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COMMUNITY OF OWNERS "PLAYA FLAMENCA BLOQUE V"

Dear Owner:

Orihuela Costa, 1st February 2017.

In accordance with the second paragraph of article 16 of the current Law of Horizontal Property (*Ley de Propiedad Horizontal*) and as President of the Community **"PLAYA FLAMENCA BLOQUE V"**, I invite you to the **Ordinary Meeting** next **Wednesday 1st of March 2017 in the "Blarney Stone" at the Commercial Centre Zeniamar at 10:00 a.m.** in first call and at **10:30 a.m.** in second call according to the following:

AGENDA:

1.- Reading of the Minutes of the previous Meeting. President's report (previously distributed to the owners).
2.- Presentation and approval, if the case, of the accounts for the exercise 2016. Approval of certificates of debt.
3.- Presentation and approval, if the case, of the Budget of ordinary Expenses for the exercise 2017. Fees.
4.- Election of officers. The current President, Gordon Robbins (30), and the current Vice-president, Carol French (13) express their intention in standing this year again. Any neighbour is welcome to stand for any of the positions.
5.- Any other business.

5.1. Petition from properties nº15 & nº17 of building steps from their properties directly to the pool area. We advise owners that this voting needs total unanimity to go ahead because it is a modification of the original project and the Estatutes, beside they are asking to use an area that belongs to the Community.
5.2.- Reminding of procedure to follow regarding modifications-extensions.

Faithfully,

THE PRESIDENT. GORDON ROBBINS.

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Due to the importance of the subjects to be treated, we beg your attendance. In case of not being able to attend you can delegate your vote using this proxy and the voting form below:

THOSE OWNERS WHO HAVE UNPAID FEES AT THE DATE OF THE MEETING WILL NOT BE ABLE TO VOTE.

Representation for Ordinary Meeting of Community "Playa Flamenca Bloque V":

I, Mr/ Mrs. _____ owner of the property number _____ of "Playa Flamenca Bloque V ", by means of this document, designate: Mr./ Mrs. _____ to represent me and to vote in my name in the Ordinary General Meeting of the Wednesday 1st March 2017.

Signature:

If you delegate your vote, please indicate your voting intention with reference to item 5.1 above to your representative.

5.1. Petition from properties nº15 & nº17 of building steps from their properties directly to the pool area. We advise owners that this voting needs total unanimity to go ahead because it is a modification of the original project and the Estatutes, beside they are asking to use an area that belongs to the Community.

☐ In favour ☐ Against

SUMMARY OF ACCOUNTS EXERCISE 2016:

RESERVES at 01/01/2016.....6.959,95 €

Sabadell.....3.178,65 €
Debtors.....5.498,03 €
Owners advances.....-993,33 €
Creditors.....-723,40 €
-Pool maint.....-820,00 €
-Hacienda IRPF.....-157,50 €
-Cleaning stairs.....+254,10 €

+ INCOMES FOR BUDGETED FEES 2016.....+19.862,18 €

(Real collected fees: 18.328,49 €)

- EXPENSES EXERCISE 2016.....–17.973,08 € (see detail)

=RESERVES at 31/12/2016..... =8.849,05 €

Sabadell.....3.303,54 €
Debtors.....5.687,63 €
Owners advances.....–85,42 €
Creditors (Hacienda).....-56,70 €

COMMENTS:

-Both reserves and cash flow in bank increase if we compare beginning of the year and end.
-Debtors also increase, but before the sending of this Summons, one of the properties repossessed by the bank has paid the total of the debt.
-The positive data is that the expenditure was lower than the real collected fees. Expenses have been quite under control.
-Anyway the balance in bank at the end of the year is not enough to realise all works and improvements that the community needs to do, therefore we have included in the budget an item of the obligatory reserve fund, and another item for sundry & repairs, in prevision to be covered for any repairs to be done during the year.

LIST OF DEBTORS at 31-12-2016:

(1st trimester-January-March-2017 not included)

~~Nº21-BANK SABADELL.....953,14 €~~ paid
Nº25-KEEN, STEVEN .....240,52 €
Nº26-BUGALLO BLAS, BEGOÑA.....132,31 €
Nº27-BANK GALICIA.....4.217,35 €
Nº29-BIRTWISTLE, MATTHEW PHILLIP.....144,31 €

LIST OF EXPENSES 2016

DATE	SUNDRY & REPAIRS	AMOUNT
28/01/2016	UNKNOWN EXPENSES MEDITERRÁNEO	210,00 €
22/02/2016	GARDEN MATERIALS	25,00 €
12/04/2016	UNKNOWN EXPENSES MEDITERRÁNEO	242,00 €
11/05/2016	LEGAL ADVISE	181,50 €
21/06/2016	VARIOUS EXPENSES FERRETERÍA	259,64 €
19/10/2016	LEVEL BLOCK ENTRANCE AND TILING	883,30 €
19/10/2016	CHANGE BATTERY WATER METERS	713,90 €
02/11/2016	WORKS GARDEN AREA 1	3.012,90 €
17/11/2016	GARDEN WORKS AND GRAVEL	967,60 €
17/11/2016	VARIOUS FERRETERIA AND MATERIALS	200,93 €
17/11/2016	GERMAN MINUTES TRANSLATION	54,30 €
29/11/2016	VARIOUS FERRETERIA AND MATERIALS	129,05 €
	TOTAL	**6.880,12 €**

