

## **Innkalling til den årlige generalforsamlingen (GF) i sameiet Elviria del Sol (EdS)**

**Onsdag 27. mars 2024, kl. 10-13.**

Sted: Klubbhuset EdS (ved siden av restauranten)

Første opprop: 10:00 / Andre opprop: 10:30 / Registreringen starter kl. 9:00.

### **Agenda**

- 1. Registrering av fremmøtte og godkjenning av innsendte fullmakter** *Stemmepunkt*
- 2. Godkjenning av innkalling, sakliste og regler for gjennomføring av møtet** *Stemmepunkt*
- 3. Valg av møteleder og en beboer til å undertegne protokollen** *Stemmepunkt*
- 4. Årsrapport** *Informasjonspunkt*
- 5. Godkjenning regnskap 2023, med resultat , balanse og revisors rapport** *Stemmepunkt*  
Styret foreslår at årsregnskapet godkjennes.
- 6. Forslag fra beboere**
  - 1711 Erstatning av trær og endre én tennisbane til padel tennis.
  - 921 Tilbud fra en annen administrator.
- 7. Hus 19 – oppgradering – Prosjekt og tilbud** *Stemmepunkt*
- 8. Solcellepaneler** *Informasjonspunkt*
- 9. Abrebox** *Informasjonspunkt*
- 10. Vannrestriksjoner** *Informasjonspunkt*
- 11. Budsjettforslag for 2024/25** *Stemmepunkt*  
Styret foreslår at semesteravgiften fra eierne blir som budsjettert.
- 12. Forslag til ny avtale med administrator** *Stemmepunkt*
- 13. Valg av nytt styre** *Stemmepunkt*
- 14. Valg av ny valgkomite** *Stemmepunkt*

Advokat Erik Norling og revisor Juan Carlos Santana Castillo deltar på møtet som sakkyndige.

Jose Luis Barrena vil delta på møtet for å høre forslag/ideer.

Elviria del Sol, 19. mars 2024.

Heidi B. Eggesbø, president

## **FULLMAKT**

Eier: Hus og leilighetsnummer:

Gir herved eier: Hus og leilighetsnummer:

Alternativt styret, Styremedlem:

fullmakt til å stemme på vegne av meg/oss på generalforsamlingen i  
Sameiet Elviria del Sol 27. mars 2024

Eiers underskrift: Sted og dato:

Fullmakten kan 1. leveres ved frammøte GF, 2. sendes til Elviria del Sol, Administrasjonskontoret:  
Fax: 00 34 952 839334 eller 3. Sendes som vedlegg til e-post: <mailto:elviriadelsol@gmail.com>

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## **PODER**

El propietario: Bloque y número del apartamento:

Otorga a favor de: Bloque y número del apartamento:

Alternativamente al Consejo, Consejero:

poder para votar en mi/nuestro nombre en la Junta General en el  
Comunidad de Propietarios Elviria del Sol el 27 de marzo 2024.

Firma del propietario: Lugar y fecha:

El poder se puede 1. Entregar a la iniciación de la Junta a Elviria del Sol, 2. Enviar a oficina de la Administración:  
Fax: 00 34 952 839334 o 3. Adjunto de correo electrónico: <mailto:elviriadelsol@gmail.com>

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## **PROXY**

Owner: House and apartment number:

Issue in favour of: House and apartment number:

Alternatively, to the Board, Board member:

power to vote in my/our name in the General Meeting of the  
Community of Owners of Elviria del Sol 27<sup>th</sup> of March 2024

Owners signature: Place and date:

The proxy may be 1. Delivered prior to the meeting, 2. Sent to Elviria del Sol, Administration Office:  
Fax: 00 34 952 839334 or 3. E-mailed as attachment to: <mailto:elviriadelsol@gmail.com>

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**Community of Owners Urbanization Elviria del Sol**  
**Sameieforeningen Elviria del Sol**  
Carretera de Cadiz a Malaga, km. 191  
29604 Marbella –España

*Information about the different points of the agenda:*

**1. Registration of attendants and approval of submitted proxies** Voting point  
You can start registration at 9:00

**2. Approval of the notice, agenda and rules for conducting of the meeting.**  
Voting point

Attached documents on the conducting rules and regulations on the voting

**3. Election of chairman and one resident to sign the minutes** Voting point

**4. Annual report** Information point

Attached report form the President on topics about the community.

**5. Approval of the financial statements for 2023, with result and balance and auditors report** Voting point

Attached the accounts 2023, report on the accounts 2023 and the balance sheet of the accounts for 2023 as well as the auditor's report.

**6. Proposals from the residents**

1711. Paddle tennis offers.

Attached 3 offers handed by Ms. Gradillas owner of 1711. The proposal is the construction of a paddle court in the Lodenga park.

921. Offer from another administrator.

Attached request from Mr. Helset for other administrators offers. The board has asked for offer to the administrator of Los Arcos who has not given any yet.

**7. Upgrade house 19. Project and offers** Voting point

Attached drawings from Mr. Barrena. He also made plans and measurements that have been given to 4 constructors for offers. We have received 2 offers:

Lopez Peña Construcciones S.L.: 156.000,00€ + VAT

Construcciones y mantenimiento Juan Márquez: 192.135,94€ + VAT

Also, the project management of the works that Mr. Barrena will be in charge of will be an extra 10% of the budget.

In all we have estimated 208.000,00€

**8. Solar panels.** Information

A new price was asked for, but at the moment there are no subsidies, so the board suggests leaving the project for next years.

**9. Abrebox** Information

The new interphone system (Abrebox) is being installed. It has not only the possibility to be used as an intercom system, but also has the key access with tags, cards etc., possibility to programme a code, receive calls anywhere, like while you are in the pool area or restaurant, etc.

The intercom can also be installed inside the apartment by privately buying the tablet.

No keys will be removed until we have guaranteed the system works efficiently.

**10. Water restrictions** Information

Attached is the information from Acosol about water restrictions. Unluckily the situation is worse and worse, and we are expecting any moment more restrictions.

The new restrictions might force communities to close the swimming-pools. In case this will be the decision we are evaluating possible solutions:

- a. Use water from the water well for the swimming-pools if tested possible
- b. Use only the big pool and children's pool and take the water from the medium pool (heated pool) for water renovation of the others.
- c. If none on this are possible solutions the swimming pools will have to be closed this summer.

**11. Budget proposal for 2024/25** Voting point

Attached updated budget proposal for 2024 and 2025. Big changes like including the restaurant upgrade are incorporated into the budget 2024 and no gardeners as direct employees is incorporated into the budget 2025.

**12. Proposal for a new agreement with the administrator** Voting point

**13. Election of a new board** Voting point

Document attached.

**14. Election of a new election committee** Voting point

Regards,

Eva Gausaker  
Community administrator.

**Sak 2.**

**Forslag til regler for gjennomføring av generalforsamlingen.**

- 1) Møtet ledes av den valgte møteleder. Protokollen føres av de valgte sekretærer, som selv fordeler arbeidet.
- 2) Alle forslag må innleveres skriftlig til møteleder. De skal være undertegnet med forslagstillers navn og hvilken leilighet vedkommende representerer. Nye forslag kan ikke settes fram etter at strek er satt.
- 3) Alle forslag blir ført inn i protokollen sammen med de vedtak som blir gjort og med avgitte antall stemmer. I protokollen føres også inn de som har ordet i saken.
- 4) Ingen eiere kan gis ordet mer enn tre ganger i samme sak. Med unntak for innledningsforedrag og for de representanter hvis forslag står på saklisten settes taletiden til 5 minutter første gang, 3 minutter andre gang og 2 minutter tredje gang. Møteleder har rett til å gjøre forslag om forkorting av taletiden og framlegg om strek ved de inntegnede talere.
- 5) Eiere som forlanger ordet til reglene for gjennomføringen gis 1 minutt taletid.
- 6) Alle valg avgjøres med alminnelig flertall.
- 7) Andre vedtak på generalforsamlingen følger seksjon 17 i Ley de Propriedad Horizontal.
- 8) Protokollen underskrives av presidenten og valgt representant.

Extract from the: ACT 49/1960 OF JULY, ABOUT PROPERTY IN CONDOMINIUM, (Last update published on 06/15/2022, effective as of 06/16/2022)

**17<sup>th</sup> Clause**

The agreements from the Proprietors Meeting will be subject to the following rules:

1. The installation of common infrastructures for access to telecommunication services regulated in Royal Decree-Law 1/1998, of February 27, on common infrastructures in buildings for access to telecommunication services, or the adaptation of the existing ones, as well as the installation of common or private systems, for the use of renewable energies, or of the necessary infrastructures to access new collective energy supplies, may be agreed, at the request of any owner, by one third of the members of the community that represent, in turn, a third of the participation quotas.

The community will not be able to pass on the cost of the installation or adaptation of said common infrastructures, nor those derived from its conservation and subsequent maintenance, on those owners who have not expressly voted in the Meeting in favour of the agreement. However, if they subsequently request access to telecommunications services or energy supplies, and this requires taking advantage of the new infrastructures or the adaptations made to the pre-existing ones, they may be authorized provided they pay the amount that would have corresponded to them, duly updated, applying corresponding legal interest.

Notwithstanding the provisions of the previous paragraph regarding conservation and maintenance expenses, the new installed infrastructure will be considered, for the purposes established in this Law, as a common element.

2. Without prejudice to the provisions of article 10.1 b), the carrying out of works or the establishment of new common services whose purpose is the removal of architectural barriers that hinder access or mobility for people with disabilities and, in any case, The establishment of elevator services, even when they imply the modification of the constitutive title, or of the

statutes, will require the favourable vote of the majority of the owners, who, in turn, represent the majority of the participation quotas.

When agreements are validly adopted to carry out accessibility works, the community will be obliged to pay the expenses, even when the amount passed on annually exceeds twelve ordinary monthly payments of common expenses.

3. The establishment or suppression of concierge, surveillance or other common services of general interest, whether or not they involve modification of the constitutive title or the statutes, will require the favourable vote of three fifths of the total number of owners who, in turn, represent three fifths of the participation fees.

The same regime will be applied to the lease of common elements that have not been assigned a specific use in the property and the establishment or removal of equipment or systems, not included in section 1, whose purpose is to improve the energy or water efficiency of the property. In the latter case, the agreements validly adopted in accordance with this rule are binding on all owners. However, if the equipment or systems have a private use, for the adoption of the agreement, the favourable vote of one third of the members of the community that represent, in turn, one third of the participation quotas will suffice, applying, in this case, the system of repercussion of costs established in said section.

4. No owner may demand new facilities, services or improvements not required for the adequate conservation, habitability, security, and accessibility of the property, according to its nature and characteristics.

However, when by the favourable vote of three fifths of the total number of owners who, in turn, represent three fifths of the participation quotas, agreements are validly adopted to carry out innovations, new facilities, services or improvements. not required for the adequate conservation, habitability, security, and accessibility of the property, non-demandable and whose installation fee exceeds the amount of three ordinary monthly payments of common expenses, the dissident will not be forced, nor will their fee be modified, even in the case of that he cannot be deprived of the improvement or advantage. If the dissident wishes, at any time, to participate in the advantages of the innovation, he will have to pay his share in the costs of implementation and maintenance, duly updated by applying the corresponding legal interest.

No innovations may be made that make any part of the building unusable for the use and enjoyment of an owner, without the express consent of the owner.

5. The installation of an electric vehicle charging point for private use in the building's parking lot, provided it is located in an individual parking space, will only require prior communication to the community. The cost of said installation and the corresponding electricity consumption will be assumed entirely by the person(s) directly interested in it.

6. The agreements not expressly regulated in this article, which imply the approval or modification of the rules contained in the constitutive title of the horizontal property or in the statutes of the community, will require the unanimity of all the owners who, for their validity, in turn, represent the total participation fees.

7. For the validity of the other agreements, the vote of the majority of all the owners who, in turn, represent the majority of the participation quotas will suffice. In the second call, the agreements adopted by the majority of attendees will be valid, provided that it represents, in turn, more than half the value of the shares of those present.

When the majority cannot be achieved by the procedures established in the preceding paragraphs, the Judge, at the request of a party deduced in the month following the date of the second Meeting, and hearing the previously cited contradictors in appearance, will resolve in equity what proceed within twenty days, counted from the request, making a pronouncement on the payment of costs.

## 2. Reglas de desarrollo NOR

8. Except in the cases expressly provided for in which the cost of services cannot be passed on to those owners who have not expressly voted in the Meeting in favour of the agreement, or in cases in which the modification or reform is made to private use, the votes of those owners absent from the Meeting, duly summoned, who, once informed of the agreement adopted by those present, in accordance with the procedure established in article 9, do not express their discrepancy by means of communication to whoever exercises the community secretary functions within 30 calendar days, by any means that allows proof of receipt.

9. The agreements validly adopted in accordance with the provisions of this article are binding on all owners.

10. In case of discrepancy about the nature of the works to be carried out, the Board of Owners will resolve what is appropriate. Interested parties may also request arbitration or technical opinion in the terms established in the Law.

11. The spills for the payment of improvements made or to be made in the property will be the responsibility of whoever is the owner at the time of the demandability of the amounts affected to the payment of said improvements.

12. The agreement that limits or conditions the exercise of the activity referred to in letter e) of article 5 of Law 29/1994, of November 24, on Urban Leases, in the terms established in the regulations tourism sector, whether or not it involves modification of the constitutive title or the statutes, will require the favourable vote of three fifths of the total number of owners who, in turn, represent three fifths of the participation quotas. Likewise, this same majority will be required for the agreement by which special quotas of expenses are established or an increase in the participation of the common expenses of the house where said activity is carried out, provided that these modifications do not imply an increase of more than 20%. These agreements will not have retroactive effects.



**Sameieforeningen Elviria del Sol**  
Carretera de Cadiz a Malaga, A-7, 191, 29604 Marbella, España

## Årsberetning 2023

Sameiet Elviria del Sol (EdS) er en privat eiendom med 19 hus, hvorav 18 hus med 186 leiligheter, inkludert ett forretningslokale. Hus 19 inneholder kontor for EdS, klubbhus for beboere og restaurant. Det er parkområde rundt husene samt Lødenga, svømmebasseng, to tennisbaner og parkeringsplasser. Området med de 19 husene utgjør 37 705 m<sup>2</sup>, og Lødenga 8 662 m<sup>2</sup>.

### Styret

Styret har bestått av President Heidi Beate Eggesbø og visepresidentene, Carlos Rodriguez Alemany, Guttorm Jensen, Arne Spinnangr og Olav Madsen. Styret har som tidligere år fått ukentlige oppdateringer fra administrator hver mandag og hatt møter på EdS og korrespondanse på e-post når det har vært saker til diskusjon.

### Valgkomite

Trygve Eikevik Hus 11 og Arild Enersen 13.0.1, har som tidligere år, ledet valgkomiteen for GF 2024. Valgkomiteens forslag er inkludert i en kort CV i innkallingen og på hjemmesiden til EdS.

### Revisor og årsregnskap

Revisor Juan Carlos Santana Castillo har godkjent regnskapet for 2023. Styret har som tidligere år mottatt kvartalsvise økonomiske rapporter fra administrator i 2023. Resultatet for 2023 var 62.901 € (2022: 55.939 €)

### Semesteravgifter

På GF i 2022 ble det vedtatt at for sen innbetaling av semesteravgift ville gi et tillegg på 20 % slik det er vanlig for sameier i Spania. I løpet av 2023 har de fleste innbyggerne betalt i tide.

### Informasjon til beboere

Administrator har sendt ut informasjon med aktuelle oppdateringer til beboere på e-post og samt info på pdf i desember med disse overskriftene: GF, semesteravgift, regler for EdS, internett, heis i hus, langtidsparkering, maling av hus, skadedyr, post, restaurant, vakt hold, gartnere, renholdsarbeidere, svømmebasseng, TV, vann, nettside EdS og åpningstider kontor EdS.. [Klikk her for å lese påny.](#)

### Internett

Blaze internet har levert internettjenestene til EdS. Ingen større problemer ble meldt i 2023. Trådløse rutere i alle hus begynner å bli utdatert og vil fjernes etterhvert.

### Vakthold og sikkerhet

Domoactiva har ansvar for kameraovervåkning. Politiet får tilgang til bilder ved behov. Ingen andre har tilgang til videobilder. Archi ble slått konkurs i 2023. Archi håndterte panikkknapper i hver etasje i hvert hus. Panikkknapper via Archi er utdatert og har bare utgjort en forsinkelse i hastesituasjoner. Panikkknapper er ikke lenger en tjeneste som sikkerhetsfirmaer dekker. Demontering av panikkknapper startet i 2023.

### Akutte situasjoner

Ved akutte situasjoner må man gjøre som i Norge og ringe 112 for assistanse i alle typer nødssituasjoner som ambulanse, brann og politi.





### Sameieforeningen Elviria del Sol

Carretera de Cadiz a Malaga, A-7, 191, 29604 Marbella, España

## Innboforsikring

Innboforsikring er hver eiers ansvar. Det er ikke sameiet sitt ansvar å dekke kostnader for skade på eiendom som den enkelte beboer har ansvaret for å forsikre eller vedlikeholde.

Husk også at det er eieres ansvar å skru av vanntilførsel til egen leilighet (i teknisk rom / hvitt skap ved inngangen) ved avreise.

## Forsikring sameiet

EdS har forsikring hos Zürich. Forsikringspremien dekkes av semesteravgiften.

## Facebook side Eds

Beboere har opprettet en Facebook side for EdS.

Styret følger ikke med på denne siden og sikrer heller ikke kvaliteten på innlegg.

## Vedlikehold

- **Maling av hus**

Maling av hus ble satt på vent i 2023 pga. vannrestriksjoner som ikke tillater bruk av vann til husvask.

Oversikt over når ditt hus skal males oppdateres her: <http://www.elviriadelsol.es/index.php/driftskontoret/>

Eiere har ansvar for å rydde bort møbler mm. på verandaen før husmaling utføres.

Innvendig maling av terrassevegger ble vedtatt på GF i 2019.

Der eier har satt opp glass (innbygging), gjelder maling kun utenfor innbyggingen.

- **Fasader og terrasser**

Sameiets eiendom relatert til hus innbefatter fasader og inngangspartier med patioer. Vedlikehold av fasader inkluderer innside av terrassevegg som ikke er innbygd, men ikke vedlikehold av terrassegulv med mindre det bygningsmessig strukturendringer. Vedlikehold av terrassegulv er hver enkelt eiers ansvar som presisert i referat fra GF i 2022. Vannskader som følge manglende vedlikehold terrassegulv er ikke sameiets ansvar.

- **Fasadeendringer**

Administrator kan godkjenne enkle endringer på fasade. Mer omfattende endringer må godkjennes av GF.

## Portåpnere

Abrebox kom best ut av anbudsrunder om portåpnere. Etter prøveinstallasjon to måneder fra november 2023 ble videre installasjoner startet i januar med mål om ferdigstilling i løpet av mars 2024.

## Gartnere

EdS hadde i 2023 tre gartnere Juan Antonio, José (Pepe) og José jr (innleid).

De to gjenværende faste gartnere pensjoneres i november 2024. EdS vil ikke ansette nye gartnere, men leie inn etter behov. Innleie etter behov vil redusere utgiftene til vedlikehold av hage, mur, maling mm og gi større fleksibilitet for EdS sine behov.

## Rengjørere

Juanita, som er fast renholder, har vært sykemeldt i 2023, og har blitt erstattet av Rebecka og andre mannskaper ved behov. Juanita er tilbake fra mars 2024.



**Sameieforeningen Elviria del Sol**  
Carretera de Cadiz a Malaga, A-7, 191, 29604 Marbella, España

## **Svømmebasseng**

Svømmebassengene ble oppgradert i 2019. Mellomste bassenget er oppvarmet om vinteren. Kostnader for oppvarming av mellomste basseng i 2023 var 17.403 € € (budsjett 18.000 €). Åpningstidene har vært 9.00 til 14.45. Takk til beboere som har bidratt til åpning og lukning av bassengdekke.

## **Oppgradering av restauranten (Hus 19)**

En komite bestående av Barrena, Håkon Stordalen, Egil Fosse, samt Olav Madsen og Heidi Eggesbø fra styret har hatt flere møter i 2023. Barrena har ferdigstilt tegninger og anbud fra 4 ulike leverandører er ettespurt og vil bli presentert på GF om svar foreligger.

## **Restauranten**

Restauranten har som tidligere år vært driftet av Mustapha Sabri.

## **Parkering inne på EdS**

<http://www.elviriadelsol.es/index.php/parkering/>

## **Husregler**

Vennligst se: <http://www.elviriadelsol.es/index.php/husordensregler-for-elviria-del-sol/>

Elviria del Sol, 17. mars 2024

**Heidi B. Eggesbø**  
President

**Carlos Rodriguez Alemany**  
Visepresident

**Guttorm Foss Jensen**  
Visepresident

**Arne Spinnangr**  
Visepresident

**Olav Madsen**  
Visepresident

Málaga 1<sup>st</sup> March 2024



## **INDEPENDENT REPORT/REVIEW ON THE FINANCIAL FINANCIAL STATEMENTS OF THE C.P. URBANIZATION ELVIRIA DEL SOL**

At the request of the board of the Community of Owners, we have proceeded to the analysis of the accounts of the Community which includes the balance sheet as of 31st December 2023 and the profit and loss account for the year 2023.

The Community is composed of 186 owners, with address at Carretera Nacional Cádiz-Málaga km. 193 and with CIF E29246600.

The following report is issued with the target of verifying whether these accounts, state the true and fair view of the net worth, the financial situation and the results of the company.

The procedure for the preparation of this report has consisted in asking the persons in charge of financial and accounting matters, as well as applying analytical and other review procedures, the reconciliation of invoices and documents, and checking of accounting entries, which in general, have not required the verification of the information obtained.

