

Junta de Compensación de Cortijo Cabrera

Apartado 2, Cortijo Cabrera, E-04639 Turre, Almería, España
Email: juntadecompensacion@hotmail.com Tel: 950 528 440.

INVITATION TO ATTEND THE ANNUAL GENERAL ASSEMBLY

This English translation is a courtesy to the home owners

Turre, 7th November 2022

In compliance to article 24 of the Statutes of the Junta de Compensación: Polígono 1, Sector R3 de las Normas Subsidiarias de Planeamiento de Turre “Cortijo Cabrera”. You are hereby invited to attend the Annual General Assembly on **Friday 25th November 2022 at 16:30 hours** at the first call, and 17:00 hours on the same day for the second call, at the Edificio de Usos Múltiples of the Ayuntamiento of Turre with the following order of the day:

AGENDA

1. Approval minutes of Annual General Assembly 26th November 2021
2. President`s report
3. Ratification of Annual Accounts for the year ending 2021
4. Approval of the cost sharing groups among the owners corresponding to the costs of urbanization, conservation and services.
5. Approval of the Budget for the year 2023
6. Approval of urbanization works costs executed until December 31, 2021 and distribution among the owners (Sentence 257/2019 and Base 12 Statutes and Bases of Action).
7. Compensation of balances between owners and settlement of debts by defaulting owners (Auto 181/2021).
8. Approval of the request to start via urgency for the collection of debts to owners (arts. 6 and 33 Statutes).
9. In accordance with the Statutes (art 19) the presentation of the candidacies of the people who volunteer for the position of Delegate, to cover the two vacancies, must be notified to the Secretary before noon on November 23, 2022.
10. Any other business

Atentamente,

Mr. John Bailey

Secretario de la Junta de Compensación de Cortijo Cabrera Pol 1

Expenditure Items

Budget 2023

€

Material-Fontaneria/ Plumbing.. materials.	7.100
Material De Construcccion/ Building, .. materials.	2.100
Material Asfalto/ Asphalt, repairs and re-surfacing.	8.400
Productos de Jardin / Fitosanit / Garden.. materials.	700
Material Ferrreteria / Tools... materials.	2.000
Product. Control Sanidad Aguas Potable/ Product. Drinking Water Sanitation Control	400
Reparacion Bombas Agua Potable Y Residuales/ Repair of Drinking Water and Wastewater Pumps	6.000
Servicios Desatascos Alcantarillado/ Sewer Unblocking Services	1.500
Contratas de Construcciones// Works carried out by outside contractors etc.	5.100
Servi. Detector Fugas De Agua/ Plumbing and Machine for leak detection	1.500
Contenedor arena y grava/ Sand and gravel container	700
Arrendamientos Maquinaria Averias Fugas de Agua / Machine plant hire.	12.000
Reparac. Y Conserv. Inst. Tecnicas/Bombe Planta tratamiento / Plant maintenance.	8.600
Reparac. Conserv. Elem.Transporte / Land Rover maintenance.	9.000
Gastos Gestoria y A. Laboral/ Professional services Labour Social Securities.	600
Gastos De Abogado Asesoramiento y Reclamar Deudores/ Legal fees allowed for reclaiming outstanding maintenance charges.	10.000
Asesoría Fiscal y Contable / Accountant	1.000
Seguros Land Rover y responsbilidad Civil / Insurance Land Rover & Civil Respons	2.200
Servicios Bancarios y Similar / Bank Charges	400
Carburante Land Rover / Diesel for the Land Rover	5.500
Suministro Electrico Bombeo Agua Portable y Residuales / Electricity supply for the 2 Treatment Plant , Water pumps & Street Lighting	17.500
Gasoleo B Para El Grupo Bombeo Agua del Pozo / Diesel for the Generator	1.500
Gastos de Administracion / Administration contribution	15.600
Gastos Varios, Consumibles de Oficina / General office consumables expenses, post, etc	2.000
Telefono Movil Trabajadores 689 116 429 / phone (Diego&Damian)	350
Varios, Banderas, Señales, bombillas / Miscellaneous expenses (Flags, Signals, lights bulbs)	1.200
Analisis de Agua Potable / Quaretely and yearly potable water analysis	1.100
Analisis de Vertido / Quarterly wastewater analysis	1.100
Tributos Iva No Deduc.Trimest / Non-recoverable VAT	22.500
Otros Tributos (tasa vertido) / Local tax : Vehicle, Treatment plant	500
Sueldo Diego Tudela / Wages	27.500
Sueldo Damian Torres / Wages	27.500
S.S.Cargo Empresa / Soc Security Costs	18.600
Interes Aval/ Interest Guarantee	1.600
Gastos Extraordinarios Lluvias Feb2022 / Extraordinary Rainy Expenses Repair (Feb2022)	35.000
Prevision Revision precios 8% / Forecast Price revision 8%	7.452
Amor.Inmov.Material / Depreciation	9.000
Previsión cuantía en concepto de pagos a técnicos y asesores./ Forecast amount for payments to technicians and advisors.	27.000
 Total presupuesto para Servicios de las Vivienda / Total budget for Housing Services	 <u>301.802</u>

JUNTA DE COMPENSACION CORTIJO CABRERA POL 1

Avenida Avenjoar, Apartado 2. Cortijo Cabrera 04639 Turre (Almeria)
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ASAMBLEA GENERAL DEL 25 DE NOVIEMBRE DE 2022

Querido miembro Dear Member

Nombre/ Name.....Nº. Control:

M2 de parcela / M2 of Plot: % Voto:

Para ser representado y votar en la Asamblea General, por favor rellene el formulario y enviarlo al secretario o cualquier otro miembro de la Junta de compensación lo antes posible.

La delegación del voto deberá ser confirmada desde el correo electrónico del propietario al email de la Junta de Compensacion con antelación máxima de 3 días de la fecha de celebración de la Asamblea

To be represented and vote At the General Assembly, please fill the following information and send it to the secretary or any other member of the Junta de Compensación as soon as possible.

PODER DE VOTO\ PROXY VOTE

En acuerdo a lo establecido en los estatutos de la Junta de Compensación de Cortijo Cabrera autorizo a la siguiente persona para que me represente en la asamblea.

The delegation of the vote must be confirmed from the email of the owner to the email of the Junta de Compensacion no later than 3 days to the date of the Assembly.

In accordance with the Statues of the Junta de Compensación de Cortijo Cabrera. I hereby authorise the following named person to represent me at the Assembly.

Autorizo\ I Authorise Sr. \Sra.....to use my proxy

Firma\ Signature.

Date:.....

Sr. John Bailey
Secretario de la Junta de Compensación de "Cortijo Cabrera" Pol 1.

NIF: G04179974

Polligono 1, Sector R3 las Normas subsidiarias de Planeamiento de Turre, "Cortijo Cabrera"
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