderea pentru intocmirea situatiilor financiare anuale la 31.12.2011 si confirma ca:

- a) politicile contabile utilizate la intocmirea situatiilor financiare anuale sunt in conformitate cu reglementarile contabile aplicabile ;
- b) Situatiilor financiare anuale ofera o imagine fidela a pozitiei financiare, performantei financiare si a celorlalte informatii referitoare la activitatea desfasurata ;
- c) Persoana juridica isi desfasoara activitatea in conditii de continuitate.

Semnatura,



HOTARAREA ADUNARII GENERALE ORDINARE A ACTIONARILOR SC IMOTRUST SA Nr.1 din 28.05.2012

Actionarii SC IMOTRUST SA, intruniti in data de 28.05.2012, la sediul societatii cu o prezenta de 71.88528 % in baza art.131 alin.1 din Legea 31/1990 republicata si modificata, respectand dispozitiile legale in vigoare

HOTARASC :

1. Aprobarea raportului Consiliului de Supraveghere pe anul 2011.
2. Aprobarea raportului de gestiune al Directoratului pe anul 2011 si descarcarea de gestiune a acestuia pentru exercitiul financiar al anului 2011.
3. Aprobarea raportului auditorului financiar pe anul 2011.
4. Aprobarea situatiilor financiare anuale aferente anului 2011, pierderea curenta a exercitiului financiar a anului 2011 se va acoperi din profitul anilor urmasori.
5. Aprobarea bugetului de venituri si cheltuieli al anului 2012.
6. Aprobarea revocarii d-lui. Frumosu Florin Adrian « Frumosu Florin » P.FA din calitatea de membru si presedinte al Consiliului de Supraveghere si descarcarea de gestiune.
7. Aprobarea numirii unui nou membru si presedinte in cadrul Consiliului de Supraveghere a **SC ALBER HOLDING MANAGEMENT SA**, persoana juridica romana, cu sediul in Arad, Str. Vasile Goldis, Nr. 1-3, Ap. 1, inregistrata la ORC de pe langa Tribunalul Arad sub numar J02/1026/2009, avand CUI 26095039, prin D-na. Coman Luminita, identificata prin CI Seria AR, Nr. 179945, avand CNP: 2680823020053, in calitate de Director General Unic.
8. Aprobarea prelungirii mandatului membrilor C.S pe o durata de 2 ani, pana la data de 17.05.2014.
9. Aprobarea datei de 18.06.2012 ca data de inregistrare, respectiv de identificare a actionarilor asupra carora se rasfrang efectele hotararii adunarii generale ordinare a actionarilor, in conformitate cu dispozitiile art.238 din Legea nr.297/2004.

Cu ducerea la indeplinire a prevederilor prezentei hotarari in fata organelor competente, semnand valabil oriunde va fi necesar, se mandateaza d-l Lasc Dumitru-Daniel, cetatean roman, domiciliat in mun. Arad, str. Trenului, nr.103, jud. Arad, identificat cu CI seria AR, nr. 359816, CNP 1850108020119 eliberat de SPCLEP/2007.

Presedinte de sedinta
Deac Ana Cristina



Secretar de sedinta
Coman Luminita