### ***Comments and observations:***

Like any Community of Owners, it is not obliged to follow the accounting obligations established by the Commercial Code.

Consultation 1 of the BOICAC 94/June 2013: The purpose of the communities of owners or neighbours will be the administration and management of the common elements that make up the building and, therefore, it will not be the obtaining of a profit. In view of this purpose and their lack of legal personality, they are not subject to the mercantile legislation and therefore do not have to comply with the accounting obligations established in the Code of Commerce.

The consultation specifically states the following:

"... this Institute considers that homeowners' associations that carry out exclusively activities proper to their nature, do not meet the characteristics of companies and are not obliged to keep accounting records and prepare annual accounts for commercial purposes, and consequently, the provisions of the Commercial Code and the Commercial Plan, approved by Royal Decree 1514/2007, of November 16, 2007, do not apply to them. "

It also adds that it will be the Administrator of the Community or, in his absence, the President of the Community, who will follow the criterion that, in his opinion, will be the most

*Zerocoma2 Logística, S.L. Calle Virgen del Perdón 20. C.P.29007. Málaga. CIF: B-10881407  
Malaga Merc. Reg. Volume 6200, Book 5107, folio 89, Page NªMA-168408, Inscription 1ª.*

appropriate to reflect the income and expenses of the community during the year necessary to present the accounts for approval.

Even knowing that it is not obligatory to keep accounts adapted to the PGC, (we could mention, among others: for example, Article 98.1 of Law 18/1991 of 6 June 1991 on Income Tax, it expressly includes the Communities of Owners among those obliged to make withholdings on account and pay them into the Public Treasury; they are also included among those obliged to file the annual declaration of transactions with third parties, form 347, in accordance with the amendments modifications established by Royal Decree 823/2013; or that it is the ideal solution that satisfies the information needs of all those interested in them: owners, chairmen and executives, administrators, creditors and Public Administrations) there are a series of facts that indicate or recommend the need to implement an accounting system in accordance with the generally accepted accounting standards.

In this sense, **the Community has opted to follow an accounting system adapted to the PGC through the Sage Contaplus program:**

The Community **does not have** any fixed assets in its accounts, but records everything as an expense for the current year. Those items that will be useful beyond the financial year should form part of the Community's assets.

Investment Funds, which are accounted for in the Banks account, should be reclassified to their own account, reflecting their nature as a financial investment.

There are several accounts in Sub-group 552 (Current account with other related persons and entities)

**55200002: Private Internet**

Opening balance: €805.20 (debtor).

Ending balance: 2.310,18€ (creditor).

**55200004: Routers**

Opening and Closing Balance: 4.898,00€ (creditor).

**55200006: Mustapha Current Account**

Opening balance: 1.477,44€ (debtor).

Final balance: 12.064,90€ (debtor).

In the first, there is an imbalance between collections and payments; in the second, there are no movements, and it is an old balance that is being carried forward, and in the third, a growing debit balance. It would be advisable to study these accounts and to reclassification as Extraordinary Income or Expenditure for their regularisation.

The account 55500000 (Items pending application), starts with a credit balance of

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456.91€ and ends with a credit balance of 457.54€. Here again, it would be appropriate to reclassify it as Extraordinary Income.

Regarding suppliers and creditors, the only balances that are not square are:

41000016: Hardware and Electrical Materials, which starts the year 2.023 with a credit balance of € 2.755,76. This balance comes from the closing balance of 2,021 and is only partially settled on 1 February 2,022.

41000133: Aluminios Elviria S.L. 2021, which starts the year 2.023 with a debit balance of 284,35, this balance comes from the beginning of the year 2.022 when there are 2 payments for this amount and only 1 invoice.

Regarding customers and creditors, 2 reports have been sent with the outstanding balances of the owners, amounting to 33.950,61€ and with the balances in favour of the owners, amounting to 13.931,83€.

In terms of the composition of assets and liabilities, there was a quantitative and qualitative improvement over the previous year. Cash equivalents increased by 6.76% and own funds by 12.24%.

**Conclusions:**

In the on-site review, all invoices received, as well as other documents such as payrolls, were verified. A previous report was passed with some invoices that were missing and at the date of this report, it is verified that these documents are available. It can be seen, therefore, that the expenses are perfectly justified and meet all the requirements to be considered tax-deductible invoices.

In this random sampling, it is also observed the concordance of the balance sheets and the profit and loss account in relation to the respective accounts.

Considering all that has been commented on in this report, both the balance sheet as of 31<sup>st</sup> December 2023 and the profit and loss account as of 31<sup>st</sup> December 2023, reflect a true and fair view of the company's net worth, financial situation and results of operations.

Juan Carlos Santana Castillo.

33386979-H.

Economist

SANTANA CASTILLO  
JUAN CARLOS -  
33386979H

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Fecha: 2023.03.14 17:07:36  
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**Elviria del Sol**  
**SITUATION BALANCE**

**ACTIVE**

	2022 RESULT	2023 RESULT
<b>B) CURRENT ACTIVE</b>		
DEBTORS, OWNERS	- 625,07 €	21.196,19 €
OTHER DEBTORS, INTERNET SERVICE/ROUTERS	- 2.615,36 €	4.856,72 €
CASH	319,63 €	- 290,60 €
BANKS	530.759,15 €	567.256,71 €
<b>TOTAL ACTIVE</b>	<b>527.838,35 €</b>	<b>593.019,02 €</b>

**NET HEGITAGE AND LIABILITIES**

	RESULT 2022	RESULT 2023
<b>A) NET HERITAGE</b>		
<b>A-1) OWN FUNDS</b>		
<b>RESERVE FUND:</b>	<b>440.753,74 €</b>	<b>493.193,36 €</b>
LEGAL RESERVE	31.500,00 €	31.500,00 €
VOLUNTARY RESERVES	409.253,74 €	461.693,36 €
<b>RESULT</b>	<b>55.939,62 €</b>	<b>62.901,42 €</b>
<b>TOTAL OWN FUNDS</b>	<b>496.693,36 €</b>	<b>556.094,78 €</b>
<b>B) NON-CURRENT LIABILITIES</b>		
RESTAURANT DEPOSIT	2.100,00 €	2.100,00 €
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>2.100,00 €</b>	<b>2.100,00 €</b>
<b>C) CURRENT LIABILITIES</b>		
<b>CREDITORS:</b>	<b>29.044,99 €</b>	<b>34.824,24 €</b>
EXTERNAL CREDITORS	21.743,48 €	24.055,83 €
ADVANCES TO CREDITORS	- €	- 145,20 €
EMPLOYEES PEDING PAYMENT	- €	- 0,03 €
TAXES EMPLOYEES	6.278,93 €	7.408,05 €
SOCIAL SECURITY	565,67 €	3.048,05 €
ITEM PENDING APPLICATION	456,91 €	457,54 €
<b>TOTAL CURRENT LIABILITIES</b>	<b>29.044,99 €</b>	<b>34.824,24 €</b>
<b>TOTAL PASSIVE/LIABILITIES</b>	<b>527.838,35 €</b>	<b>593.019,02 €</b>

	2022	2023
<b>RESULT OF THE YEAR</b>		
INCOMES FROM FEES	599.999,84	599.999,84
OTHER INCOMES (RESTAURANT)	4.500,00	4.500,00
OTHER INCOMES (LATE PAYMENTS)	0,00	2.574,18
OTHER FINANTIAL INCOMES	99,72	752,75
<b>EXPENSES EMPLOYEES</b>	<b>-178.744,59</b>	<b>-135.168,87</b>
<b>EXPENSES EXTERNAL EMPLOYEES</b>	<b>0,00</b>	<b>-69.525,56</b>
<b>OTHER EXPENSES</b>	<b>-369.915,35</b>	<b>-340.230,92</b>
<b>RESULT OF THE YEAR</b>	<b>55.939,62</b>	<b>62.901,42</b>

	<b>EXTERNAL CREDITORS</b>	
FERRETERIA Y MATERIALES ELECTRICOS	-	3.802,87 €
JOSE BLANCO ROSALES	-	218,41 €
ACOSOL S.A.	-	16.076,43 €
LABORATORIO AQUAFARMA 2000	-	208,00 €
CULLIGAN	-	74,70 €
ARCHI SEGURIDAD S.A.L.	-	92,23 €
UTECMA S.L.	-	435,98 €
UNIFORMES LUQUE	-	378,14 €
FONTANERIA AMADO	-	442,07 €
ELVIRIA PARADISE ESTATE SERVICES S.L.		2.044,13 €
QUIMICAS URBANEJA	-	843,98 €
FAMILIA FUENTES SAN MARTIN	-	3.811,50 €
ALUMINIOS ELVIRIA S.L.		284,35 €
	-	<b>24.055,83 €</b>



DEBTORS	31.12.2023	29.01.2024
4300104	-9,00 €	0,00 €
4300112	54,00 €	0,00 €
4300114	-298,40 €	0,00 €
4300211	18,00 €	0,00 €
4300302	-298,57 €	0,00 €
4300303	-232,22 €	0,00 €
4300404	-1.000,00 €	0,00 €
4300414	1.612,09 €	0,00 €
4300421	-615,98 €	0,00 €
4300422	-1.203,70 €	0,00 €
4300431	-1.086,66 €	0,00 €
4300702	-1.666,51 €	0,00 €
4300703	0,99 €	0,00 €
4300704	-500,00 €	0,00 €
4300713	-464,44 €	0,00 €
4300802	1.152,08 €	0,00 €
4300803	1.293,49 €	0,00 €
4300804	1.622,68 €	0,00 €
4300811	-360,58 €	0,00 €
4300821	-308,15 €	0,00 €
4300822	1.119,97 €	0,00 €
4300911	-134,59 €	0,00 €
4300931	36,00 €	0,00 €
4301000	25,00 €	0,00 €
4301100	88,17 €	0,00 €
4301213	3.030,32 €	0,00 €
4301221	-616,30 €	0,00 €
4301222	1.613,05 €	0,00 €
4301304	-298,57 €	0,00 €
4301312	1.623,51 €	0,00 €
4301313	1.291,77 €	0,00 €
4301314	1.623,51 €	0,00 €
4301321	1.670,65 €	0,00 €
4301331	1.371,92 €	0,00 €
4301402	264,44 €	0,00 €
4301403	-1.200,44 €	0,00 €
4301411	980,95 €	0,00 €
4301412	-298,57 €	0,00 €
4301421	-923,97 €	0,00 €
4301431	-889,76 €	0,00 €
4301501	-381,11 €	0,00 €
4301502	0,27 €	0,00 €
4301503	38,10 €	0,00 €
4301512	-132,34 €	0,00 €
4301514	18,00 €	0,00 €
4301521	3.621,04 €	0,00 €
4301522	-422,79 €	0,00 €
4301531	-0,48 €	0,00 €
4301604	1.622,68 €	0,00 €

4301611	0,01 €	0,00 €
4301701	2.494,04 €	0,00 €
4301702	15,00 €	0,00 €
4301703	1.828,37 €	0,00 €
4301713	1.083,13 €	0,00 €
4301802	1.136,52 €	0,00 €
4301803	21,90 €	0,00 €
4301812	19,37 €	0,00 €
4301813	2.148,30 €	0,00 €
<b>TOTAL</b>	<b>21.196,19 €</b>	<b>0,00 €</b>

Elviria del Sol. GF 27 March 2024				
		<b>Budget</b>	<b>Result</b>	<b>Budget</b>
		<b>2023</b>	<b>2023</b>	<b>2024</b>
PAYMENT FROM OWNERS ORDINARY FEE		600.000,00 €	599.999,84 €	600.000,00 €
PAYMENT FORM OWNERS (LATE PAYMENTS)		- €	2.574,18 €	- €
OTHER BOOKED INCOMES (RESTAURANT and insurance)		4.500,00 €	4.500,00 €	4.500,00 €
OTHER FINANCIAL INCOMES		- €	752,75 €	- €
<b>TOTAL INCOMES</b>		<b>604.500,00 €</b>	<b>607.826,77 €</b>	<b>604.500,00 €</b>
<b>OPERATING EXPENSES</b>		<b>- 604.500,00 €</b>	<b>- 544.925,28 €</b>	<b>- 812.500,00 €</b>
<b>OPERATING RESULT</b>		<b>- €</b>	<b>62.901,49 €</b>	<b>- 208.000,00 €</b>
Allocation to free funds (restaurant upgrade)		- €	- €	- 208.000,00 €
<b>CASH BUILD-UP</b>		<b>- €</b>	<b>62.901,49 €</b>	<b>- €</b>
		<b>Budget</b>	<b>Result</b>	<b>Budget</b>
<b>ACCOUNT DESCRIPTION</b>		<b>2023</b>	<b>2023</b>	<b>2024</b>
622	Repairs and maintenance	145.000,00 €		399.700,00 €
	<b>MAINTENANCE HOUSES 1-18 ORDINARY</b>	<b>22.000,00 €</b>	<b>6.809,74 €</b>	<b>44.050,00 €</b>
6226320	MAINTENANCE WATER CONDUCTIONS	550,00 €	776,03 €	550,00 €
6226321	MAINTENANCE SEWAGE WATER CONDUCTIONS	550,00 €	162,64 €	550,00 €
6226323	MAINTENANCE ELECTRIC CONDUCTIONS	550,00 €	- €	550,00 €
6226600	MAINTENANCE HOUSES 1-18	5.500,00 €	3.829,07 €	30.000,00 €
6226603	LEAKEAGES WATER -SEWAGE HOUSES 1-18	550,00 €	- €	550,00 €
6226605	MAINTENANCE ELECTRICITY HOUSES 1-18	550,00 €	659,24 €	550,00 €
6226606	REPAIR OF ROOF HOUSES 1-18	11.000,00 €	- €	5.500,00 €
6226607	REPAIRCONTR. LEAKAGE IN STAIR CASES	550,00 €	- €	550,00 €
6226611	MAINTENANCE INTERNET CABLES	250,00 €	- €	250,00 €
6226612	KEYS, LOCKS ETC	1.400,00 €	1.382,76 €	5.000,00 €
6226614	GUTTER PATIO	550,00 €	- €	- €
6226616	ELIMINATION OF PIGEONS	- €	- €	- €
	<b>MAINTENANCE HOUSES 1-18 EXTRAORDINARY</b>	<b>49.000,00 €</b>	<b>35.589,50 €</b>	<b>56.000,00 €</b>
6226601	PAINTING/CLEANING OF HOUSES 1-18	42.000,00 €	35.589,50 €	50.000,00 €
6226602	DAMP DAMAGE ON CONSTRUCTION HOUSES 1-18	7.000,00 €	- €	6.000,00 €
	<b>MAINTENANCE TV</b>	<b>1.000,00 €</b>	<b>436,81 €</b>	<b>1.000,00 €</b>
6220300	MAINTENANCE TV SYSTEM	1.000,00 €	436,81 €	1.000,00 €
6220301	MAINTENANCE NORWEGIAN TV	- €	- €	- €
<b>6226617</b>	<b>PEST CONTROL</b>	<b>8.000,00 €</b>	<b>8.888,66 €</b>	<b>9.000,00 €</b>
			8.888,66 €	
<b>6226636</b>	<b>POOL EXTRAORDINARY EXPENSE DUE TO PUBLIC ORDER</b>	<b>350,00 €</b>	<b>346,06 €</b>	<b>350,00 €</b>
			346,06 €	
	<b>POOL</b>	<b>19.850,00 €</b>	<b>17.040,60 €</b>	<b>19.700,00 €</b>
6226630	POOL TUBINGS MAINTENANCE	550,00 €	1.028,86 €	1.000,00 €
6226631	POOL PUMPS MAINTENANCE	550,00 €	650,01 €	1.000,00 €
6226632	POOL FILTERS MAINTENANCE	550,00 €	1.059,05 €	1.000,00 €
6226633	POOL CONSTRUCTIONS	5.000,00 €	399,30 €	1.000,00 €
6226634	POOL ELECTRICITY MAINTENANCE	550,00 €	90,75 €	1.000,00 €
6226635	POOL CHEMICAL PRODUCTS	10.500,00 €	10.327,27 €	12.000,00 €
6226639	POOL HEATPUMP-JET MAINTENANCE	550,00 €	1.837,72 €	1.000,00 €
6236636	WATER ANALYSES	1.600,00 €	1.647,64 €	1.700,00 €

	<b>HUS 19</b>	<b>9.400,00 €</b>	<b>10.745,96 €</b>	<b>218.150,00 €</b>
6226670	HUS 19 PAINTING	2.000,00 €	4.458,85 €	- €
6226671	HUS 19 MAINTENANCE CONSTRUCTION	600,00 €	- €	208.000,00 €
6226672	HUS 19 MAINTENANCE WATER SEWAGE	500,00 €	- €	250,00 €
6226673	HUS 19 MAINTENANCE FURNITURE	1.550,00 €	3.090,68 €	4.000,00 €
6226674	HUS 19 MAINTENANCE KITCHEN MACHINERY	- €	- €	- €
6226675	HUS 19 MAINTENANCE ALARM SYSTEM	- €	- €	- €
6226677	HUS 19 MAINTENANCE ELECTRIC INSTALLATION	500,00 €	105,88 €	300,00 €
6226679	RESTAURANT MAINTENANCE KITCHEN MACHINERY	3.400,00 €	2.999,80 €	3.400,00 €
6226678	RESTAURANT MAINTENANCE ELECTRICITY CONDUCTIONS	350,00 €	90,75 €	200,00 €
6226676	RESTAURANT NEW KITCHEN EQUIPMENT	500,00 €	- €	2.000,00 €
	<b>WATERWELLS</b>	<b>1.750,00 €</b>	<b>- €</b>	<b>5.000,00 €</b>
6226680	WATERWELLS MAINTENANCE	350,00 €	- €	1.000,00 €
6226681	WATERWELLS MAINTENANCE TUBINGS	350,00 €	- €	1.000,00 €
6226682	WATERWELLS MAINTENANCE PUMPS	350,00 €	- €	1.000,00 €
6226683	WATERWELLS MAINTENANCE CONSTRUCTION	350,00 €	- €	1.000,00 €
6226684	WATERWELLS MAINTENANCE ELECTRIC INST.	350,00 €	- €	1.000,00 €
	<b>MAINTENANCE OUTSIDE</b>	<b>24.350,00 €</b>	<b>24.141,17 €</b>	<b>35.300,00 €</b>
6226690	MAINTENANCE OUTSIDE AREAS	5.000,00 €	5.336,42 €	20.000,00 €
6226691	MAINTENANCE OUTSIDE PLANTS AND FLOWERS	6.000,00 €	4.819,31 €	2.000,00 €
6226692	MAINTENANCE OUTSIDE PATHS	450,00 €	- €	500,00 €
6226693	MAINTENANCE OUTSIDE AREAS TENIS-PARKING	450,00 €	4.877,18 €	2.300,00 €
6226694	MAINTENANCE OUTSIDE IRRIGATION SYSTEMS	550,00 €	2.098,74 €	1.000,00 €
6226695	MAINTENANCE OUTSIDE SEWAGE SYSTEM	550,00 €	- €	500,00 €
6226696	MAINTENANCE OUTSIDE ILUMINATION	550,00 €	987,84 €	2.000,00 €
6226697	MAINTENANCE OUTSIDE GATES AND FENCES	3.200,00 €	1.678,61 €	2.000,00 €
6226698	MAINTENANCE OUTSIDE EQUIPMENT	5.000,00 €	773,57 €	1.000,00 €
6226699	MAINTENANCE OUTSIDE GARDEN RUBBISH	2.600,00 €	3.569,50 €	4.000,00 €
<b>6226700</b>	<b>MAINTENANCE THE PARK</b>	<b>2.000,00 €</b>		<b>2.000,00 €</b>
<b>6226801</b>	<b>MAINTENANCE OFFICE MACHINES</b>	<b>- €</b>	<b>720,08 €</b>	<b>- €</b>
			720,08 €	
	<b>OTHER EXPENSES</b>	<b>4.100,00 €</b>	<b>4.183,79 €</b>	<b>4.150,00 €</b>
6226943	OTHER EXPENSES	600,00 €	685,95 €	600,00 €
6310000	PARKING and IBI TAXES	3.500,00 €	3.497,84 €	3.550,00 €
	<b>MAINTENANCE MACHINERY</b>	<b>3.200,00 €</b>	<b>4.664,82 €</b>	<b>5.000,00 €</b>
6287024	FUEL	1.400,00 €	1.360,83 €	1.500,00 €
6227022	MAINTENANCE GARDENERS MACHINERY	1.800,00 €	3.303,99 €	3.500,00 €
<b>623</b>	<b>INDEPENDENT PROFESSIONALS</b>	<b>86.100,00 €</b>	<b>86.231,74 €</b>	<b>87.600,00 €</b>
6235503	ADMINISTRATORS FEE	50.100,00 €	50.100,00 €	51.000,00 €
6236701	BOCANEGRA MANAGEMENT	2.000,00 €	1.878,63 €	2.100,00 €
6236720	LAWYERS FEES	5.000,00 €	5.330,05 €	2.500,00 €
6236790	FEES TRANSLATIONS	- €	- €	- €
6235012	LIFE GUARD	29.000,00 €	28.923,06 €	32.000,00 €
<b>625</b>	<b>INSURANCE</b>	<b>16.500,00 €</b>	<b>12.574,26 €</b>	<b>13.000,00 €</b>
6257500	INSURANCE	16.500,00 €	12.574,26 €	13.000,00 €
6220150	INSURANCE CLAIMS	- €	- €	- €

