



## **Schedule of the 2021 and 2022 Annual General Meeting**

### **Emerald Green Housing Estate Juristic Person**

**On Saturday 23 April, 2022 at 08.30 Hours**

**Venue: The Meeting room “Koh Singto” at Ibis Hotel**

**Hua Hin District, Prachuapkhirikhan Province**

From 08.30 AM.

Enrolment

09.00 A.M.

Welcome and Opening of Meeting

12.00 noon

Meeting Ends



## **Procedures and Regulations to Attend the 2021 and 2022 Annual General Meeting**

### **The Emerald Green Housing Estate Juristic Person**

#### **Evidences to be presented of the right to attend the meeting**

##### **1. If co-owners are available to attend the Annual General Meeting**

- An ID card or Civil Service Certificate is required if the co-owners are Thai citizens.
- An ID card or Passport is required to if the co-owners are foreigners.

##### **2. If an power of attorney is authorized**

###### **2.1. The following documents are required in case the power of attorney is a common Thai or Foreign citizen.**

- Letter of Delegation, all required information filled.
- A copy of an ID card or a passport of the authorizer with the verification signature.

###### **2.2. The following document are required in case the power of attorney is a Thai Juristic Person.**

- Letter of Delegation, all required information filled.
- A copy of juristic person certification issued not older than 60 days. The document has to be verified by the Department of Business Development, Ministry of Commerce.
- A copy an ID card (or a passport for a foreign person of a corporate representative.
- A copy an ID card (or passport) of a corporate representative, verified by the attorney.

##### **3. Registration**

The AGM attendance registration will commence from 08.30 a.m. at Ibis Hotel, Hua-Hin district, Prachuabkhirikhan province.

##### **4. Voting Regulations.**

In respect of The Land Development Act B.E. 2543, its future revision and ministerial regulations as declared by virtue of all revisions of The Land Development Act B.E. 2543, regulations of Central Land Development Council and regulation of Provincial Land Development Council, Annual general meeting shall be attended by at least one-third of the members who have the right to vote of the total number of the qualified members to constitute a quorum



## The 2021 and 2022 Annual General Meeting of The Emerald Green Housing Estate Juristic Person

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## Minutes of 2020 Annual General Meeting

### Emerald Green Housing Estate Juristic Person

Saturday 15 August 2020 Time 09.00 – 12.00 hours

Venue: Half-Pla Waan Ballroom, Holiday Inn Resort Vana Nava Hua-Hin,

Prachuab Khirikhan Province

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Attended Members to this 2020 Annual General Meeting comprise Co-owners and Proxies from 40 housing units out from the total 117 units of the entire Village. The quorum accounting for 4,173 ownership ratios (37.38% of the totaling voting right) the quorum is therefore legally valid as it exceeds one-thirds (33.33%) of total ownership ratio under the provisions of Village Regulation. All agenda could be discussed and resolved.

#### The Meeting commenced at 09.00 hours

Khun Ariya Suntonvipart, Operation Manager from Quality Property Management (QPM) was assigned to moderate this Meeting. She welcomed all participated Members and ran through the Agenda to be discussed in this Session as follows:

- Agenda 1 Chairperson Informed
- Agenda 2 Approval of the minutes of the Annual General Meeting dated 6 April 2019 and Extraordinary General Meeting dated 15 June 2019
- Agenda 3 Annual Performance Report (16 April 2019 – 30 June 2020)
- Agenda 4 Approval of the balance sheet for the year 2019 (1 January 2019 - 31 December 2019)
- Agenda 5 Appointment of the auditor and designation of auditor fee for fiscal year 2020
- Agenda 6 By-law amendments
- Agenda 7 Election of new Directors to replace the retired director
- Agenda 8 Considering and Approval
  - 8.1. Pest Control
  - 8.2. Garden and landscape
  - 8.3. Roof repair
  - 8.4. Rain gutter
  - 8.5. Clubhouse painting
  - 8.6. Replace of Drainage lids
  - 8.7. Perimeter wall repair
  - 8.8. Fill up the soil along the west wall
- Agenda 9 Approval of the annual budget for year 2020
- Agenda 10 Other Business (if any)