DATE	STAIRWELLS CLEANING	AMOUNT
31/01/2016	STAIRWELLS CLEANING JANUARY 2016	254,10 €
23/02/2016	STAIRWELLS CLEANING FEBRUARY 2016	254,10 €
06/04/2016	STAIRWELLS CLEANING MARCH 2016	254,10 €
26/04/2016	STAIRWELLS CLEANING APRIL 2016	254,10 €
07/06/2016	STAIRWELLS CLEANING MAY 2016	254,10 €
24/06/2016	STAIRWELLS CLEANING JUNE 2016	254,10 €
25/07/2016	STAIRWELLS CLEANING JULY 2016	254,10 €
25/08/2016	STAIRWELLS CLEANING AUGUST 2016	254,10 €
23/09/2016	STAIRWELLS CLEANING SEPTEMBER 2016	254,10 €
25/10/2016	STAIRWELLS CLEANING OCTOBER 2016	254,10 €
25/11/2016	STAIRWELLS CLEANING NOVEMBER 2016	254,10 €
23/12/2016	STAIRWELLS CLEANING DECEMBER 2016	254,10 €
	TOTAL	**3.049,20 €**

DATE	POOL MAINTENANCE	AMOUNT
19/10/2016	POOL MAINTENANCE JANUARY 2016	180,00 €
19/10/2016	POOL MAINTENANCE FEBRUARY 2016	180,00 €
19/10/2016	POOL MAINTENANCE MARCH 2016	180,00 €
19/10/2016	POOL MAINTENANCE APRIL 2016	180,00 €
19/10/2016	POOL MAINTENANCE MAY 2016	180,00 €
01/12/2015	POOL MAINTENANCE JUNE 2016	180,00 €
31/12/2015	POOL MAINTENANCE JULY 2016	180,00 €
01/02/2016	POOL MAINTENANCE AUGUST 2016	180,00 €
01/03/2016	POOL MAINTENANCE SEPTEMBER 2016	180,00 €
01/04/2016	POOL MAINTENANCE OCTOBER 2016	180,00 €
29/04/2016	POOL MAINTENANCE NOVEMBER 2016	180,00 €
30/05/2016	POOL MAINTENANCE DECEMBER 2016	180,00 €
	TOTAL	**2.160,00 €**

DATE	ELECTRICITY	AMOUNT
05/02/2016	ELECTRICITY DEC-15-JAN-16	158,46 €
30/03/2016	ELECTRICITY FEB-MAR-2016	119,62 €
25/05/2016	ELECTRICITY APR-MAY-2016	127,57 €
29/07/2016	ELECTRICITY JUN-JUL-2016	179,69 €
28/09/2016	ELECTRICITY AUG-SEP-2016	31,44 €
17/10/2016	ELECTRICITY OCTOBER 2016	239,07 €
21/11/2016	ELECTRICITY NOVEMBER 2016	95,60 €
22/12/2016	ELECTRICITY DECEMBER 2016	91,13 €
	TOTAL	**1.042,58 €**

DATE	WATER	AMOUNT
12/02/2016	WATER DEC-15-JAN-FEB-16	74,62 €
16/05/2016	WATER MAR-APR-MAY-2016	85,19 €
16/08/2016	WATER JUN-JUL-AUG-2016	148,61 €
15/11/2016	WATER SEP-OCT-NOV-2016	125,17 €
	TOTAL	**433,59 €**

DATE	ADMINISTRATION FEES	AMOUNT
12/01/2016	MEDITERRÁNEO DECEMBER 2015	322,05 €
10/02/2016	MEDITERRÁNEO JANUARY 2016	323,02 €
10/03/2016	MEDITERRÁNEO FEBRUARY 2016	322,05 €
11/04/2016	MEDITERRÁNEO MARCH 2016	323,83 €
03/08/2016	ADMINISTRATION APRIL 2016	126,00 €
03/08/2016	ADMINISTRATION MAY 2016	126,00 €
03/08/2016	ADMINISTRATION JUNE 2016	126,00 €
03/08/2016	ADMINISTRATION JULY 2016	126,00 €
05/09/2016	ADMINISTRATION AUGUST 2016	126,00 €
30/09/2016	ADMINISTRATION SEPTEMBER 2016	126,00 €
25/10/2016	ADMINISTRATION OCTOBER 2016	126,00 €
15/11/2016	ADMINISTRATION NOVEMBER 2016	126,00 €
23/12/2016	ADMINISTRATION DECEMBER 2016	126,00 €
	TOTAL	**2.424,95 €**

DATE	V.A.T	AMOUNT
03/08/2016	VAT APRIL 2016	26,46 €
03/08/2016	VAT MAY 2016	26,46 €
03/08/2016	VAT JUNE 2016	26,46 €
03/08/2016	VAT JULY 2016	26,46 €
05/09/2016	VAT AUGUST 2016	26,46 €
30/09/2016	VAT SEPTEMBER 2016	26,46 €
25/10/2016	VAT OCTOBER 2016	26,46 €
25/11/2016	VAT NOVEMBER 2016	26,46 €
23/12/2016	VAT DECEMBER 2016	26,46 €
	TOTAL	**238,14 €**

DATE	BANK COMMISSIONS	AMOUNT
	COMMISSION	5,40 €
	TOTAL	**5,40 €**

DATE	COMMUNITY INSURANCE	AMOUNT
01/02/2016	COMMUNITY INSURANCE	1.739,10 €
	TOTAL	**1.739,10 €**

TOTAL EXPENSES 2016 17.973,08 €