<b>626</b>	<b>BANK CHARGES</b>	<b>300,00 €</b>	<b>683,64 €</b>	<b>700,00 €</b>
6267770	BANK CHARGES	300,00 €	683,64 €	700,00 €
6290000	OTHER BANK SERVICES	- €	- €	- €
<b>628</b>	<b>SUPPLIES</b>	<b>108.000,00 €</b>	<b>101.324,58 €</b>	<b>77.400,00 €</b>
6280000	NORWEGIAN TV LICENSE	- €	- €	- €
	ELECTRICITY			
6286200	ELECTRICITY BLOCKS 1 TO 18	5.000,00 €	3.369,79 €	4.000,00 €
6286201	ELECTRICITY POOL	18.000,00 €	17.403,24 €	18.000,00 €
6286203	ELECTRICITY CLUB	3.000,00 €	2.966,74 €	3.200,00 €
6286204	ELECTRICITY WATER WELL	1.300,00 €	1.206,97 €	1.500,00 €
6286205	ELECTRICITY RESTAURANT	- €		
6286685	WATER CONSUMPTION	80.000,00 €	75.648,99 €	50.000,00 €
6286900	INTERNET NEW INSTALLATION	- €	- €	- €
6286900	INTERNET/TELEPHONE	700,00 €	728,85 €	700,00 €
<b>629</b>	<b>OTHER SERVICES</b>	<b>56.400,00 €</b>	<b>49.033,22 €</b>	<b>32.900,00 €</b>
	SECURITY (ARCHI)	4.500,00 €		- €
6295505	SECURITY, MAINTENANCE PANIC BUTTONS	3.300,00 €	2.222,32 €	- €
6235505	SECURITY, GUARD-ARCHI	- €	- €	- €
6235506	SECURITY, CAMERAS INSTALLATION-maintenance	1.500,00 €	1.384,55 €	1.500,00 €
6295015	CLEANING HOLIDAY SUSTITUTE	29.000,00 €	23.799,66 €	10.000,00 €
6296679	CONTRIBUTION TO CLUB SOCIAL	1.000,00 €	130,24 €	1.000,00 €
	ADMINISTRATION EXPENSES	100,00 €	- €	100,00 €
6296800	ADMINISTRATION STATIONARY	50,00 €	- €	50,00 €
6296942	ADMINISTRATION OTHER EXPENSES	50,00 €	- €	50,00 €
6297023	INVESTMENT MACHINERY-EQUIPMENT GARDENER	500,00 €	269,65 €	500,00 €
6297560	FEE CERRADO DE ELVIRIA	21.300,00 €	21.226,80 €	21.300,00 €
<b>640</b>	<b>SALARIES</b>	<b>189.000,00 €</b>	<b>180.894,77 €</b>	<b>198.000,00 €</b>
6400001	JUAN ANTONIO MELGAR GONZALEZ	41.000,00 €	42.353,16 €	42.000,00 €
6400002	JUANA DIEZ MIRANDA	31.000,00 €	31.411,89 €	32.000,00 €
6400003	FRANCISCO CABALLERO LUQUE	- €	- €	- €
6400004	LUIS ROJAS PEREZ	- €	- €	- €
6400005	JOSE ROJAS PEREZ	41.000,00 €	42.488,57 €	42.000,00 €
6400006	HOLIDAY SUBSTITUTE GARDENERS	6.500,00 €	6.655,00 €	7.000,00 €
6290001	GARDENER/HANDYMAN/PAINTER/COMPANY	37.500,00 €	45.725,90 €	45.000,00 €
6420000	COMMUNITY SOCIAL SECURITY EXPENSES	32.000,00 €	12.260,25 €	30.000,00 €
<b>649</b>	<b>OTHER SOCIAL EXPENSES</b>	<b>2.200,00 €</b>	<b>377,15 €</b>	<b>2.200,00 €</b>
6495900	GIFTS TO EMPLOYEES	1.000,00 €	- €	1.000,00 €
6497710	EXPENSES OF THE BOARD (Board until 12.04.2017)	1.000,00 €	377,15 €	1.000,00 €
6497720	EXPENSES GENERAL MEETING	200,00 €	- €	200,00 €
<b>678</b>	<b>EXTRAORDINARY EXPENSES</b>	<b>1.000,00 €</b>	<b>238,73 €</b>	<b>1.000,00 €</b>
6780000	EXTRAORDINARY EXPENSES	1.000,00 €	238,73 €	1.000,00 €
6780001	Gastos Excepcionales 2007		- €	
<b>705</b>	<b>INCOMES TOTAL</b>	<b>- 600.000,00 €</b>	<b>- 607.826,77 €</b>	<b>- 600.000,00 €</b>
7050001	INCOMES OWNERS FEES	- 600.000,00 €	- 599.999,84 €	- 600.000,00 €
7050004	EXTRA FEE LATE PAYMENT		2.574,18 €	- €
7690000	OTHER FINANTIAL INCOMES		752,75 €	- €
778	EXCEPTIONAL INCOMES (Restaurant and insurance)	- 4.500,00 €	- 4.500,00 €	- 4.500,00 €

**Community of Owners Urbanization Elviria del Sol**  
**Sameieforeningen Elviria del Sol**  
Carretera de Cadiz a Malaga, km. 191  
29604 Marbella –España

*Information about the accounts 2023:*

**INCOMES:**

Incomes have been as budgeted. The only extraordinary income has been the financial incomes (from the bank deposits the community has at the bank) and late payers.

**EXPENSES: Expenses have been:**

**Maintenance water conductions:**

776,03€ spent on maintenance of pressure systems and repair of water meter closing system.

**Mantenimiento electricidad bloques 1-18:**

659,24€ varias reparaciones en bloque 9 y 14.

**Keys and locks:**

New system to close the doors automatically are being installed.

**Paint:**

Due to water restrictions not all 6 houses have been painted. House 5 has been postponed.

Dump damage in roof of house 17 and drain in house 15 had been done during 2024.

**Pest control:**

Increase of prices of products to treat the palm trees.

**Pool: In all inside budget.**

**Pool tubings maintenance:** 1028,86€

**Pool pumps maintenance:** 650,01€

**Pool filters maintenance:** 1059,05€

**Pool heatpump-jet maintenance:** 1837,72€ Revision and update before season.

**Water analyses:** 1647,64€ Increase of prices.

**Hus 19:**

**Hus 19 Painting:** house 19 has been painted during 2023.

**Hus 19 Maintenance furniture:** small material for cleaner, and employees

**Maintenance outside:**

**Maintenance outside areas:** Paint of electricity cabinet next to house 19.  
Small repairs in the outside areas.

**Maintenance outside areas tennis - parking:** painting and repairing of the tennis courts walls.

**Maintenance outside illuminations:** Light bulbs.

**Maintenance outside garden rubbish:** Pruning of various trees and increase in prices.

**Maintenance office machinery:**

Update accounting programme.

**Other expenses:**

Reduction fee 1811, opening of pool Archi.

**Maintenance machinery:**

**Maintenance gardeners' machinery:** Many repairs. Old machinery.

**Lawyers/Professional fee:**

Auditors report for 3 years

**Bank charges:**

All banks have increased bank charges.

### Supplies:

**Electricity:** in general electricity has moderated the price.

**Water:** Has been well controlled still used more than in 2022. Now more than ever we have to be very careful with the water use.

**Internet:** This is only office/restaurant internet. Price for private system increased in 2023 as informed.

	Electricity	Water Bills	Water m3	Water €	Internet/Telephone
2020	19.300,43 €	58.472,24 €	20856	2,803617185	712,18 €
2021	18.696,91 €	63.650,03 €	18368	3,465267313	645,82 €
2022	27.107,14 €	75.329,70 €	30740	2,450543266	656,84 €
2023	24.946,74 €	75.648,99 €	33441	2,262162914	728,85 €

### Salaries:

All salaries increased, but we have been inside budget in total (social security has been low due to illness of Juan Antonio and Juanita)

### Community Result and Funds:

In all, the year has a result of **62.901,49€ on benefits**, so the year has been satisfactory.

Debtors are paying well, and the 20% discount is working.

The restaurant had a debt by the end of the year that has been nearly totally paid during first term 2024.

The community has a good cash flow (enough money in the bank to run the community as well as bank deposits) and reserve funds.

External creditors have been paid during the new year, as well as the employees, taxes and social security.

**FUNDS:** Last year we had 496.693,36€ on reserve funds. This year we have benefits for 62.901,49€. We have used 3.500,00€ from the reserve fund for the restaurant project. In all we have now **556.094,78€**.

The funds we still have are:

- 2.500,00€ for upgrading irrigation systems
- 4.873,90€ for upgrading illumination
- 4.743,01€ for roof over restaurant terrace

We hope this report helps everyone understand the accounts.

Regards,

Eva Gausaker  
Community administrator.

Ana Gradillas - EDS 1711

Te envío los 3 presupuestos que he recogido para la instalación de 1 pista de pádel en la Urbanización Elviria del Sol en Marbella. Los presupuestos son de hace algunos meses con lo que habría que ver el precio más actualizado cuando se ejecute la obra.

Las 3 empresas son:

1. SPORT BS
2. Javier Acedo Instalaciones
3. Instalaciones deportivas

La que recomiendo es la primera: **SPORT BS**, de la que también incluyo un dossier informativo. A parte de ser la más económica, han hecho varias pistas de pádel en un club deportivo cerca de Marbella al que podríamos llamar para tener referencias. Esta empresa se encarga además de la preparación y cimentación del terreno para montar la pista con lo que te harían el servicio completo.

Ana Gradillas – EDS 1711

I am sending you the 3 quotes I have collected for the installation of 1 paddle tennis court in the Urbanisation Elviria del Sol in Marbella. The quotations are from a few months ago so we would have to see the most up to date price when the work is carried out. The 3 companies are:

1. SPORT BS
2. Javier Acedo Instalaciones
3. Sports facilities

The one I recommend is the first one: SPORT BS, of which I also include an informative dossier. Apart from being the cheapest, they have made several paddle courts in a sports club near Marbella which we could call for references. This company also takes care of the preparation and foundations of the land to build the court, so they would do the complete service for you.




## Quotation # S00440

Cliente/Customer:

ignacio

Fecha de pedido/Quotation Date:

13/06/2023 10:23:34

IMAGEN 256	DESCRIPTION	QUANTITY	PRECIO UNITARIO	AMOUNT
	PADEL COURT - PANORAMIC	1.00	15,600.00	15,600.00 €

### COMPONENTES

PANORAMIC STRUCTURE	1.00		
LIGHTING POLES	4.00		
LED SPOTLIGHT 200W	8.00		
GLASS SET 12 mm ACCORDING TO EU-standard	1.00		
SILICA SAND	2.00		
BLUE TEXTURED GRASS (SCORE)	1.00	4,400.00	4,400.00 €
STRUCTURE GALVANIZED (Outdoor)	1.00	675.00	675.00 €

#### Concrete Screed

Concrete Screed	1.00	8,800.00	8,800.00 €
Machine work	1.00	3,100.00	3,100.00 €

**Subtotal 11,900.00 €**

**Transport + assembly**

Transport	1.00	950.00	950.00 €
Assembly	1.00	2,500.00	2,500.00 €

**Subtotal 3,450.00 €**
**Total**
**36,025.00 €**


## GENERAL CONDITIONS OF THE OPERATION

1. This budget is valid only for 15 days
2. Payment terms: Swift Bank Transfer (\*) ES13 2100 2196 6802 0057 3712
3. TRANSFER COLLECTION 50% upon order confirmation and 50% on the day of shipment of materials. (\*) any bank charges will be paid by the client
4. If it is not specified in the budget, transport and installation will not be included.
5. If not specified in the quotation, the installation and/or supervision service shall not include the cost of flights, hotels and meals for workers traveling to complete the work.

## GENERAL SALES CONDITIONS

BS IN MOVE S.L., with D.N.I. B16954984, hereinafter referred to as SportBS, has drawn up the following quotation based on the following considerations:

1. No work, ground preparation and/or concreting is included, except as stipulated in the quotation. The preparation of the surface shall be the responsibility of the client, exempting SportBS from any preparation of the base.
2. The client can only order SportBS to manufacture and/or install the paddle court/s and/or work described above. This quote does not include any type of material, service or work not specified above, such as the cleaning of the glass and the facilities. SportBS will issue the final invoice on behalf of the client on the corresponding order reflecting, if applicable, any extension or modification of the work and/or materials delivered and therefore the total amount of the order may vary.
3. 21% VAT will be charged in case the company is not registered as an EU Trader in the EU VAT register (VIES).
4. SportBS informs the client that the delivery of the installation and/or material will be carried out within the agreed period and guarantees that the quality of the materials and installations are those established in this quotation. However, the final delivery date will be fixed once the corresponding payment has been made in accordance with the payment conditions described above.
5. The download is not included, due to lack of knowledge of the access to the installation. The customer is responsible for unloading. A crane with the capacity to carry 4,000 kg packages from the lorry to the court will be required. All machinery used in the installation will be paid by the client. The costs of licenses and administrative permits necessary to carry out the project in the country or city of destination are also not considered. These costs are to be borne by the customer.
6. Running water and an electricity supply must be available to the SportBS company throughout the installation.
7. SportBS is not responsible for delays caused by problems in the supply of materials or any other problems beyond its control, as well as for the theft and/or integrity of the materials delivered to the place of work designated by the client.
8. The installation carried out by SportBS is guaranteed against all construction defects for a period of TWO YEARS from the date of delivery. SportBS shall not be liable for any damage or deterioration that may appear in the installation for any reason that has its origin outside the construction.
9. This quotation, when signed by the client, shall become a Sales Contract. Any modification or extension to the contracted work will

be subject to a new quotation to be accepted by both parties. Sportbs may declare this Sales Contract null and void if, within 15 days from the date below, it has not been signed and the corresponding payment has not been made in accordance with the payment conditions described above.

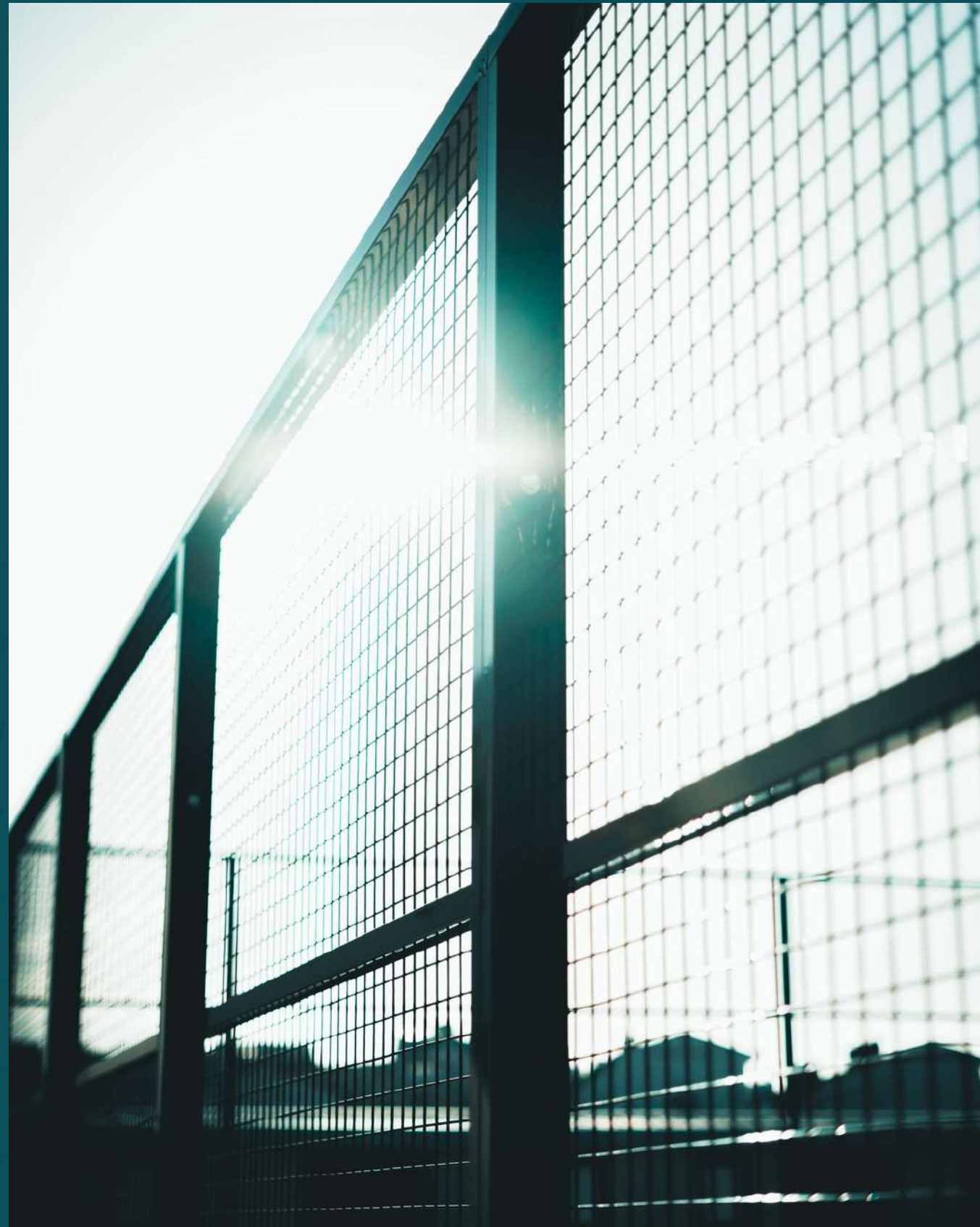
10. SportBS shall exercise the right of ownership over the delivered material until the payment is 100% complete.
11. In the event that the client does not comply with the established conditions, SportBS may freely dispose of the facilities by removing the materials it deems appropriate, being free of any kind of guarantees.
12. This document is governed and interpreted by Spanish law and the parties, expressly waiving any other jurisdiction that may correspond to them, agree to submit to the courts and tribunals of the city of Cáceres. For any question related to the interpretation of this document, the Spanish language shall prevail.
13. La firma de dicho documento conlleva, por parte del cliente, el conocimiento y acuerdo de todos los puntos recogidos en los documentos de descarga e instalación.

CLIENT'S SIGNATURE	SPORTBS SIGNATURE
	 <p>BS IN MOVE S.L. Cif: B-16954984 Obispo Segura Saez, 4- 10001 Cáceres www.sportbs.es</p>



**SPORT BS**

WE LOVE THE GAME





3

## **SOBRE NOSOTROS**

- FABRICANTES LÍDERES INTERNACIONALES

7

## **PISTA PILARES**

- CALIDAD, EFICIENCIA Y PRECIO

9

## **PISTA SPORTBS**

- NUESTRO BEST SELLER

11

## **PISTA PANORÁMICA**

- PARA UNA EXPERIENCIA PREMIUM

13

## **PISTA FULL PANORÁMICA**

- SIÉNTETE PROFESIONAL

15

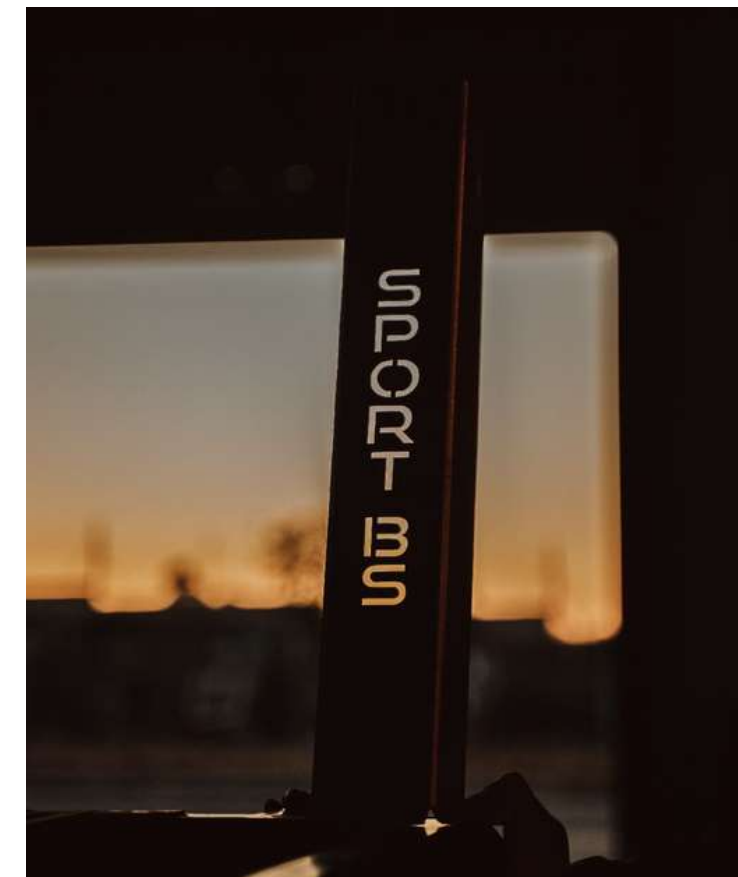
## **COMPARATIVA**

- ELIGE TU PISTA

# FÁBRICA

**SPORTBS** es una empresa familiar, que nace en Cáceres, España. Trabajamos día a día para plasmar nuestros **más de 15 años de experiencias en el padel**, en todos los rincones del mundo. Somos una empresa que conjuga confort, eficiencia y sostenibilidad, presentando proyectos acordes a tus necesidades.

**Fabricamos** con materiales españoles y con la tecnología más novedosa del mercado, realizando instalaciones de altas prestaciones con acabados de primer nivel, garantizando durabilidad y calidad de todas las pistas e instalaciones deportivas.