## Agenda 1 Matters to be informed

Moderator Khun Ariya Suntonvipart clarified to attended members that under the procedure of Emerald Green Village Section 7 Clause 35 "The Committee Chairperson will chair in the general meeting of the Village. In the absence of the Chairperson, one of the present Committee shall be appointed to act on his behalf." Since Chairperson Mrs. Supavadee Puphala is not present in this Session due to her overseas engagement and the covid-19 situation, the Committee appointed Mr. Robert Vereecke to chair this meeting session.

In this regard, Mr. Robert Vereecke informed the members about the resignation of a number of board members since the Extraordinary General Meeting of the 15<sup>th</sup> of June 2019. From the initial 7 board members, 3 resigned meaning that, since the last resignation end of May 2020, the board is left with 4 members where the board should consist of 5 members. The chairperson attended all the meetings but since she had to go urgently back to Sweden she attended the board meetings by videoconference.

Furthermore Mr Robert Vereecke explained the achievements of the Board over the last year :

- 1) Improvement of the Common Fees Payments by introducing a new approach and tool resulting in a better financial situation of the Juristic Person.
- 2) Introduction of a feasible technical solution in order to repair of the western perimeter wall at a very reasonable cost compared to the high costs of the previous repairs when the wall collapsed.  
This issue has been on the agenda since a few years of previous Committees but never a feasible solution has been proposed.
- 3) Improve the efficiency of the management by convincing QPM to hire a highly qualified and experienced housing manager

**Resolution:** At the meeting, the appointment of the chairperson of the meeting was acknowledged, Mr. Robert Vereecke had been appointed as the chairperson of the 2020 Annual General Meeting. However, a member of the meeting inquired about whether this general meeting was legitimate or not. In this regard, Ms. Ariya Suntonvipart, the moderator, informed the meeting that the conduct of this general meeting was lawful. The meeting invitation letter, supporting documents and other documents were delivered within the specified timeframe including all important information such as the last meeting minutes of the juristic person, reports on past activities and receipts and balance sheet accounts of the juristic person in the past year. In addition, members who attended the meeting in person and by proxy had more than one-third of the votes of all members, which constituted a quorum.

## Agenda 2 Approval of the minutes of the Annual General Meeting dated 6 April 2019 and Extraordinary General Meeting dated 15 June 2019

The minute of 2019 Annual General Meeting dated 6 April 2019, and 2019 Extraordinary General Meeting dated 15 June 2019 are presented for approval.



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**Resolution:** The members of the meeting approved the minute of 2019 Annual General Meeting dated 6 April 2019 and the 2019 Extraordinary General Meeting dated 15 June 2019 with following voting results:

Vote for	3,340.00	ownership ratio
Vote against	833.00	ownership ratio
Abstention	0.00	ownership ratio

### Agenda 3 Annual Performance Report (16 April 2019 – 30 June 2020)

Ms. Ariya Suntonvipart, Moderator reported the performance of the service contractors and the performance of the Emerald Green Housing Estate Juristic Person Management as shown in the supporting documents on pages 18-20 in order to keep the meeting informed of the past performance.

Regarding the issue of payment of the common fees, Mr Robert Vereecke, chairperson of the meeting presented a new debtor's consistent follow-up system of the board. Legal actions have been taken against 2 house owners with overdue payments of 4 years. The court decided to have the claim settled by the defendant within 2 weeks for one case. For the other case the court will decide on the 7<sup>th</sup> of September after examination of the claim

**Resolution:** The members of the meeting acknowledged the annual performance report. One of the members inquired about the increase of water bill in 2020 from 2019 and other expenses such temperature measurement cost, New Year's event expense, and printer cost. The chairman therefore reported that this amount was put in the **cost item** "other expenses" of the cash flow statement which also includes amounts such as New Year's event expenses, temperature measurements costs and printer's costs. These expenses were not reported in the minutes of the board meeting but were approved by the Committee prior to the expenses.