**15** AÑOS DE EXPERIENCIA

**100** % MATERIALES ESPAÑOLES

**12** PAÍSES CON NUESTRAS PISTAS

**365** DÍAS DE FUNCIONAMIENTO



# EQUIPO



“Nuestro equipo es profesional, cualificado y apasionado por el Padel. En Sport BS trabajamos para entregar el mejor servicio y calidad a nuestros clientes”

Javier Gómez, CEO



Adrián, Comercial



Pablo, Ingeniería



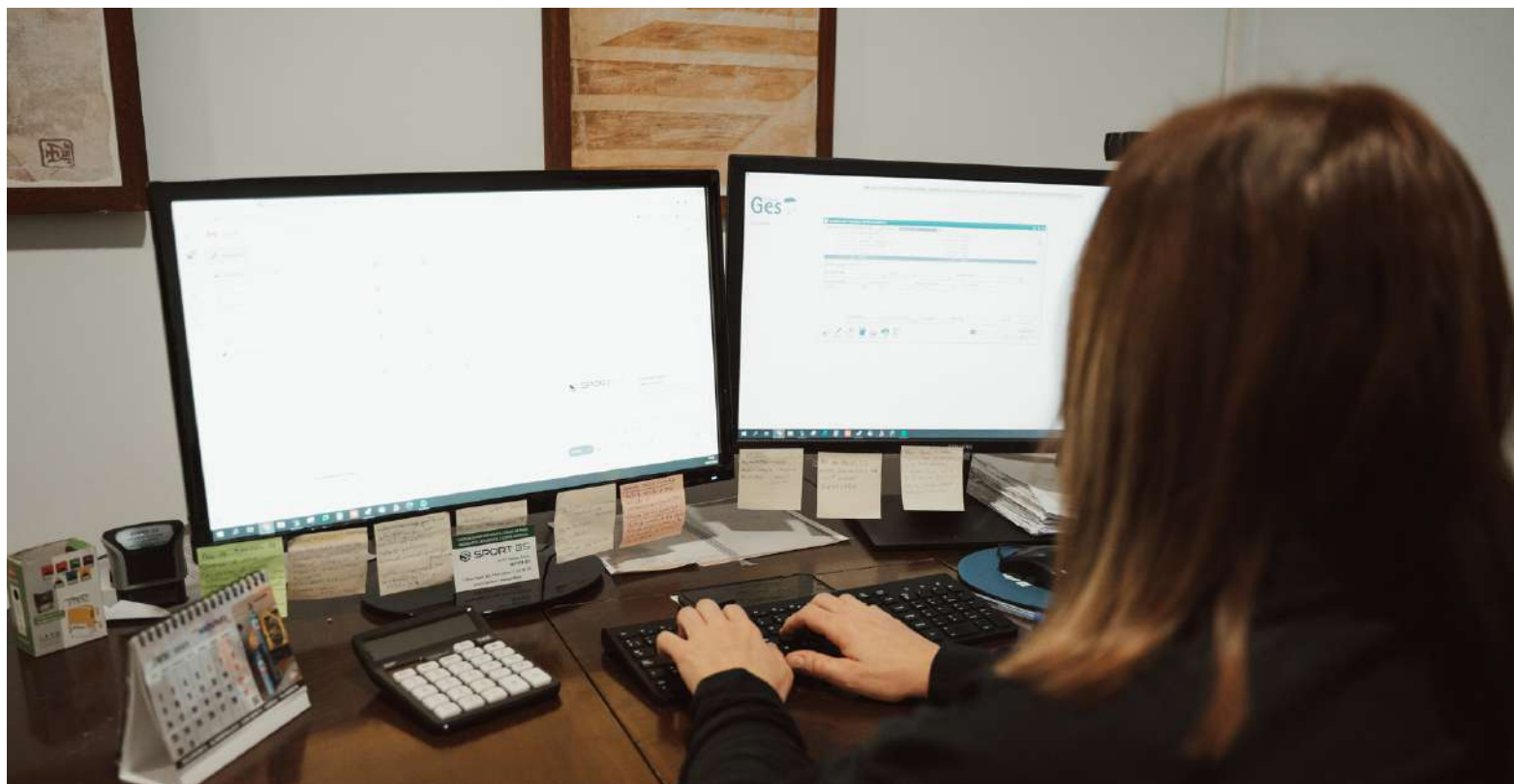
Carolina, Contabilidad



David, Producción



Salvador Gómez, Gerente

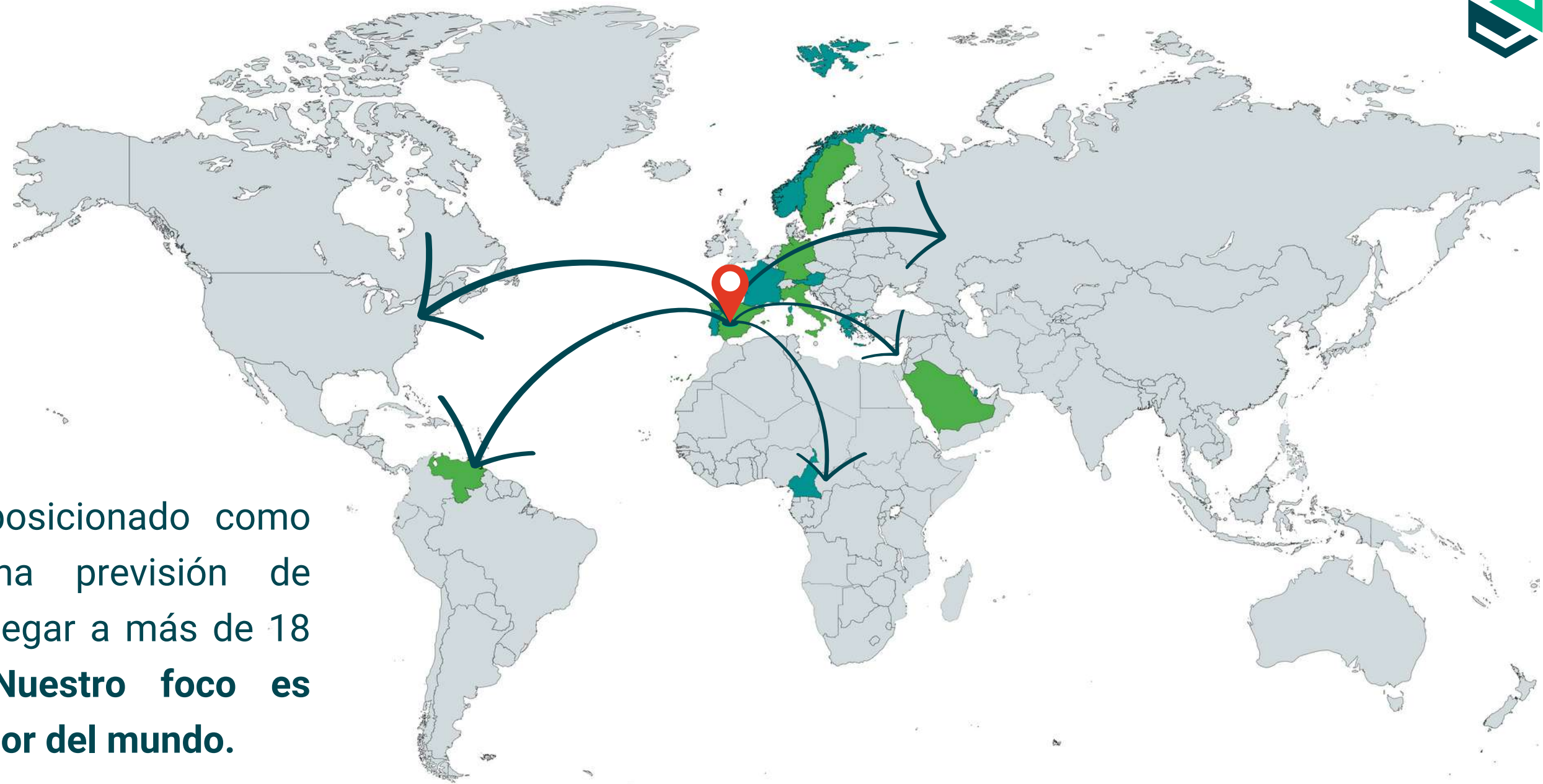




## INTERNACIONAL

En 2020 comenzó la andadura del comercio internacional teniendo un crecimiento exponencial. Ya contamos con presencia en **más de 10 países** con más de 200 pistas instaladas.

En tan solo dos años, nos hemos posicionado como **líderes internacionales**, teniendo una previsión de expansión para los próximos años de llegar a más de 18 países en todos los continentes. **Nuestro foco es mantener la calidad y el servicio alrededor del mundo.**



“ Nuestra visión a futuro es poder llevar la **CULTURA** del PADEL a la mayor población posible **Salvador, Socio Fundador.** ”



# ¿PORQUÉ NOSOTROS?

Calidad Española



Llave en mano



Cumplimos normas de cada país



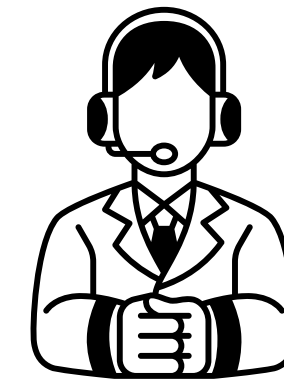
Diseños 3D según necesidades



Garantía de 5 años



Fabricación 100% CE



Consultoría especializada



Experiencia internacional

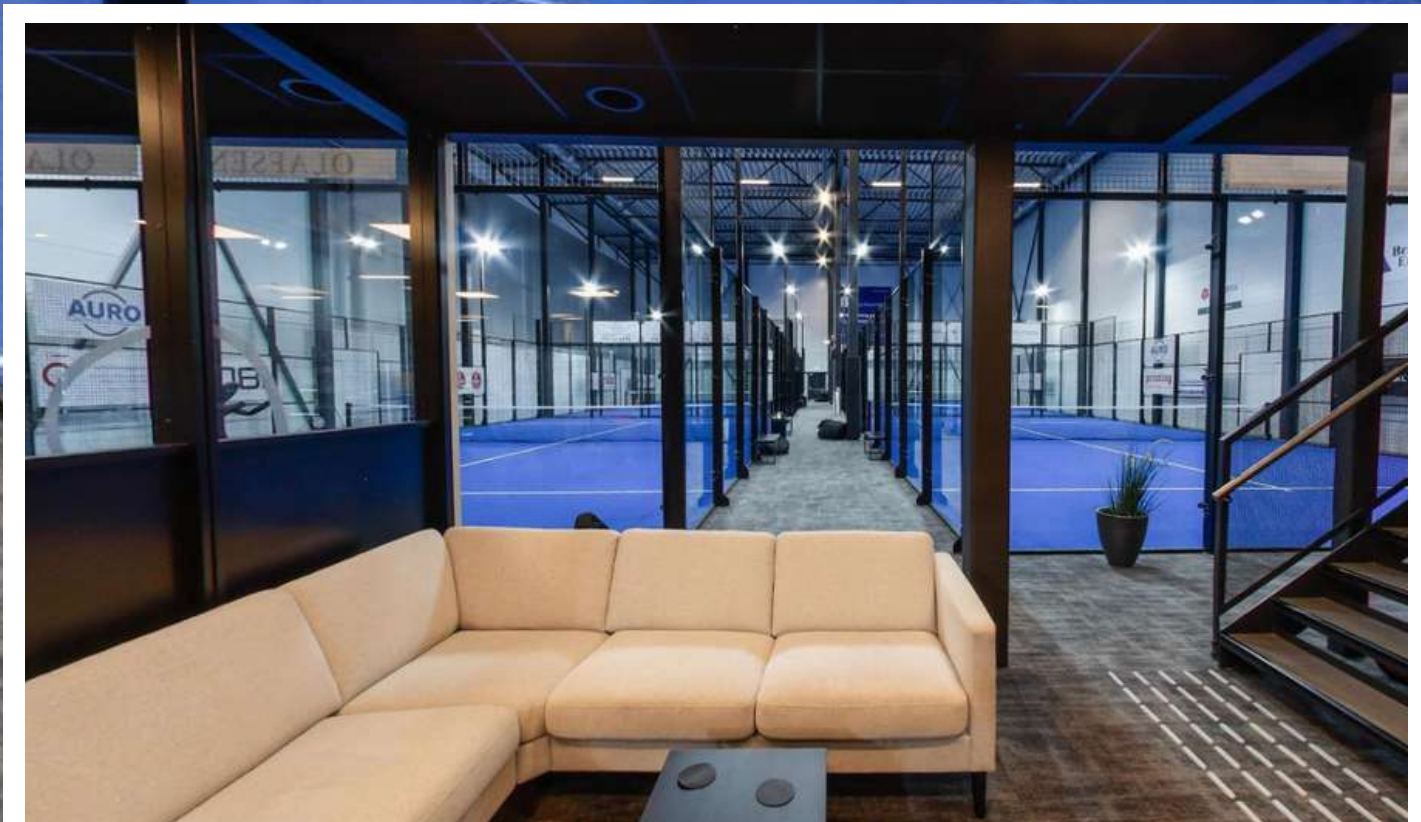
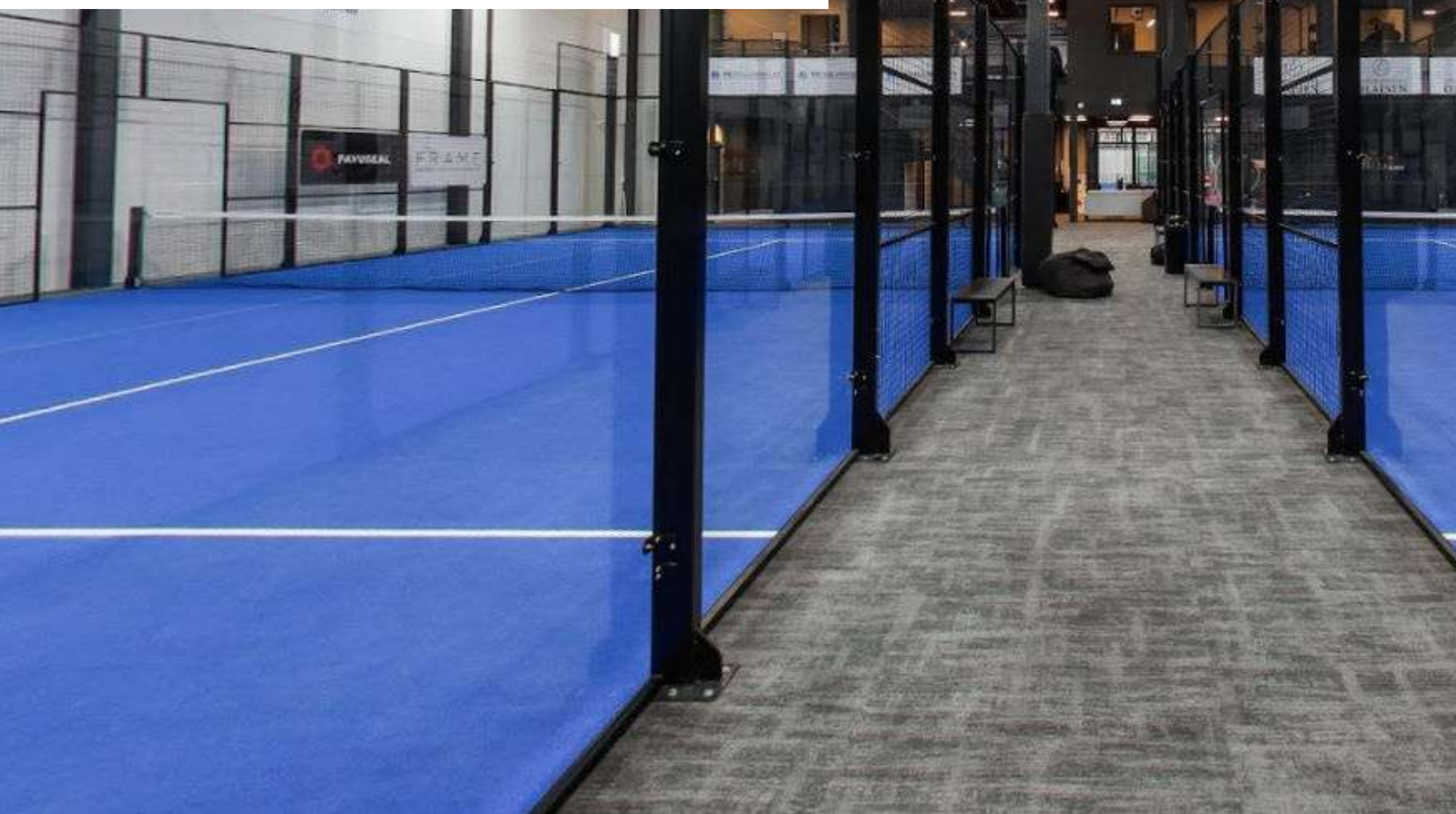
“Llevamos el **servicio al cliente a otro nivel**. Todos los detalles son importantes para superar las expectativas y cumplir los objetivos de cada proyecto”

**David Pérez, Jefe de Producción**

# PISTA PILARES

MÁS ROBUSTA Y RESISTENTE, MISMA JUGABILIDAD

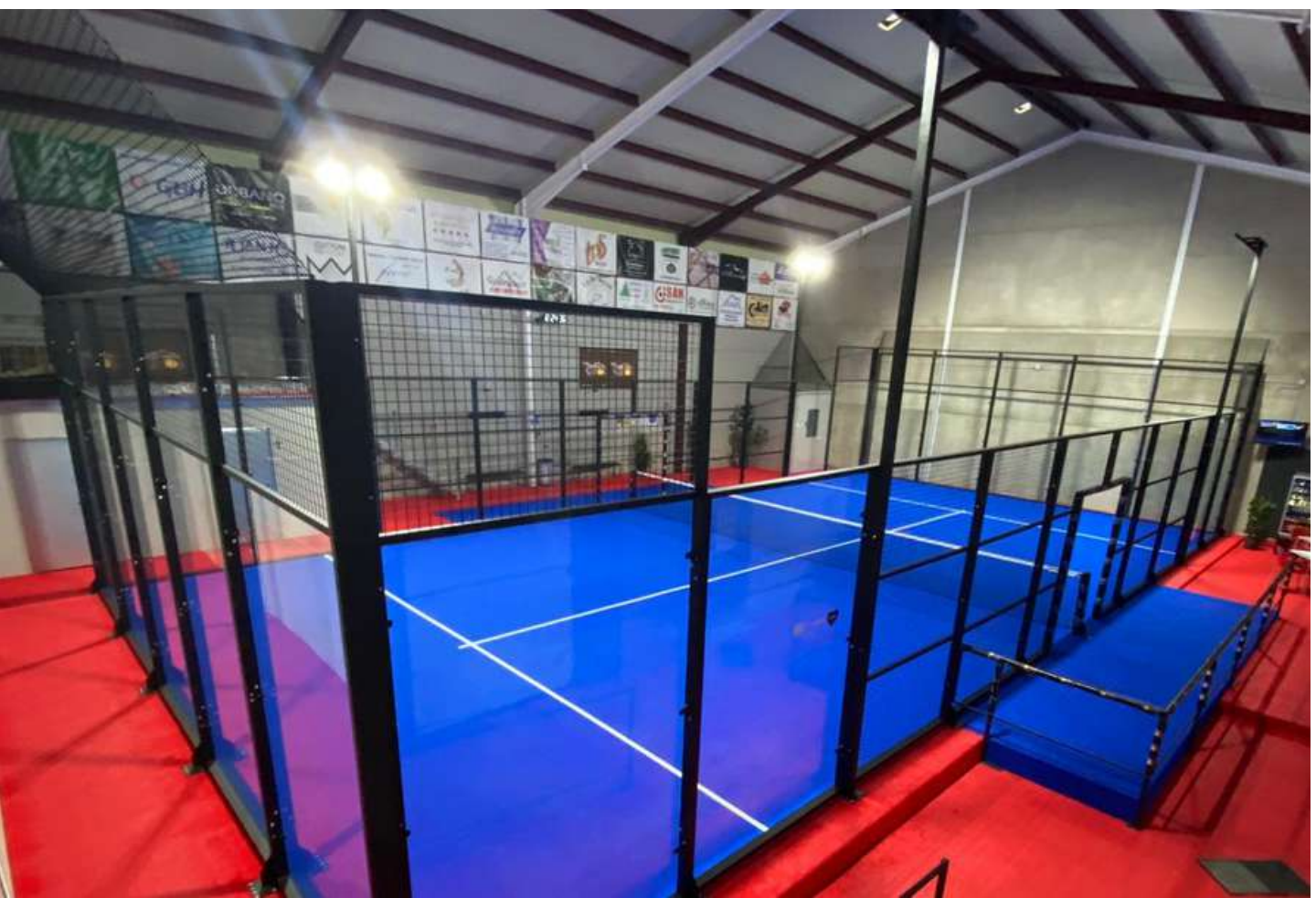




# PISTA SPORTBS

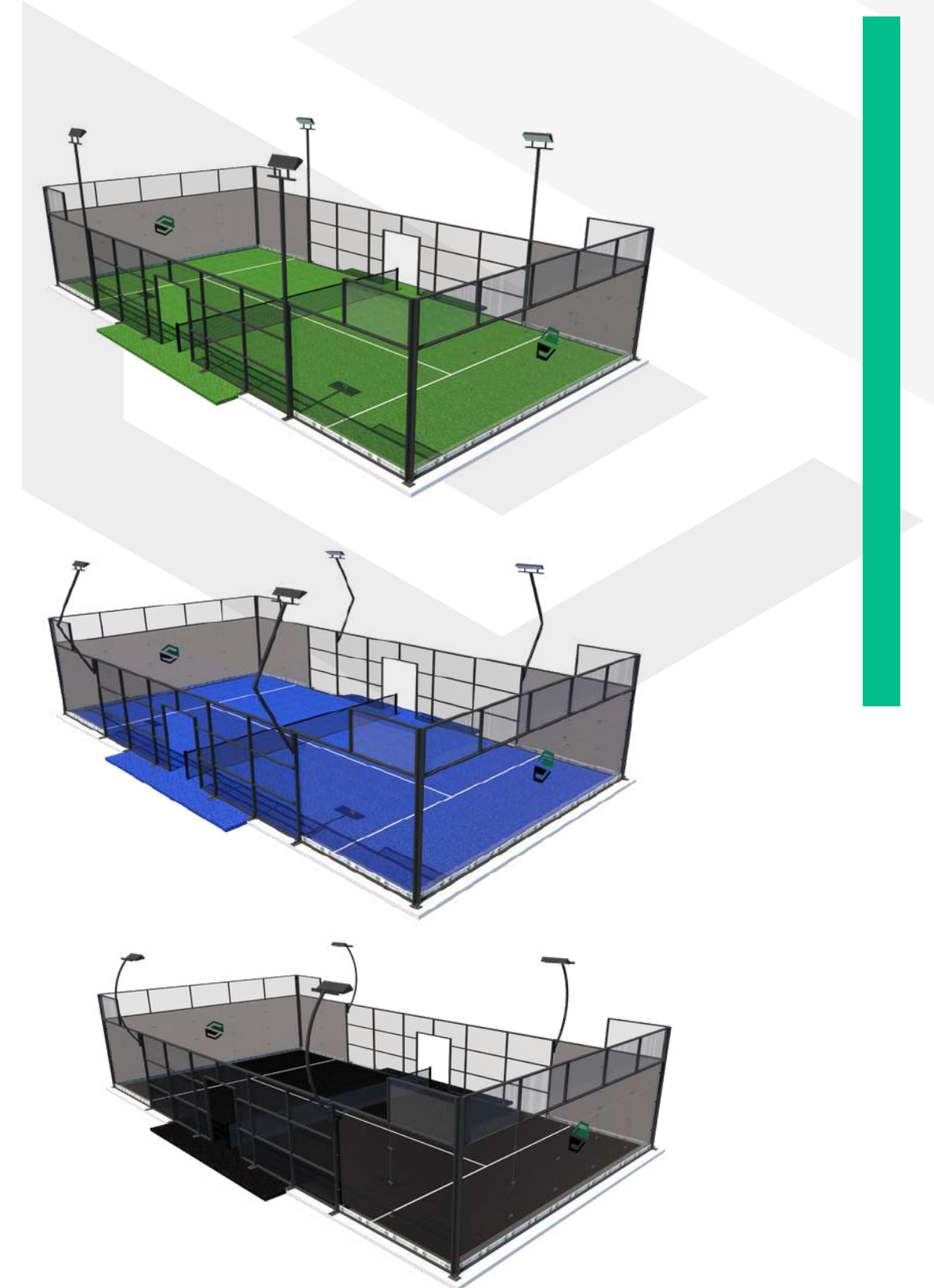
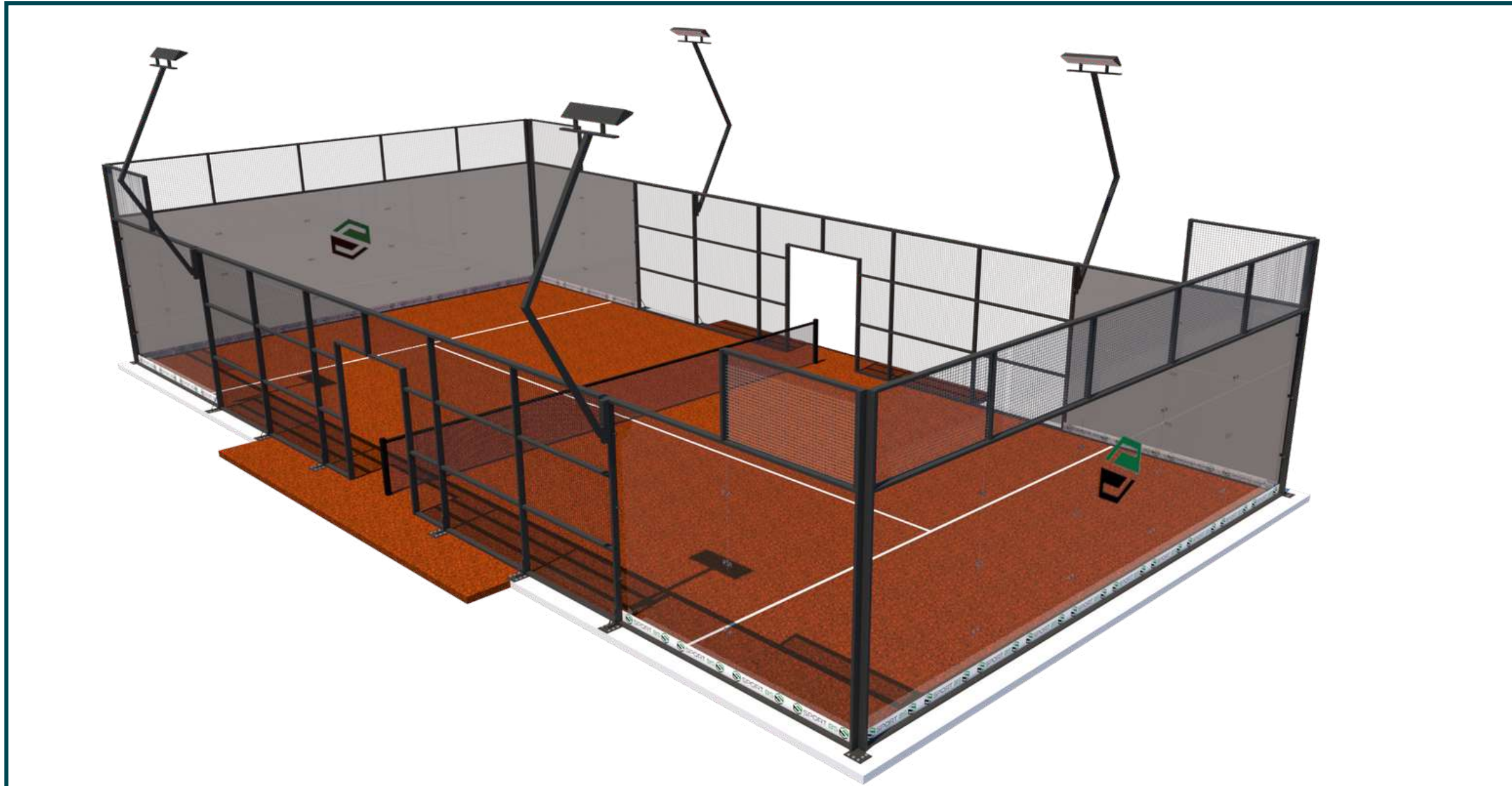
LA CLÁSICA, DE MÁXIMA SEGURIDAD Y CALIDAD

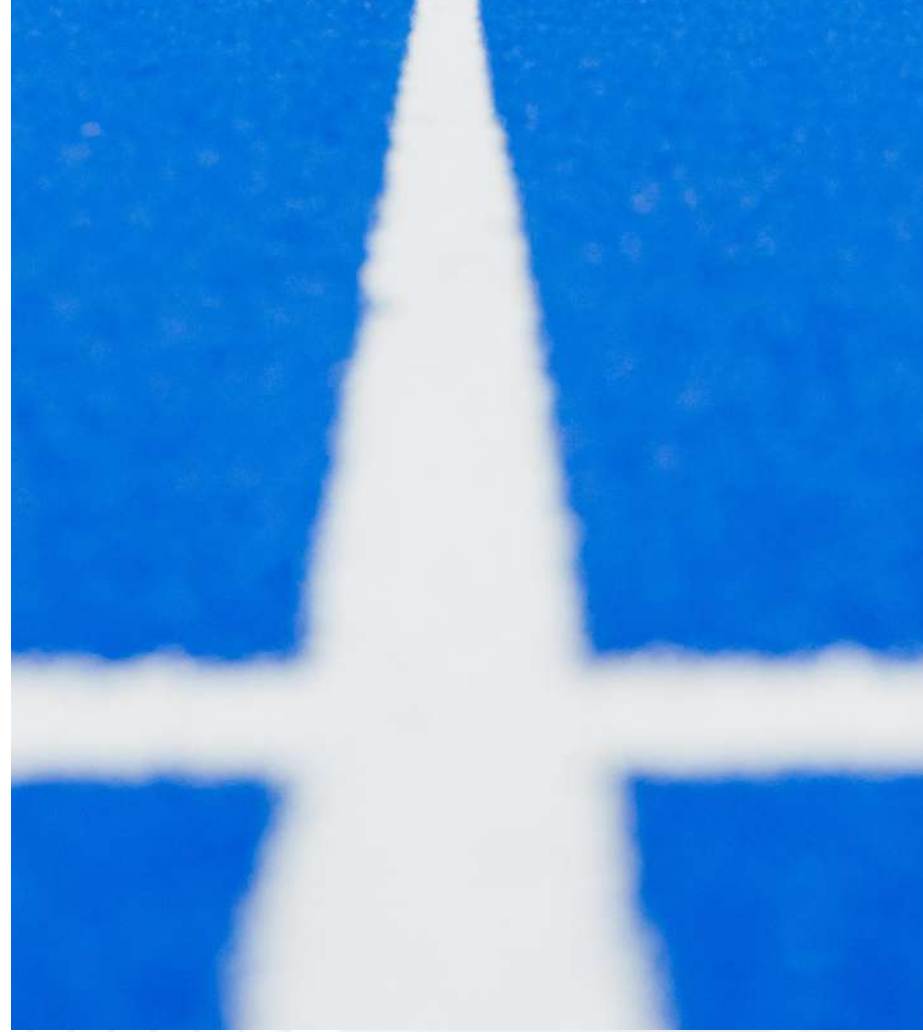
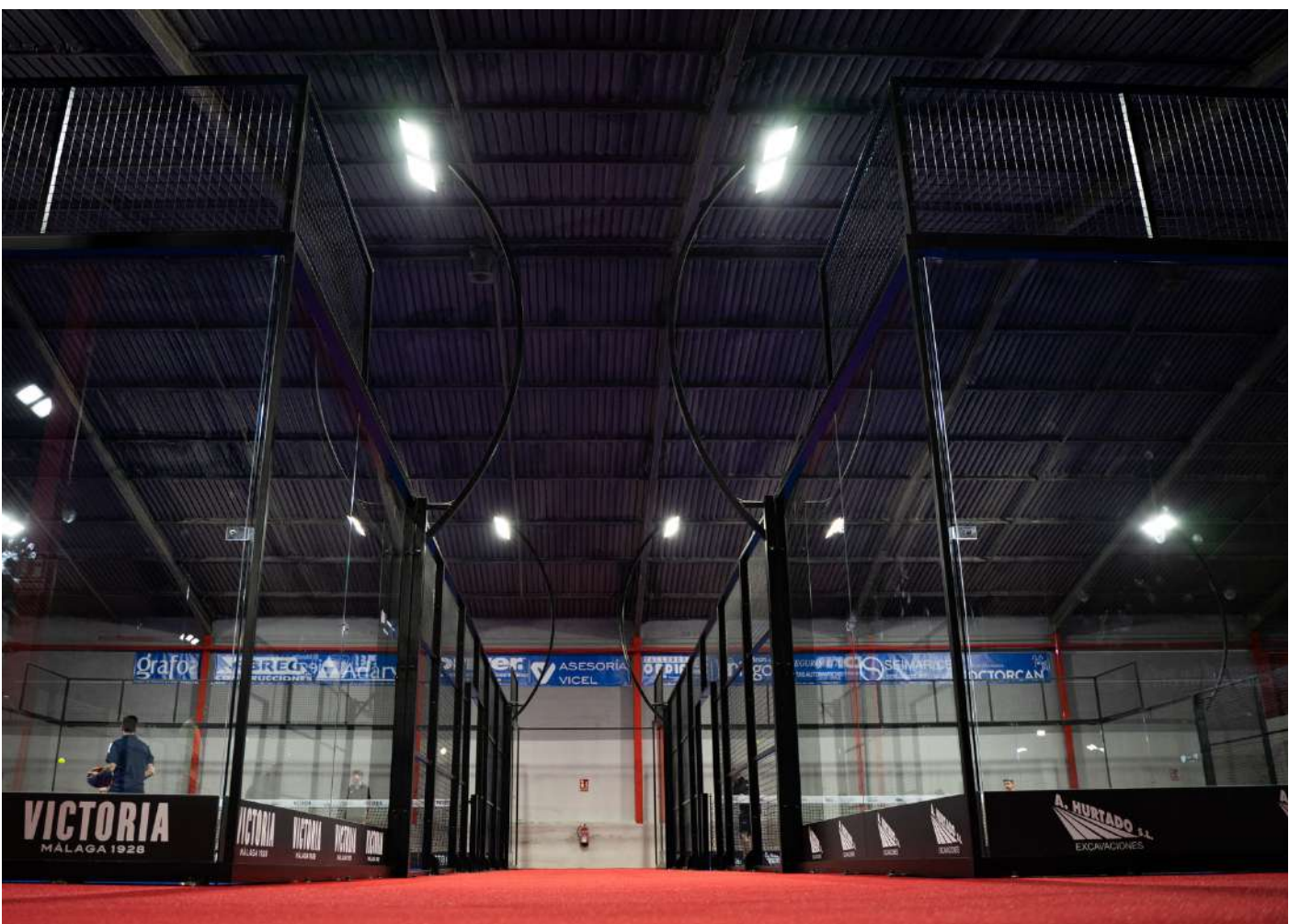
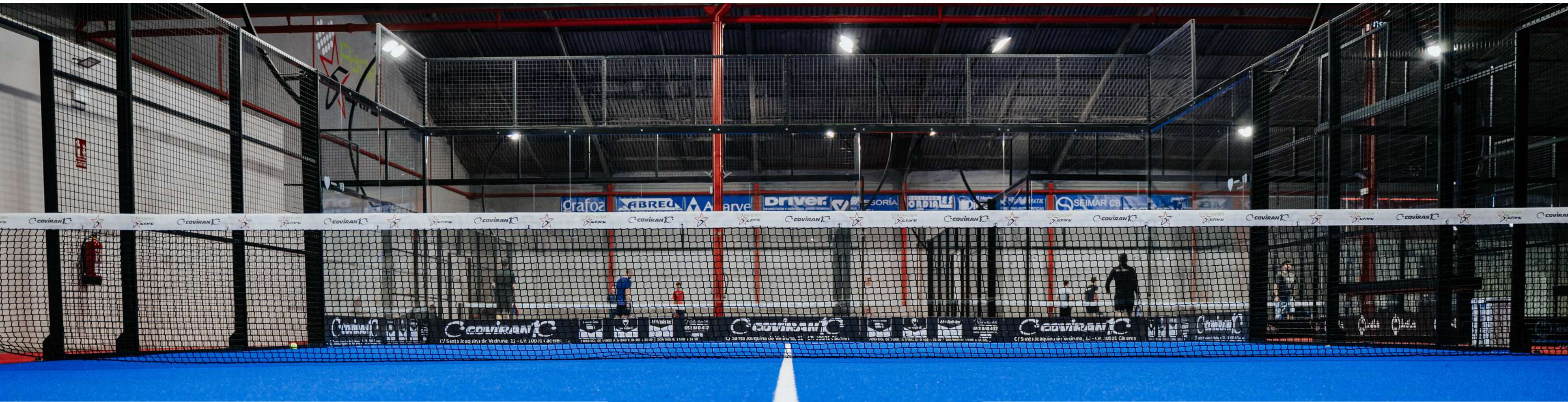




# PISTA PANORÁMICA

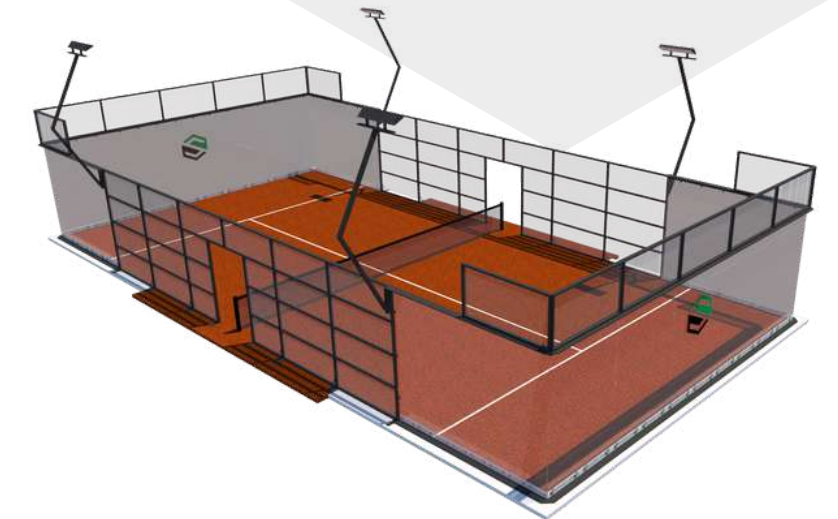
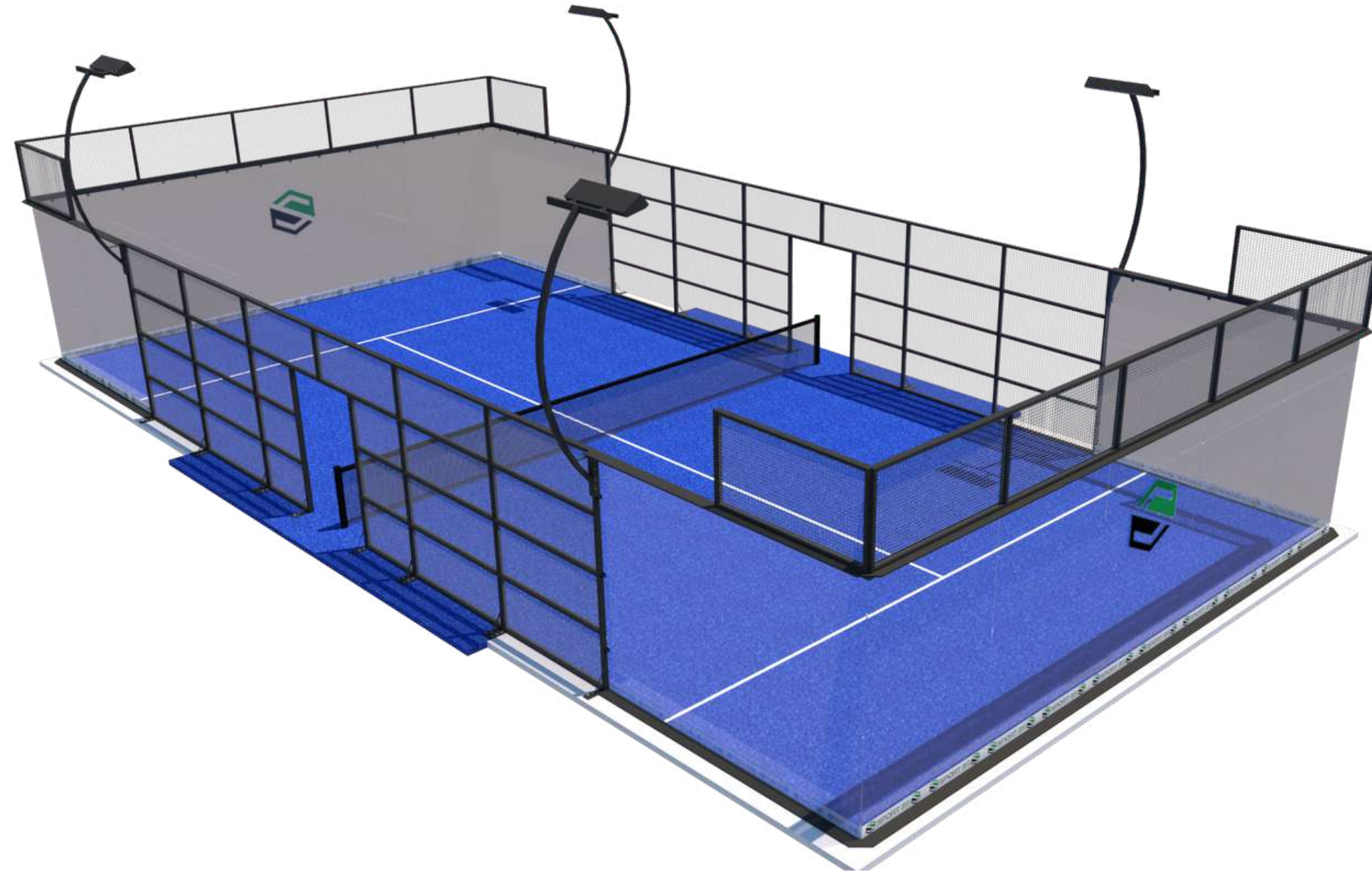
## DISEÑO Y VISIBILIDAD PARA TODOS





# PISTA FULL PANORÁMICA

DISEÑO, LUJO Y CALIDAD SUPERLATIVA





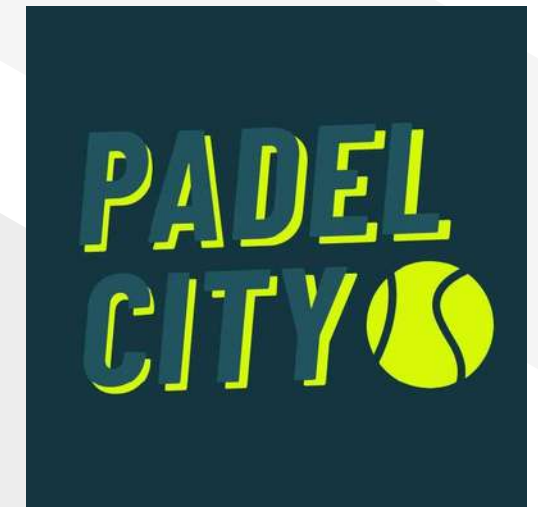


# COMPARATIVA DE PISTAS



	PILARES	SPORTBS	PANORÁMICA	FULL PANORÁMICA
				
<b>USO AMBIENTE</b>	Indoor/Outdoor	Indoor/Outdoor	Indoor/Outdoor	Indoor/Outdoor
<b>CERTIFICADOS</b>	CE EN 10255/224	CE EN 10255/224 + Cálculo Estructural + Eurocódigos 1-2-3	CE EN 10255/224 + Cálculo Estructural + Eurocódigos 1-2-3	CE EN 10255/224
<b>ESTRUCTURA</b>	80x80x2	80x40x2	80x80x2	100x40x2
<b>OPCIÓN PRO (3 mm)</b>	✓	✓	✓	✓
<b>CRISTAL</b>	10 mm	10 mm	12 mm	12 mm
<small>RECOMENDACIÓN SPORTBS</small> <b>CÉSPED</b>	Fibrilado	Monofilamento	Monofilamento Texturizado	Texturizado
<b>DESCRIPCIÓN</b>	Día a día	Elegancia y Simpleza	Premium	Profesional

# CLIENTES





**SPORT BS**

**WE LOVE THE GAME**

# INSTALACIONES DEPORTIVAS

Begoña Bravo Sanchez  
c/ Obispo Segura Saez  
07017037J  
10001  
Caceres

Igancio

Marbella

Número

60

Fecha

13/06/2023

--	--	--	--	--	--	--

Cantidad	Metros	Artículo	Precio		IVA	Subtotal
1,00		Paddle court	19.700,000		21,00	19.700,000
1,00		blue grass	3.000,000		21,00	3.000,000
1,00		concrete	8.100,000		21,00	8.100,000
1,00		Machine settings	4.000,000		21,00	4.000,000
1,00		Transport	800,000		21,00	800,000
1,00		Installation	2.200,000		21,00	2.200,000
6,00					Subtotal	37.800,000

Descuento	Descuento P.Pago	Base Imponible	Importe IVA	Importe R.E.	<b>TOTAL PRESUPUESTO</b>
%	%	37.800,000	7.938,000		<b>45.738,000 €</b>

# JAVIER ACEDO INSTALACIONES

JAVIER ACEDO SALGADO  
 NIF: B-10366979  
 AV/ DE LA BONDAD N° 6  
 CACERES

Igancio

Marbella

Número

60

Fecha

13/06/2023

--

Cantidad	Metros	Artículo	Precio	IVA	Subtotal
1,00		Paddle court	19.900,000	21,00	19.900,000
1,00		blue grass	2.900,000	21,00	2.900,000
1,00		concrete	9.000,000	21,00	9.000,000
1,00		Machine settings	3.500,000	21,00	3.500,000
1,00		Transport	900,000	21,00	900,000
1,00		Installation	2.000,000	21,00	2.000,000
6,00				Subtotal	38.200,000

Descuento	Descuento P.Pago	Base Imponible	Importe IVA	Importe R.E.	<b>TOTAL PRESUPUESTO</b>
%	%	38.200,000	8.022,000		<b>46.222,000 €</b>

--

Conforme el Cliente

Eivind Helset

Apt. 9.2.1

Sak ønskes tas opp på generalforsamling for avstemning:

Administrasjon av sameiet.