Ms. Ariya informed the meeting that these expenses had been approved by the Board of Directors prior to implementation. Approval have been requested via electronic mail and more than half of the board approved. It happens sometimes that this procedure is used in case of urgent decisions to be taken as board meetings are only once a month.

### Agenda 4 Approval of the balance sheet for the year 2019 (1 January 2019 - 31 December 2019)

The balance sheet was presented to the members of the meeting and was certified by auditor Dome Dussadeemongkol, License No. 5251. The auditor commented that this statement, profit and loss account ended 31 December 2019 of Emerald Green Juristic Village contain complete information in all material aspects of account standard principle. In summary the balance sheet contains followings:

#### 1. Financial statement ended 31 December 2019

	<u>31 Dec 19</u>	<u>31 Dec 18</u>
Total current asset	3,267,593.47	3,316,906.35
Total non-current asset	247,221.73	105,470.09
Total asset	3,514,815.20	3,422,376.44





Total liability	415,815.38	751,236.34
Total co-owner equity	3,098,999.82	2,671,050.10
Total liability and co-owner equity	3,514,815.20	3,422,376.44

## 2. Profit and loss account ended 31 December 2019

	<u>31 Dec 19</u>	<u>31 Dec 18</u>
Income total	2,709,533.78	2,705,063.95
Expense total	2,255,636.64	2,570,022.87
Income higher (lower) than expense	453,897.14	129,041.08

**Resolution:** The meeting resolved disapproval to the 2019 Balance Sheet period 1 January – 31 December 2019 with following voting results:

Vote for	1,823.00	ownership ratio
Vote against	2,180.00	ownership ratio
Abstention	170.00	ownership ratio

## Agenda 5 Appointment of auditor and designation of auditor fee for 2020

The Village Regulation Clause 21 states that official auditor shall be appointed in the annual general meeting to certify income, expense statement for the past year, and estimation of next year budget within 90 days after account closing of fiscal period each year (fiscal period 1 Jan – 31 Dec) Audited statement shall be submitted to annual general meeting for final approval by Village Members. List of the three auditor firms for appointment are as follows:

1. Excel Audit Co. Ltd Offered price at 12,000 Baht
2. JIT Accounting Co. Ltd Offered price at 12,000 Baht
3. SASI Accounting Co. Ltd Offered price at 13,000 Baht

**Resolution:** The meeting resolved Excel Audit Co. to be appointed as the official auditor for 2020 financial year at the expense of 12,000 baht with following voting results:

Vote for Excel Audit	2,507.00	Ownership ratio
Vote for JIT Accounting	1,384.00	Ownership ratio
Vote for Sasi Accounting	0.00	Ownership ratio



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## Agenda 6 By-law amendments