Kostnad for administrasjon er ca. + 250€ pr. leilighet.

På Elviria Hills som er et tilsvarende størrelse sameie betales det under 100€ pr. leilighet til Calderon Administraciones S.L. for samme jobb.

Jeg ønsker at GF. vedtar at det skal hentes inn tilbud fra andre firmaer for å utføre administrasjon av sameiet.

Hilsen

Eivind Helset

Eivind Helset

Apt. 9.2.1

Item to be put to a vote at the general meeting:

Administration of the condominium.

The cost of administration is approx. + 250€ per apartment.

At Elviria Hills, which is a similar sized condominium, less than 100€ per apartment is paid to Calderon Administraciones S.L. for the same job.

I would like GF. to decide that quotes should be obtained from other companies to carry out the administration of the condominium.

Regards

Eivind Helset

Eivind Helset

Apt. 9.2.1

Punto que se someterá a votación en la asamblea general:

Administración del condominio.

El coste de administración es de aprox. + 250€ por apartamento.

En Elviria Hills, que es un condominio de tamaño similar, se paga menos de 100€ por apartamento a Calderon Administraciones S.L. por el mismo trabajo.

Me gustaría que GF. decidiera que se deberían obtener presupuestos de otras empresas para llevar a cabo la administración del condominio.

Saludos

Eivind Helset







Nº	DESCRIPTION	DATE



Urb. El Rosario, c/ Los Rosales, 60,  
29604 Marbella  
e.mail: barrena@estudiocreativomarbella.com  
Tel: 95-2836854  
Cif: B.92487487

PROMOTER:

**NEIGHBOURHOOD  
ASSOCIATION**

PROYECT:

**RESTAURANT  
ADAPTATION**

DIRECTION:

**ELVIRIA DEL SOL,  
MARBELLA**

BLUEPRINT NAME:

**IMAGE**

BLUEPRINT NUMBER:

**02**

DATE:

**FEBRERO 2024**

SCALE:

VERSION:

**1**

RECORD:

**231004**

Drew by:

**JOSE LUIS BARRENA**

In collaboration with:

**NEREA GOMEZ**



Nº	DESCRIPTION	DATE



Urb. El Rosario, c/ Los Rosales, 60,  
 29604 Marbella  
 e.mail: barrena@studiocreativomarbella.com  
 Tel: 95-2836854  
 Cif: B.92487487

PROMOTER:

**NEIGHBOURHOOD  
 ASSOCIATION**

PROYECT:

**RESTAURANT  
 ADAPTATION**

DIRECTION:

**ELVIRIA DEL SOL,  
 MARBELLA**

BLUEPRINT NAME:

**IMAGE**

BLUEPRINT NUMBER:

**03**

DATE:

**FEBRERO 2024**

SCALE:

VERSION:

**1**

RECORD:

**231004**

Drew by:  
**JOSE LUIS BARRENA**

In collaboration with:  
**NEREA GOMEZ**



Nº	DESCRIPTION	DATE



Urb. El Rosario, c/ Los Rosales, 60,  
29604 Marbella  
e.mail: barrena@estudiocreativomarbella.com  
Tel: 95-2836854  
Cif: B.92487487

PROMOTER:  
**NEIGHBOURHOOD  
ASSOCIATION**

PROYECT:  
**RESTAURANT  
ADAPTATION**

DIRECTION:  
**ELVIRIA DEL SOL,  
MARBELLA**

BLUEPRINT NAME:  
**IMAGE**

BLUEPRINT NUMBER:  
**04**

DATE:  
**FEBRERO 2024**

SCALE:

VERSION:  
**1**

RECORD:  
**231004**

Drew by:  
**JOSE LUIS BARRENA**  
  
In collaboration with:  
**NEREA GOMEZ**





Nº	DESCRIPTION	DATE



Urb. El Rosario, c/ Los Rosales, 60,  
 29604 Marbella  
 e.mail: barrena@estudiocreativomarbella.com  
 Tel: 95-2836854  
 Cif: B.92487487

PROMOTER:  
**NEIGHBOURHOOD ASSOCIATION**

PROYECT:  
**RESTAURANT ADAPTATION**

DIRECTION:  
**ELVIRIA DEL SOL, MARBELLA**

BLUEPRINT NAME:  
**IMAGE**

BLUEPRINT NUMBER:  
**06**

DATE:  
**FEBRERO 2024**

SCALE:

VERSION:  
**1**

RECORD:  
**231004**

Drew by:  
**JOSE LUIS BARRENA**

In collaboration with:  
**NEREA GOMEZ**



Nº	DESCRIPTION	DATE



Urb. El Rosario, c/ Los Rosales, 60,  
29604 Marbella  
e.mail: [barrena@estudiocreativomarbella.com](mailto:barrena@estudiocreativomarbella.com)  
Tel: 95-2836854  
Cif: B.92487487

PROMOTER:  
**NEIGHBOURHOOD  
ASSOCIATION**

PROYECT:  
**RESTAURANT  
ADAPTATION**

DIRECTION:  
**ELVIRIA DEL SOL,  
MARBELLA**

BLUEPRINT NAME:  
**IMAGE**

BLUEPRINT NUMBER:  
**07**

DATE:  
**FEBRERO 2024**

SCALE:

VERSION:  
**1**

RECORD:  
**231004**

Drew by:  
**JOSE LUIS BARRENA**  
  
In collaboration with:  
**NEREA GOMEZ**



Nº	DESCRIPTION	DATE



Urb. El Rosario, c/ Los Rosales, 60,  
29604 Marbella  
e.mail: barrena@estudiocreativomarbella.com  
Tel: 95-2836854  
Cif: B.92487487

PROMOTER:

**NEIGHBOURHOOD  
ASSOCIATION**

PROYECT:

**RESTAURANT  
ADAPTATION**

DIRECTION:

**ELVIRIA DEL SOL,  
MARBELLA**

BLUEPRINT NAME:

**IMAGE**

BLUEPRINT NUMBER:

**08**

DATE:

**FEBRERO 2024**

SCALE:

VERSION:

**1**

RECORD:

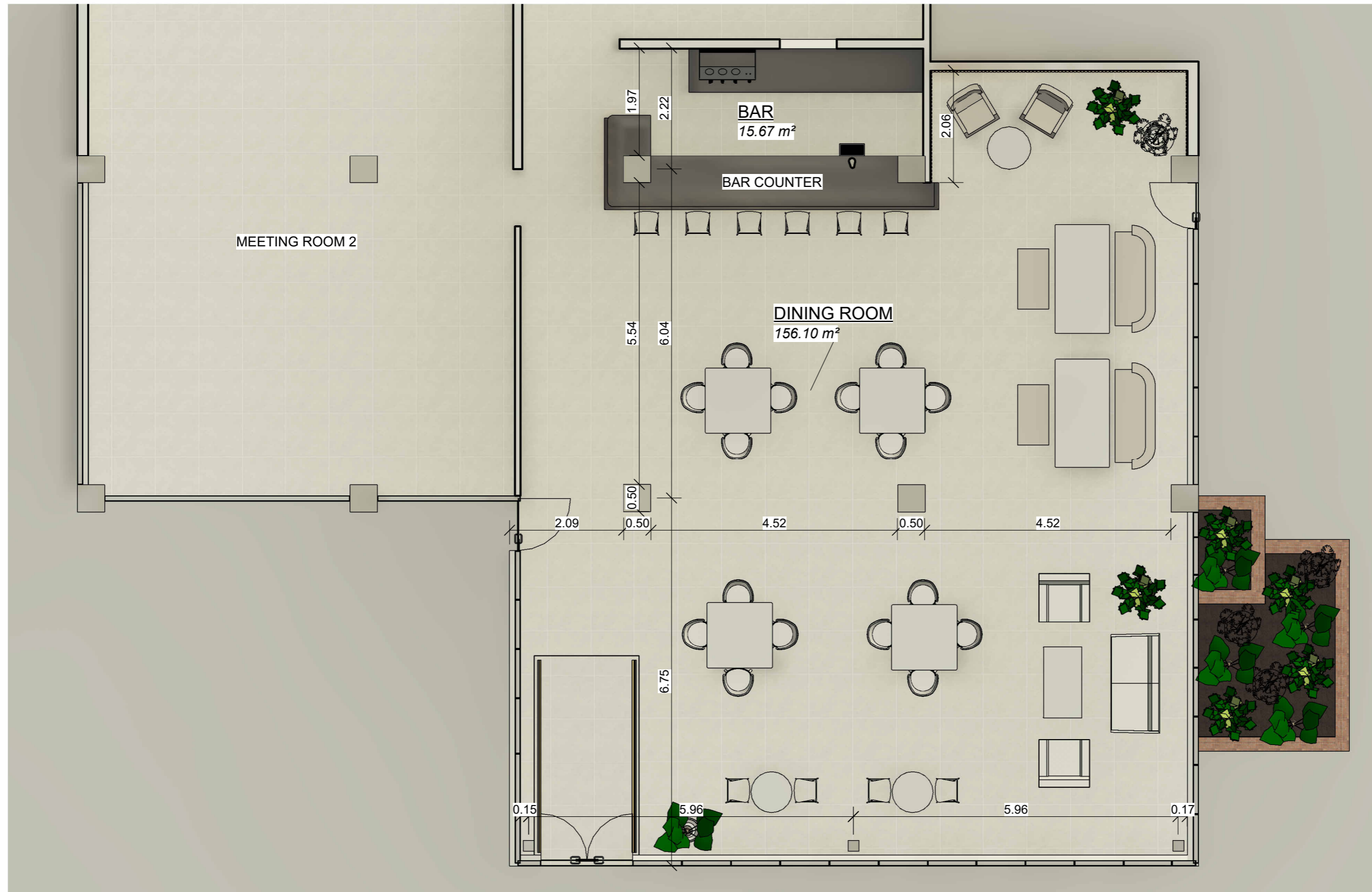
**231004**

Drew by:

**JOSE LUIS BARRENA**

In collaboration with:

**NEREA GOMEZ**



Nº	DESCRIPTION	DATE



Urb. El Rosario, c/ Los Rosales, 60,  
29604 Marbella  
e.mail: barrena@estudiocreativomarbella.com  
Tel: 95-2836854  
Cif: B.92487487

PROMOTER:

**NEIGHBOURHOOD ASSOCIATION**

PROYECT:  
**RESTAURANT ADAPTATION**

DIRECTION:  
**ELVIRIA DEL SOL, MARBELLA**

BLUEPRINT NAME:  
**ARRANGEMENT**

BLUEPRINT NUMBER:  
**09**

DATE:  
**FEBRERO 2024**

SCALE:  
**1 : 75**

VERSION:  
**1**

RECORD:  
**231004**

Drew by:  
**JOSE LUIS BARRENA**

In collaboration with:  
**NEREA GOMEZ**





C/ ISTÁN, N° 1. LOCAL FUENGIROLA (MALAGA)

CLIENTE	C.P. ELVIRIA DEL SOL	FECHA	18/03/2024
DIRECCION	URB. ELVIRIA DEL SOL		
NIF/CIF		PRESUPUESTO N°	41/24

## PRESUPUESTO PARA REFORMA DE RESTAURANTE

Presupuesto **estimado** para la renovación y ampliación de terraza de Restaurante en la Urbanización Elviria del Sol, según mediciones y planos facilitados

1. Obra civil Albañilería, demoliciones, cimentaciones y estructura, pavimentos	35.000,00 €
2. Instalación eléctrica y telecomunicaciones	13.000,00 €
3. Pladur, falsos techos y revestimientos	28.000,00 €
4. Carpintería metálica, vidrios y aluminios	73.000,00 €
5. Pinturas	7.000,00 €

**TOTAL PRESUPUESTO ESTIMADO:** 156.000,00 €

**Nota:** Presupuesto estimado, una vez fijado los detalles de ejecución del proyecto, junto con los planos y mediciones, se ofrecerán precios unitarios actualizados y acordes a los materiales y trabajos descritos.

Licencias, permisos de obra e impuestos no incluidos

Forma de pago según acuerdo

La Empresa

La Propiedad

Fecha 20 DE MARZO 2024

Cliente EDS RESTAURANTE

Domicilio

Población

RESUMEN CAPITULOS			
CAPITULO	01	DEMOLICIONES	18.625,00
CAPITULO	02	MOVIMIENTO DE TIERRAS	3.000,00
CAPITULO	03	CIMENTACION Y ESTRUCTURA	32.356,92
CAPITULO	04	PAVIMENTOS	28.490,00
CAPITULO	05	ALBAÑILERÍA	15.290,20
CAPITULO	06	REVESTIMIENTOS	7.890,80
CAPITULO	07	FALSOS TECHOS	13.041,00
CAPITULO	08	CARPINTERÍA METALICA	53.400,00
CAPITULO	09	PINTURAS	5.093,20
CAPITULO	10	INSTALACIÓN SANEAMIENTO	1.387,50
CAPITULO	11	INSTALACIÓN ELÉCTRICA Y TELECOMUNICACIONES	13.561,32
TOTAL SUMA			192.135,94 €

**Los precios de los materiales tendrán una validez de 15 días,  
cumplido éste plazo se actualizarán a los precios según el mercado**

**Nota: Cualquier alteración del presupuesto variara en su precio**

**Forma de pago:**

20% A la aceptación  
30% Al comienzo  
40% A mediación  
10% Al finalizar

**NOTA: LOS TRABAJOS SE EJECUTARAN SEGÚN LOS MATERIALES  
Y TRABAJOS ESPECIFICADOS EN EL PRESUPUESTO**

**LA EMPRESA**

**LA PROPIEDAD**

# PROYECTO FOTOVOLTAICO

## Comunidad Elviria del Sol Elviria



**JOVITEL**  
**ENERGIA**

Referencia: WW\_1337

Fecha: 29/06/2023

## Resumen oferta

Nombre: Comunidad Elviria del Sol Elviria

Dirección: URB. ELVIRIA DEL SOL, . ELVIRIA, 29604, Málaga

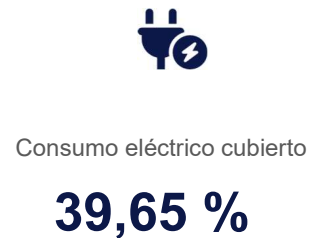
Consumo actual: 75.000,00 kWh

Tarifa: 3.0TD

Propósito Autoconsumo con compensación



## Solución



## Inversión



Además del ahorro en tu factura eléctrica, puedes solicitar una subvención que te **permitirá ahorrar hasta un 40% del precio de la instalación**. También es posible que puedas beneficiarte de una bonificación en el IBI de tu vivienda.

Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

## En JOVITEL ENERGÍA nos ocupamos de todo

---

1. PRESUPUESTO DE LA OFERTA
2. ESTUDIO COMPLETO Y DISEÑO DE LA INSTALACIÓN SOLAR ADECUADA
3. VISITA PRESENCIAL TÉCNICA Y DE REPLANTEO
4. ASESORAMIENTO Y GESTIÓN DE SUBVENCIONES o BONIFICACIONES
5. PROPUESTA Y ESTUDIO ECONÓMICO (FINANCIACIÓN o RENTING)
6. INSTALACIÓN CON EQUIPO DE ESPECIALISTAS PROPIO
7. TRÁMITES, LEGALIZACIÓN Y PUESTA EN MARCHA
8. GESTIÓN DE EXCEDENTES
9. MONITORIZACIÓN Y CONTROL DE LA PRODUCCIÓN
10. MANTENIMIENTO ANUAL



**Todo esto de la mano de JOVITEL, empresa con 30 años de experiencia en ofrecer la última solución tecnológica a nuestros clientes, haciendo realidad sus proyectos.**

**Desde JOVITEL ponemos a su disposición un gran equipo formado por asesores técnicos, ingenieros e instaladores, para que no tenga que preocuparse de nada.**

Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

## Explicación instalación autoconsumo



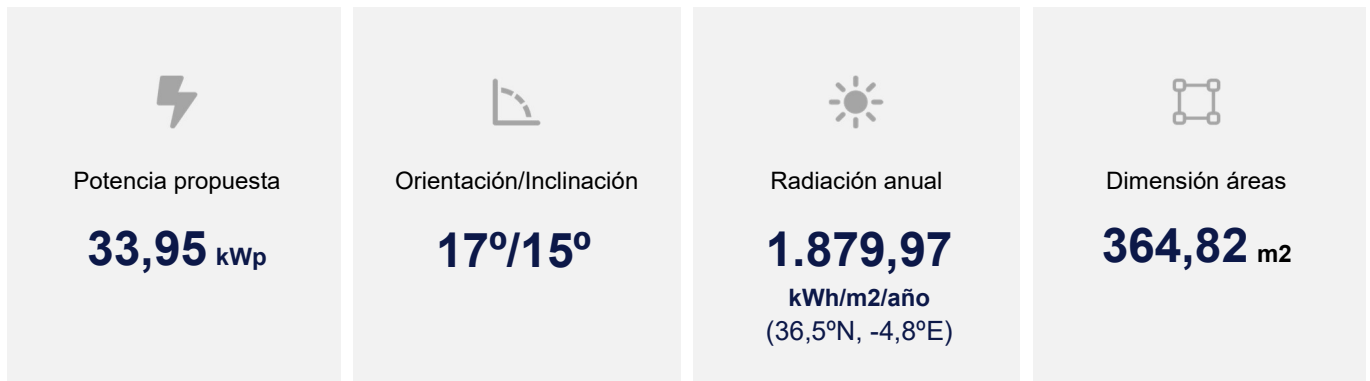
La instalación propuesta tendrá por objeto transformar la energía procedente del Sol en energía eléctrica, mediante los siguientes componentes:

- **Módulo Fotovoltaico:** convierte la energía procedente de la radiación solar en energía eléctrica. La electricidad producida se obtendrá en forma de corriente continua. Estos módulos suelen ubicarse en la cubierta de los edificios y menos habitual en la superficie del suelo.
- **Batería:** permite acumular la energía producida no utilizada para consumirla en un momento posterior.
- **Inversor:** Su principal función es transformar la energía generada en corriente continua a corriente alterna.
- **Estructura soporte:** Necesaria para fijar los módulos fotovoltaicos a la cubierta mediante los elementos de sujeción tales como vigas o perfiles. La estructura propuesta consta de los elementos fabricados en aluminio o acero galvanizado y tendrá una inclinación según la ubicación de la instalación.
- **Sistema de regulación:** aseguran el correcto funcionamiento de la instalación y maximiza el rendimiento eléctrico. Para ello emplearemos el sistema de monitorización que proporciona información sobre las variables y los dispositivos de protección eléctrica instalados.
- **Elementos de protección:** frente a cortocircuitos, sobrecargas y sobretensiones, derivaciones a tierra, etc. Actuarán al aparecer un hecho anormal en el funcionamiento de la instalación, provocando una alarma e incluso la parada de algún grupo. Tiene una doble función: Asegurar la integridad total de los equipos instalados y proteger a las personas frente a contactos eléctricos directos e indirectos.
- **Kit de Inyección cero:** consiste en un analizador bidireccional que realiza el ajuste entre la energía generada y la energía consumida.
- **Equipo de medida:** encargado de contabilizar los kWh autoconsumidos, ya sean consumidos de la red eléctrica o vertidos a la propia red. Los equipos de medida empleados se ajustarán a los requisitos establecidos en el RD900/2015 garantizando una correcta medición.

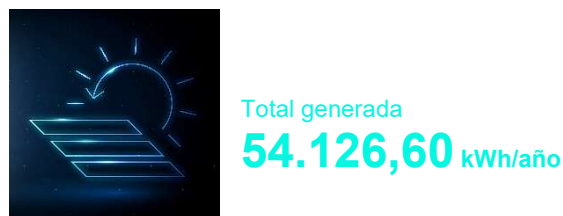
Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

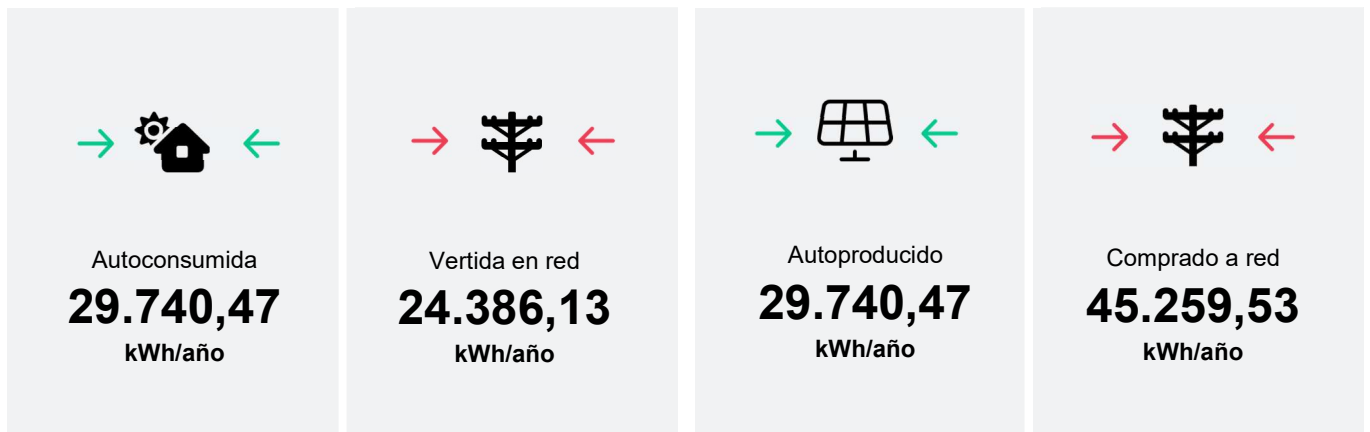
## Sistema propuesto



## Energía total generada



## Consumo total eléctrico



**40 %**

De tu consumo eléctrico quedara cubierto con esta instalación.

Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

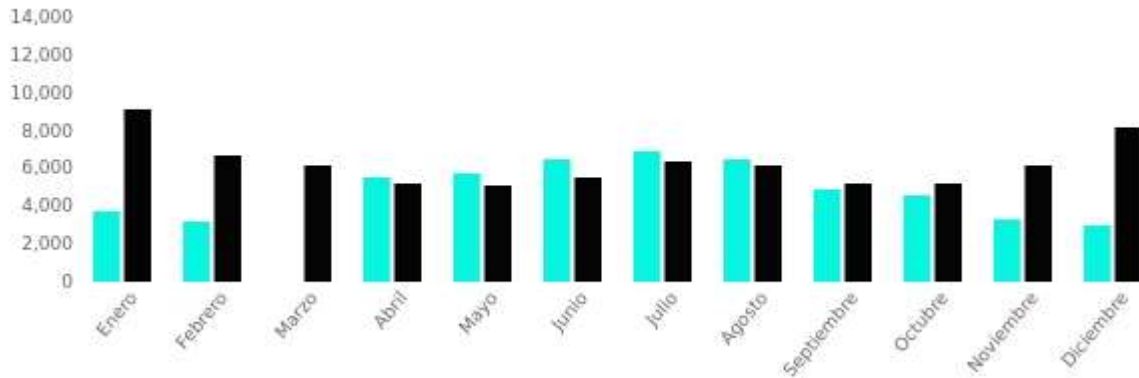
**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

## Balance energético

En estas gráficas les presentamos la situación del análisis mensual y diario, extraído de los datos aportados, en cuanto a los conceptos de su consumo habitual actual, la producción que su instalación fotovoltaica le va a generar y el posible excedente que se podría producir.

### Análisis mensual

Producción Consumo



Energía Autocons. Energía de red Energía excedentaria



### Análisis diario



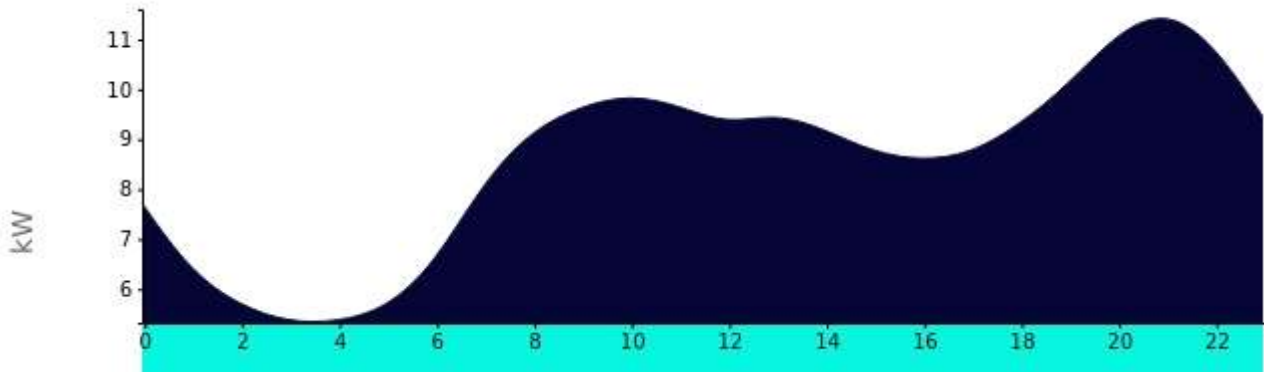
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**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

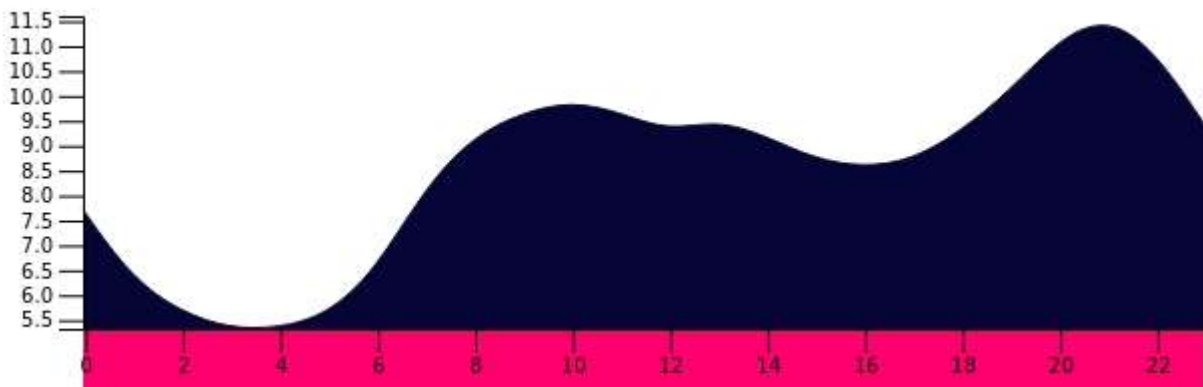


**Análisis diario**

Producción Consumo



Generación solar Consumo de energía. Excedentes

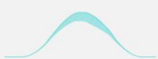


Esta curva representa la energía anual que consumes actualmente:  
75.000,0 kWh  $\approx$  7.818,14 €/año



Esta curva representa la energía que tu instalación generará el primer año:  
54.126,6 kWh  $\approx$  4.543,01 €/año

Que se divide en:



**54,9 % Autoconsumo**  
29.740,5 kWh  $\approx$  3.299,3 €/año  
Energía consumida de los paneles



**45,1 % excedentes**  
24.386,1 kWh  $\approx$  1.243,7 €/año  
Energía vendida a la red

Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

## Ahorro

Compara la factura actual con la prevista y descubre cuanto puedes ahorrar con una nueva tarifa e instalación

Factura anual		Factura prevista consumo		Ahorro previsto	
Base	9.629,97 €	Base	4.854,69 €	Base	4.775,28 €
IVA 21%	2.022,29 €	IVA 21%	1.019,48 €	IVA 21%	1.002,81 €
Total	11.652,26 €	Total	5.874,17 €	Total	5.778,09 €

**50 %** Porcentaje de ahorro

Tus paneles solares generan electricidad desde el primer día, por ello, ya sea mediante Autoconsumo Directo o con Acumulación el ahorro energético puede oscilar desde un 50% a un 90%. Además, una vez se haya amortizado la instalación, tendrás electricidad gratuita durante el resto de los 25 años de vida útil de los paneles solares.



Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

## Ratios Ambientales

La energía generada por tu instalación es equivalente a:



**16.346,00**

Kg de CO2



**73.557,00**

km en coche eléctrico



**1.028,00**

Árboles plantados



Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

## Pasos a seguir

---



### VISITA TÉCNICA

Tras la firma del contrato y en un plazo máximo de una semana, un técnico especialista de JOVITEL ENERGÍA, agendará una visita y se desplazará personalmente para preparar los detalles técnicos de la instalación, estado de la cubierta, tipo de fijaciones, recorrido del cableado y emplazamiento del inversor y cuadro eléctrico



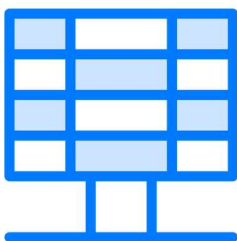
### DOCUMENTACIÓN TÉCNICA Y SOLICITUD DE PERMISOS

Nuestro equipo de tramitaciones gestionará los permisos necesarios con el Ayuntamiento. Todas las gestiones y tasas bonificadas están incluidas en el presupuesto



### PROGRAMACIÓN DE LA INSTALACIÓN

Una vez tengamos las autorizaciones del Ayuntamiento, nuestro equipo técnico concertará la fecha de instalación. Nuestro compromiso es finalizar la instalación en un plazo máximo de 15 días desde la fecha de contratación.



### INSTALACIÓN Y PUESTA EN MARCHA

Nuestros técnicos realizarán la visita en la fecha acordada, realizarán la puesta en marcha de la instalación y explicarán el funcionamiento de la aplicación de monitorización.

Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

## Principales componentes de la solución

---

**73 paneles**

EX445-465M(B)-144(HC)(166)

**Estructura**

Estructuras

**Inversor**

Inversores

Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

## Anexo 1. Tabla de amortización



AÑO	INVERSIÓN	INGRESOS DE OPERACION	COSTES DE OPERACIÓN	RESULTADO DE LA OPERACIÓN	IVA	FLUJO DE CAJA
1	31.233,77	0,00	0,00	0,00	6.559,09	-37.792,86
2	0,00	4.775,28	475,23	4.300,05	-1.002,81	5.302,86
3	0,00	0,00	475,23	-475,23	0,00	-475,23
4	0,00	0,00	475,23	-475,23	0,00	-475,23
5	0,00	0,00	475,23	-475,23	0,00	-475,23
6	0,00	0,00	475,23	-475,23	0,00	-475,23
7	0,00	0,00	475,23	-475,23	0,00	-475,23
8	0,00	0,00	475,23	-475,23	0,00	-475,23
9	0,00	0,00	475,23	-475,23	0,00	-475,23
10	0,00	0,00	475,23	-475,23	0,00	-475,23
11	0,00	0,00	475,23	-475,23	0,00	-475,23
12	0,00	0,00	475,23	-475,23	0,00	-475,23
13	0,00	0,00	475,23	-475,23	0,00	-475,23
14	0,00	0,00	475,23	-475,23	0,00	-475,23
15	0,00	0,00	475,23	-475,23	0,00	-475,23
16	0,00	0,00	475,23	-475,23	0,00	-475,23
17	0,00	0,00	475,23	-475,23	0,00	-475,23
18	0,00	0,00	475,23	-475,23	0,00	-475,23
19	0,00	0,00	475,23	-475,23	0,00	-475,23

Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

20	0,00	0,00	475,23	-475,23	0,00	-475,23
21	0,00	0,00	475,23	-475,23	0,00	-475,23
22	0,00	0,00	475,23	-475,23	0,00	-475,23
23	0,00	0,00	475,23	-475,23	0,00	-475,23
24	0,00	0,00	475,23	-475,23	0,00	-475,23
25	0,00	0,00	475,23	-475,23	0,00	-475,23
TOTAL	31.233,77	4.775,28	11.880,75	-7.105,47	5.556,28	-43.895,52

Presupuesto basado en los datos aportados y en estimaciones para la simulación. El coste final de la instalación, así como las características de la misma, está sujeto a la validación/modificación por parte de una visita técnica. La oferta final está sujeta a que el cliente y JOVITEL ENERGÍA suscriban un contrato de compraventa e instalación donde se definirán las condiciones, condicionantes técnicos, requisitos, así como el precio final correspondiente.

**PRESUPUESTO CON 15 DÍAS DE VALIDEZ DESDE 29/06/2023**

Comercial 1

[fotovoltaica1@jovitel.com](mailto:fotovoltaica1@jovitel.com)





Kjære naboer,

Vi ønsker deg velkommen til Abrebox, ditt nye intelligente adgangskontrollsystem. Abrebox har en smart og motstandsdyktig berøringsskjerm for å motta besøkende, en app for å betjene dem hvor som helst og åpne dører, og et kraftig skyadministrasjonspanel som styrer alt 24 timer i døgnet, designet for å modernisere, sikre og lette tilgangen til eiendommen din.



Beboere vil kunne motta samtaler fra sine besøkende, de vil kunne se dem, høre dem og snakke med dem. De vil kunne åpne dørene fra hvor som helst i verden.

I tillegg, med vertsfunksjonen, vil du kunne opprette opptil 6 brukere gjennom appen umiddelbart, ideell for store familier, ferieutleie, etc.

## Abrebox er laget av:

Abrebox' smarte intercom består av:

- Touch street panel (inkluderer video intercom funksjon + NFC tag reader + 1 potensialfri stafettutgang).
- Innfelt eller overflatemontert boks.
- Metallvisir for å beskytte panelet (valgfritt).
- 220VAC-12VDC strømforsyning.
- Avskrekkende skilt "videoovervåkingssone".
- Brukerlisenser for å motta samtaler og åpne dører gjennom

Abrebox-appen er tilgjengelig for iOS- og Android-smarttelefoner og -nettbrett.

Det finnes 3 typer lisenser: Individuell (for å koble en smarttelefon / et nettbrett til hver ringekode), Duo (for å koble sammen 2 smarttelefoner/nettbrett) eller Familie (for å koble til

opptil 6 smarttelefoner og/eller nettbrett for hver ringekode).

- Cloud Software: Webplattform for brukeradministrasjon, registrering av alle Besøk og åpninger gjort på eiendommen ledsaget av fotografier automatiske prosedyrer, og håndtering av registrering og avregistrering av PIN-koder for åpning bl.a.

Funksjoner.

- NFC-tagger (nærhetskort og nøkkelbrikker) for å åpne nøkkelfrie eller nøkkelfrie innganger

Smarttelefoner (valgfritt).

- Relé 4 + modul, for å legge til 4 ekstra blenderåpning releer til et panel

Abrebox Intercom samtaler.

## Hva kjennetegner inngangspanelet? Er værbestandig?

- 10" kapasitiv berøringsskjerm.
- Mikrofon og høyttaler  $8\Omega$  / 2W.
- 2MP kamera med lysdioder for nattesyn.
- Tilstedeværelsessensor.
- NFC 13,56 Mhz nærhetsleser.
- Internett-tilkobling via WIFI, RJ45 eller 4G SIM-kort.
- 1 Aktiveringsrelé (døråpning), potensialfri/tørr kontakt.
- Boliger/boenheter/brukere som skal knyttes sammen: ubegrenset (0-9 999 999 999 999).

- Katalog over kontakter med søkemotor etter navn, etternavn, firma, stige eller Ringekode.
- Mulighet for å konfigurere panelet i numerisk tastatur + katalogmodus kontakter, individuelle trykknapper eller direkte anrop.
- Knapp for direkte anrop til resepsjonen eller concierge-personalet (ansikt til ansikt eller fjernkontroll).
- Automatiske fotografier av besøkende.
- IP65 værbeskyttelsesgrad, vann- og støvbestandig.
- Herdet glass laget av støtbestandige materialer.

## **Hvordan kobler jeg til Abrebox Intercom Kit? Hva Tekniske egenskaper som kreves for installasjonen?**

Med Abrebox er det ikke lenger nødvendig å koble til hvert hjem eller installere intercoms i dem, noe som vil resultere i besparelser i installasjonen, ved kjøp av enheter og fremtidige sammenbrudd.

## **Ringer anropet på alle enheter samtidig, eller En om gangen?**

Når du mottar anrop fra de besøkende, mottar du varselet på alle enheter som du har autorisert til å gjøre det, og alle kan svare på anropet. Hvis noen allerede har besvart anropet, ser du informasjonen i øverst på skjermen, og forteller deg hvilken bruker som allerede er i samtale med besøkende.

Alle vil ha en videosamtale-tjeneste, og du vil kunne lytte og åpne døren. Den Mikrofon kan bare brukes av den første personen som aktiverer den.

## **Hva er installert i hvert hjem?**

Med Abrebox er ingenting installert i hvert hjem eller enhet, som Vi tror at mobilen er mer verdifull enn den immobile.

For å motta anrop fra de besøkende, kan du dra nytte av alle smarttelefonene dine og tableter som du allerede har, og du trenger ikke å betale mellom 100-200 € for en enhet med lavere ytelse enn smarttelefonen din, eller som du ikke trenger å være i

hjem for å finne ut hvem som ringer eiendommen din, eller at du er på den. Du må gå nedover gangen i huset ditt for å finne ut hvem som ringer. Men for alle de som ønsker å opprettholde konseptet med en skjerm fast inne i hjemmet eller bedriften, har vi Abrebox inHome®, en 8-tommers smartskjerm med Android-operativsystem, med støtte for skrivebord og Internett-tilkobling via RJ45 eller WIFI.



### **Hva skjer hvis jeg går tom for batteri?**

Hvis du går tom for batteri, ikke bekymre deg, de vil fortsatt motta samtaler resten av enhetene du har aktive.

Når du slår på telefonen, mottar du et varsel om tapt anrop, med bilde av din besøkende med nøyaktig dato og klokkeslett.

## Hvor lenge er alle Informasjon om mine besøk?

Gjennom appen får du tilgang til en historikk over alle dine besøk og åpninger laget på din eiendom med adgangsidentifikasjon, automatisk fotografi og Tidssporing for de siste 30 dagene (hvis du abonnerer på denne funksjonen).

## Hvilke data lagres?

Registrerer bevegelsene i "aktivitet" når de oppstår:

- Besøkssamtaler
- Åpninger fra smarttelefoner
- Åpninger fra NFC-tagger
- PIN-åpninger

Ta opp **BILDER** når de oppstår:

- Besøkssamtaler

## Hvilke måter må jeg åpne døren med Abrebox?

Med Abrebox kan du åpne tilgangene dine på følgende måter:



Gjennom appen



Med NFC -taggen din (nøkkelbrikke)



Angi PIN-koden



Med den tradisjonelle nøkkelen



FROM  
abrebox





## AVISO URGENTE

Due to the serious water shortage situation and the obligation to reduce consumption 160 liters/inhabitantday, following the decision adopted by the Drought Committee, it is reported (until further notice) of the application of the water pressure drop at night, starting on the night of Wednesday, February 21.

This measure may cause users in different areas of the city, and more particularly in the upper parts of the municipality, to not have access to the supply, especially among subscribers who do not have a cistern and have a direct connection to the drinking water network.

These restrictions will apply between 00:00 hours and 06:00 hours, although there will be some margin due to the time necessary to carry out the maneuvers. This decision will come into force indefinitely until further notice and throughout the Costa del Sol.

Initially, there will be no reduction in flow during Saturday nights. Every Saturday morning the supply will be restored, and the water pressure will not be lowered again until early morning from Sunday to Monday, at 00:00.

It is important to avoid unnecessary water storage and responsible consumption, in order not to cause these measures to be more severe in the future.

We regret the inconvenience caused, beyond our control, that may occur as a result of this exceptionally serious situation.







**Administrador  
Fincas Colegiado**

Ilustre Colegio Territorial  
Administradores de  
Fincas de Málaga y Melilla



## Comunicado. Prohibición llenado y rellenado de piscinas

14 de marzo de 2024

**Estimado colegiado/a,**

Le informamos que la Junta de Andalucía nos ha anunciado que, una vez celebrada en el día de hoy la reunión del Comité de Sequía, se propondrá la no autorización del llenado y/o rellenado de piscinas de comunidades de propietarios, aunque sea con agua de camiones cubas.

Únicamente se autoriza el llenado y rellenado de piscinas de agua de mar si la instalación está debidamente adaptada y certificada.

No obstante, estamos a la espera de la publicación oficial en el Boletín Oficial de la Junta de Andalucía, la cual se espera que se realice para dentro de unos días, con el objeto de poder realizar un análisis más detallado de las nuevas medidas.

**Reciba un cordial saludo.**

**Departamento de Comunicación**

**Colegio de Administradores de Fincas de Málaga y Melilla.**

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## **Notification. Prohibition of filling and refilling of swimming pools**

14 March 2024

Dear member,

We would like to inform you that the Junta de Andalucía has announced that, after today's meeting of the Drought Committee, it will propose not to authorise the filling and/or refilling of swimming pools in communities of owners, even with water from tanker trucks.

The filling and refilling of seawater pools will only be authorised if the installation is duly adapted and certified.

However, we are awaiting the official publication in the Official Gazette of the Junta de Andalucía, which is expected in a few days, in order to be able to carry out a more detailed analysis of the new measures.

Yours sincerely,

Communication Department

Association of Property Administrators of Malaga and Melilla.

Elviria del Sol. GF 27 March 2024					
		<b>Budget</b>	<b>Result</b>	<b>Budget</b>	<b>Budget</b>
		<b>2023</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
	PAYMENT FROM OWNERS ORDINARY FEE	600.000,00 €	599.999,84 €	600.000,00 €	600.000,00 €
	PAYMENT FORM OWNERS (LATE PAYMENTS)	- €	2.574,18 €	- €	- €
	OTHER BOOKED INCOMES (RESTAURANT and insurance)	4.500,00 €	4.500,00 €	4.500,00 €	4.500,00 €
	OTHER FINANCIAL INCOMES	- €	752,75 €	- €	- €
	<b>TOTAL INCOMES</b>	<b>604.500,00 €</b>	<b>607.826,77 €</b>	<b>604.500,00 €</b>	<b>604.500,00 €</b>
	<b>OPERATING EXPENSES</b>	<b>- 604.500,00 €</b>	<b>- 544.925,28 €</b>	<b>- 812.500,00 €</b>	<b>- 604.500,00 €</b>
	<b>OPERATING RESULT</b>	<b>- €</b>	<b>62.901,49 €</b>	<b>- 208.000,00 €</b>	<b>- €</b>
	Allocation to free funds (restaurant upgrade)	- €	- €	- 208.000,00 €	- €
	<b>CASH BUILD-UP</b>	<b>- €</b>	<b>62.901,49 €</b>	<b>- €</b>	<b>- €</b>
		<b>Budget</b>	<b>Result</b>	<b>Budget</b>	<b>Budget</b>
		<b>2023</b>	<b>2023</b>	<b>2024</b>	<b>2024</b>
ACCOUNT	DESCRIPTION				
622	Repairs and maintenance	145.000,00 €		399.700,00 €	185.700,00 €
	<b>MAINTENANCE HOUSES 1-18 ORDINARY</b>	<b>22.000,00 €</b>	<b>6.809,74 €</b>	<b>44.050,00 €</b>	<b>10.400,00 €</b>
6226320	MAINTENANCE WATER CONDUCTIONS	550,00 €	776,03 €	550,00 €	550,00 €
6226321	MAINTENANCE SEWAGE WATER CONDUCTIONS	550,00 €	162,64 €	550,00 €	550,00 €
6226323	MAINTENANCE ELECTRIC CONDUCTIONS	550,00 €	- €	550,00 €	550,00 €
6226600	MAINTENANCE HOUSES 1-18	5.500,00 €	3.829,07 €	30.000,00 €	550,00 €
6226603	LEAKEAGES WATER -SEWAGE HOUSES 1-18	550,00 €	- €	550,00 €	550,00 €
6226605	MAINTENANCE ELECTRICITY HOUSES 1-18	550,00 €	659,24 €	550,00 €	550,00 €
6226606	REPAIR OF ROOF HOUSES 1-18	11.000,00 €	- €	5.500,00 €	1.000,00 €
6226607	REPAIRCONTR. LEACKAGE IN STAIR CASES	550,00 €	- €	550,00 €	550,00 €
6226611	MAINTENANCE INTERNET CABLES	250,00 €	- €	250,00 €	250,00 €
6226612	KEYS, LOCKS ETC	1.400,00 €	1.382,76 €	5.000,00 €	5.000,00 €
6226614	GUTTER PATIO	550,00 €	- €	- €	300,00 €
6226616	ELIMINATION OF PIGEONS	- €	- €	- €	- €
	<b>MAINTENANCE HOUSES 1-18 EXTRAORDINARY</b>	<b>49.000,00 €</b>	<b>35.589,50 €</b>	<b>56.000,00 €</b>	<b>56.000,00 €</b>
6226601	PAINTING/CLEANING OF HOUSES 1-18	42.000,00 €	35.589,50 €	50.000,00 €	50.000,00 €
6226602	DAMP DAMAGE ON CONSTRUCTION HOUSES 1-18	7.000,00 €	- €	6.000,00 €	6.000,00 €
	<b>MAINTENANCE TV</b>	<b>1.000,00 €</b>	<b>436,81 €</b>	<b>1.000,00 €</b>	<b>1.000,00 €</b>
6220300	MAINTENANCE TV SYSTEM	1.000,00 €	436,81 €	1.000,00 €	1.000,00 €
6220301	MAINTENANCE NORWEGIAN TV	- €	- €	- €	- €
	<b>PEST CONTROL</b>	<b>8.000,00 €</b>	<b>8.888,66 €</b>	<b>9.000,00 €</b>	<b>10.000,00 €</b>
			8.888,66 €		
	<b>POOL EXTRAORDINARY EXPENSE DUE TO PUBLIC ORDER</b>	<b>350,00 €</b>	<b>346,06 €</b>	<b>350,00 €</b>	<b>350,00 €</b>
			346,06 €		
	<b>POOL</b>	<b>19.850,00 €</b>	<b>17.040,60 €</b>	<b>19.700,00 €</b>	<b>22.000,00 €</b>
6226630	POOL TUBINGS MAINTENANCE	550,00 €	1.028,86 €	1.000,00 €	1.200,00 €
6226631	POOL PUMPS MAINTENANCE	550,00 €	650,01 €	1.000,00 €	1.200,00 €
6226632	POOL FILTERS MAINTENANCE	550,00 €	1.059,05 €	1.000,00 €	1.200,00 €
6226633	POOL CONSTRUCTIONS	5.000,00 €	399,30 €	1.000,00 €	1.200,00 €
6226634	POOL ELECTRICITY MAINTENANCE	550,00 €	90,75 €	1.000,00 €	1.200,00 €
6226635	POOL CHEMICAL PRODUCTS	10.500,00 €	10.327,27 €	12.000,00 €	13.000,00 €
6226639	POOL HEATPUMP-JET MAINTENANCE	550,00 €	1.837,72 €	1.000,00 €	1.200,00 €
6236636	WATER ANALYSES	1.600,00 €	1.647,64 €	1.700,00 €	1.800,00 €





	<b>HUS 19</b>	<b>9.400,00 €</b>	<b>10.745,96 €</b>	<b>218.150,00 €</b>	<b>25.650,00 €</b>
6226670	HUS 19 PAINTING	2.000,00 €	4.458,85 €	- €	2.000,00 €
6226671	HUS 19 MAINTENANCE CONSTRUCTION	600,00 €	- €	208.000,00 €	- €
6226672	HUS 19 MAINTENANCE WATER SEWAGE	500,00 €	- €	250,00 €	250,00 €
6226673	HUS 19 MAINTENANCE FURNITURE	1.550,00 €	3.090,68 €	4.000,00 €	4.200,00 €
6226674	HUS 19 MAINTENANCE KITCHEN MACHINERY	- €	- €	- €	- €
6226675	HUS 19 MAINTENANCE ALARM SYSTEM	- €	- €	- €	- €
6226677	HUS 19 MAINTENANCE ELECTRIC INSTALLATION	500,00 €	105,88 €	300,00 €	400,00 €
6226679	RESTAURANT MAINTENANCE KITCHEN MACHINERY	3.400,00 €	2.999,80 €	3.400,00 €	3.500,00 €
6226678	RESTAURANT MAINTENANCE ELECTRICITY CONDUCTIONS	350,00 €	90,75 €	200,00 €	300,00 €
6226676	RESTAURANT NEW KITCHEN EQUIPMENT	500,00 €	- €	2.000,00 €	15.000,00 €
	<b>WATERWELLS</b>	<b>1.750,00 €</b>	<b>- €</b>	<b>5.000,00 €</b>	<b>6.000,00 €</b>
6226680	WATERWELLS MAINTENANCE	350,00 €	- €	1.000,00 €	1.200,00 €
6226681	WATERWELLS MAINTENANCE TUBINGS	350,00 €	- €	1.000,00 €	1.200,00 €
6226682	WATERWELLS MAINTENANCE PUMPS	350,00 €	- €	1.000,00 €	1.200,00 €
6226683	WATERWELLS MAINTENANCE CONSTRUCTION	350,00 €	- €	1.000,00 €	1.200,00 €
6226684	WATERWELLS MAINTENANCE ELECTRIC INST.	350,00 €	- €	1.000,00 €	1.200,00 €
	<b>MAINTENANCE OUTSIDE</b>	<b>24.350,00 €</b>	<b>24.141,17 €</b>	<b>35.300,00 €</b>	<b>42.500,00 €</b>
6226690	MAINTENANCE OUTSIDE AREAS	5.000,00 €	5.336,42 €	20.000,00 €	10.000,00 €
6226691	MAINTENANCE OUTSIDE PLANTS AND FLOWERS	6.000,00 €	4.819,31 €	2.000,00 €	10.000,00 €
6226692	MAINTENANCE OUTSIDE PATHS	450,00 €	- €	500,00 €	600,00 €
6226693	MAINTENANCE OUTSIDE AREAS TENIS-PARKING	450,00 €	4.877,18 €	2.300,00 €	600,00 €
6226694	MAINTENANCE OUTSIDE IRRIGATION SYSTEMS	550,00 €	2.098,74 €	1.000,00 €	10.000,00 €
6226695	MAINTENANCE OUTSIDE SEWAGE SYSTEM	550,00 €	- €	500,00 €	600,00 €
6226696	MAINTENANCE OUTSIDE ILUMINATION	550,00 €	987,84 €	2.000,00 €	2.000,00 €
6226697	MAINTENANCE OUTSIDE GATES AND FENCES	3.200,00 €	1.678,61 €	2.000,00 €	2.200,00 €
6226698	MAINTENANCE OUTSIDE EQUIPMENT	5.000,00 €	773,57 €	1.000,00 €	2.000,00 €
6226699	MAINTENANCE OUTSIDE GARDEN RUBBISH	2.600,00 €	3.569,50 €	4.000,00 €	4.500,00 €
<b>6226700</b>	<b>MAINTENANCE THE PARK</b>	<b>2.000,00 €</b>		<b>2.000,00 €</b>	<b>2.000,00 €</b>
<b>6226801</b>	<b>MAINTENANCE OFFICE MACHINES</b>	<b>- €</b>	<b>720,08 €</b>	<b>- €</b>	<b>- €</b>
			720,08 €		
	<b>OTHER EXPENSES</b>	<b>4.100,00 €</b>	<b>4.183,79 €</b>	<b>4.150,00 €</b>	<b>4.200,00 €</b>
6226943	OTHER EXPENSES	600,00 €	685,95 €	600,00 €	600,00 €
6310000	PARKING and IBI TAXES	3.500,00 €	3.497,84 €	3.550,00 €	3.600,00 €
	<b>MAINTENANCE MACHINERY</b>	<b>3.200,00 €</b>	<b>4.664,82 €</b>	<b>5.000,00 €</b>	<b>5.600,00 €</b>
6287024	FUEL	1.400,00 €	1.360,83 €	1.500,00 €	1.600,00 €
6227022	MAINTENANCE GARDENERS MACHINERY	1.800,00 €	3.303,99 €	3.500,00 €	4.000,00 €
<b>623</b>	<b>INDEPENDENT PROFESSIONALS</b>	<b>86.100,00 €</b>	<b>86.231,74 €</b>	<b>87.600,00 €</b>	<b>91.200,00 €</b>
6235503	ADMINISTRATORS FEE	50.100,00 €	50.100,00 €	51.000,00 €	51.500,00 €
6236701	BOCANEGRA MANAGEMENT	2.000,00 €	1.878,63 €	2.100,00 €	2.200,00 €
6236720	LAWYERS FEES	5.000,00 €	5.330,05 €	2.500,00 €	2.500,00 €
6236790	FEES TRANSLATIONS	- €	- €	- €	- €
6235012	LIFE GUARD	29.000,00 €	28.923,06 €	32.000,00 €	35.000,00 €
<b>625</b>	<b>INSURANCE</b>	<b>16.500,00 €</b>	<b>12.574,26 €</b>	<b>13.000,00 €</b>	<b>13.500,00 €</b>
6257500	INSURANCE	16.500,00 €	12.574,26 €	13.000,00 €	13.500,00 €
6220150	INSURANCE CLAIMS	- €	- €	- €	- €


<b>626</b>	<b>BANK CHARGES</b>	<b>300,00 €</b>	<b>683,64 €</b>	<b>700,00 €</b>	<b>750,00 €</b>
6267770	BANK CHARGES	300,00 €	683,64 €	700,00 €	750,00 €
6290000	OTHER BANK SERVICES	- €	- €	- €	- €
<b>628</b>	<b>SUPPLIES</b>	<b>108.000,00 €</b>	<b>101.324,58 €</b>	<b>77.400,00 €</b>	<b>114.050,00 €</b>
6280000	NORWEGIAN TV LICENSE	- €	- €	- €	- €
	ELECTRICITY				
6286200	ELECTRICITY BLOCKS 1 TO 18	5.000,00 €	3.369,79 €	4.000,00 €	4.500,00 €
6286201	ELECTRICITY POOL	18.000,00 €	17.403,24 €	18.000,00 €	18.500,00 €
6286203	ELECTRICITY CLUB	3.000,00 €	2.966,74 €	3.200,00 €	3.600,00 €
6286204	ELECTRICITY WATER WELL	1.300,00 €	1.206,97 €	1.500,00 €	1.750,00 €
6286205	ELECTRICITY RESTAURANT	- €	- €	- €	- €
6286685	WATER CONSUMPTION	80.000,00 €	75.648,99 €	50.000,00 €	85.000,00 €
6286900	INTERNET NEW INSTALLATION	- €	- €	- €	- €
6286900	INTERNET/TELEPHONE	700,00 €	728,85 €	700,00 €	700,00 €
<b>629</b>	<b>OTHER SERVICES</b>	<b>56.400,00 €</b>	<b>49.033,22 €</b>	<b>32.900,00 €</b>	<b>33.100,00 €</b>
	SECURITY (ARCHI)	4.500,00 €	- €	- €	- €
6295505	SECURITY, MAINTENANCE PANIC BUTTONS	3.300,00 €	2.222,32 €	- €	- €
6235505	SECURITY, GUARD-ARCHI	- €	- €	- €	- €
6235506	SECURITY, CAMERAS INSTALLATION-maintenance	1.500,00 €	1.384,55 €	1.500,00 €	1.600,00 €
6295015	CLEANING HOLIDAY SUSTITUTE	29.000,00 €	23.799,66 €	10.000,00 €	10.000,00 €
6296679	CONTRIBUTION TO CLUB SOCIAL	1.000,00 €	130,24 €	1.000,00 €	1.000,00 €
	ADMINISTRATION EXPENSES	100,00 €	- €	100,00 €	100,00 €
6296800	ADMINISTRATION STATIONARY	50,00 €	- €	50,00 €	50,00 €
6296942	ADMINISTRATION OTHER EXPENSES	50,00 €	- €	50,00 €	50,00 €
6297023	INVESTMENT MACHINERY-EQUIPMENT GARDENER	500,00 €	269,65 €	500,00 €	- €
6297560	FEE CERRADO DE ELVIRIA	21.300,00 €	21.226,80 €	21.300,00 €	22.000,00 €
<b>640</b>	<b>SALARIES</b>	<b>189.000,00 €</b>	<b>180.894,77 €</b>	<b>198.000,00 €</b>	<b>164.000,00 €</b>
6400001	JUAN ANTONIO MELGAR GONZALEZ	41.000,00 €	42.353,16 €	42.000,00 €	- €
6400002	JUANA DIEZ MIRANDA	31.000,00 €	31.411,89 €	32.000,00 €	34.000,00 €
6400003	FRANCISCO CABALLERO LUQUE	- €	- €	- €	- €
6400004	LUIS ROJAS PEREZ	- €	- €	- €	- €
6400005	JOSE ROJAS PEREZ	41.000,00 €	42.488,57 €	42.000,00 €	- €
6400006	HOLIDAY SUBSTITUTE GARDENERS	6.500,00 €	6.655,00 €	7.000,00 €	- €
6290001	GARDENER/HANDYMAN/PAINTER/COMPANY	37.500,00 €	45.725,90 €	45.000,00 €	120.000,00 €
6420000	COMMUNITY SOCIAL SECURITY EXPENSES	32.000,00 €	12.260,25 €	30.000,00 €	10.000,00 €
<b>649</b>	<b>OTHER SOCIAL EXPENSES</b>	<b>2.200,00 €</b>	<b>377,15 €</b>	<b>2.200,00 €</b>	<b>1.200,00 €</b>
6495900	GIFTS TO EMPLOYEES	1.000,00 €	- €	1.000,00 €	- €
6497710	EXPENSES OF THE BOARD (Board until 12.04.2017)	1.000,00 €	377,15 €	1.000,00 €	1.000,00 €
6497720	EXPENSES GENERAL MEETING	200,00 €	- €	200,00 €	200,00 €
<b>678</b>	<b>EXTRAORDINARY EXPENSES</b>	<b>1.000,00 €</b>	<b>238,73 €</b>	<b>1.000,00 €</b>	<b>1.000,00 €</b>
6780000	EXTRAORDINARY EXPENSES	1.000,00 €	238,73 €	1.000,00 €	1.000,00 €
6780001	Gastos Excepcionales 2007		- €		
<b>705</b>	<b>INCOMES TOTAL</b>	<b>- 600.000,00 €</b>	<b>- 607.826,77 €</b>	<b>- 600.000,00 €</b>	<b>- 600.000,00 €</b>
7050001	INCOMES OWNERS FEES	- 600.000,00 €	- 599.999,84 €	- 600.000,00 €	- 600.000,00 €
7050004	EXTRA FEE LATE PAYMENT		- 2.574,18 €	- €	- €
7690000	OTHER FINANTIAL INCOMES		- 752,75 €	- €	- €
778	EXCEPTIONAL INCOMES (Restaurant and insurance)	- 4.500,00 €	- 4.500,00 €	- 4.500,00 €	- 4.500,00 €

# Elviria del Sol

Sameiet (EdS)

Forslag til Styresammensetning 2024-2025

Bilde	Posisjon	Navn, mobil, e-post	Bakgrunn (kort):
	President	<b>Heidi B. Eggesbø</b> Mobil: 0047 477 55 562 E-post: <a href="mailto:h.b.eggesbo@medisin.uio.no">h.b.eggesbo@medisin.uio.no</a>	Tilhørighet til EdS fra 1987 (foreldre) Visepresident EdS 2017-2022 President EdS 2022-2023  <b>Profesjon:</b> Professor, Klinikk for radiologi og nukleærmedisin Oslo universitetssykehus
	1. Visepresident	<b>Carlos R. Alemany</b> Mobil: +34 607339773 e-post: <a href="mailto:caroalem@iies.es">caroalem@iies.es</a>	MSc in Naval Engineering by the Polytechnic University of Madrid (UPM). Master Degree in Sales & Marketing from Instituto de Empresa (IE) and in Internet Business from ISDI. He founded Alemany&Partners, more than 11 years ago, after serving as a Senior Partner in two global Executive Search firms. Founding Alemany&Partners, affiliated with Korn/Ferry where he held several leadership roles. Active member of the Spanish Chapter of International Transparency.
	2. Visepresident	<b>Guttorm Foss Jensen</b> Mobil: 0047 950 49 606 e-post: <a href="mailto:guttjens@gmail.com">guttjens@gmail.com</a>	Foretaksøkonom NHH Diverse masterprogram BI I dag pensjonist Arbeidserfaring: Diverse lederstillinger i Norsk Tipping, senest merkantil leder. Styreerfaringer på ulike nivåer innen fotball på klubb, krets og forbund og andre organisasjoner både frivillige og næringsliv Mangeårig eier i hus 11.
	3. Visepresident	<b>Arne Spinnangr</b> Mobil: 0047 906 93 806 e-post: <a href="mailto:spinnangr@online.no">spinnangr@online.no</a>	Sivilingeniør fra NTH, Elektro- og datateknikk Lektor i matematikk ved Roald Amundsen videregående skole  Styreerfaring fra 1991 →  Eier leilighet 313 i Hus 3, samt en andel i Hus 11. Min familie har feriert på Elviria del Sol siden slutten av åttitallet. Ved å melde meg som styremedlemskandidat, ønsker jeg å bidra til fellesskapet for å oppnå optimal drift av Sameiet, slik at vi beskytter våre investeringer i

			leilighetene. Jeg har en teknisk utdannelse innenfor IKT.
	4. Visepresident	Olav Madsen Mobil: 0047 905 40 130 e-post: <a href="mailto:olav.madsen@lyse.net">olav.madsen@lyse.net</a>	Maskiningeniør med bed.øk. tilleggsutdannelse. 48 års arbeids/ledererfaring fra ventilasjonsfirmaet Systemair AS, derav 30 år som daglig leder. Mange års styreerfaring fra selskaper i Norge samt i England, Østerrike og Sveits. Styreleder i børsnotert norsk selskap. Mange års styreverv i Idrettslag og bransjeforeninger. Snart ett års erfaring som pensjonist. Tilknytning til Elviria siden 1990 i firmaleilighet, egen andel 5.0.1 siden 2007 og selveier 18.2.1 siden 2021. Unik plass som må driftes og utvikles så optimalt som mulig.

**Valgkomite:**

Arild Enersen, 13.0.1

Trygve M. Eikevik, Hus 6 (6.0.3) (leder)