### 6.1. Consider amendment of By-law Section 6 Article 28 regarding to Duty and Right of Village Members

Original Regulations	Amendment
<p><b>Section 6</b></p> <p><b><u>Duty and Right of Village Members</u></b></p>	<p><b>Section 6</b></p> <p><b><u>Duty and Right of Village Members</u></b></p>
<p>Article 28 Late payment occur if the Member is in arrears of payment for more than 30 days of the payment date.</p> <p>(1) After 30 days, an email-reminder will be sent.</p> <p>(2) After another 30 days, a demand note will be sent by email and registered letter.</p> <p>(3) After 3 months a second demand note will be sent by email and registered letter. All electronic key cards, registered on the default plot, will be deactivated.</p> <p>(4) Post receipts for the registered letters will prove the sending of the demand notes. In the event of late payment specified under Article 26, such Members shall be liable for default interests at the highest rate permitted by Thai Laws which will be announced in the General Meeting. In addition to this default interests, the referred Member shall also be responsible for pursuance expenses at the rates of 1st pursuance 500 Baht, 2nd pursuance 1,000.- Baht, 3rd pursuance 2,000.- Baht. The Committee shall prescribe next pursuance expenses at its discretion.</p>	<p>Article 28 Late payment occur if the Member is in arrears of payment for more than 30 days of the payment date.</p> <p>(1) After 30 days, an email-reminder will be sent.</p> <p>(2) After another 30 days, a demand note will be sent by email and registered letter.</p> <p>(3) After 3 months a second demand note will be sent by email and registered letter. All electronic key cards, registered on the default plot, will be deactivated.</p> <p>(4) Post receipts for the registered letters will prove the sending of the demand notes. In the event of late payment specified under Article 26, such Members shall be liable for default interests at the highest rate permitted by Thai Laws which will be announced in the General Meeting. In addition to this default interests, the referred Member shall also be responsible for pursuance expenses at the rates of 1st pursuance 500 Baht, 2nd pursuance 1,000.- Baht, 3rd pursuance 2,000.- Baht. The Committee shall prescribe next pursuance expenses at its discretion</p> <p style="text-align: center;"><i>In the event that the homeowner comes to pay late the juristic person will have to cut off the penalties and other outstanding before the current expense. In the case of payment under section 6, any court fees shall be incurred by the co-owner to be responsible for that fee.</i></p>

**Resolution:** Attended member resolved disapproval to the amended of By-laws Section 6 Article 28 regarding to Duty and

Right of Village Members with following voting results:

Vote for	1,198.00	ownership ratio
Vote against	1,531.00	ownership ratio
Abstention	1,444.00	ownership ratio





**6.2. Consider amendment of regulations Section 5 Article 15 regarding to Operation, Accounting, and Finance**

Original Regulations	Amendment
<p style="text-align: center;"><b><u>Section 5</u></b></p> <p style="text-align: center;"><b><u>Operation, Accounting, and Finance</u></b></p> <p>Article 15 The Housing Estate Juristic Person shall legally enter into, and/or be bounded by contractual agreements as follow:</p> <p>(1) General documents shall be approved by a signature of the Chairperson, vice-Chairperson, or another Director appointed by the Chairperson, or by a resolution of the Board of Directors.</p> <p>(2) Legal actions, or contractual agreements shall be approved by resolution of the JP Board of Directors, or the general meeting of Members, and ratified by signatures of the Chairperson and at least another JP director.</p> <p>(3) Accounting and financial documents shall be approved by signatures of at least two directors, who are appointed to oversee accounting and finance matters by the Board of Directors.</p> <p>(4) Cheques for an amount not exceeding THB 20,000.- (twenty thousand Thai Baht) signatures of 2 (two) Directors are required. Cheques for an amount not exceeding THB 50,000.- (fifty thousand Thai Baht) signatures of 3 (three) Directors are required. Cheques for an amount exceeding THB 50,000.- (fifty thousand Thai Baht) signatures of 4 (four) Directors are required.</p>	<p style="text-align: center;"><b><u>Section 5</u></b></p> <p style="text-align: center;"><b><u>Operation, Accounting, and Finance</u></b></p> <p>Article 15 The Housing Estate Juristic Person shall legally enter into, and/or be bounded by contractual agreements as follow:</p> <p>(1) General documents shall be approved by a signature of the Chairperson, vice-Chairperson, or another Director appointed by the Chairperson, or by a resolution of the Board of Directors.</p> <p>(2) Legal actions, or contractual agreements shall be approved by resolution of the JP Board of Directors, or the general meeting of Members, and ratified by signatures of the Chairperson and at least another JP director.</p> <p>(3) Accounting and financial documents shall be approved by signatures of at least two directors, who are appointed to oversee accounting and finance matters by the Board of Directors.</p> <p>(4) Cheques for an amount not exceeding THB 20,000.- (twenty thousand Thai Baht) signatures of 2 (two) Directors are required. Cheques for an amount not exceeding THB 50,000.- (fifty thousand Thai Baht) signatures of 3 (three) Directors are required. Cheques for an amount exceeding THB 50,000.- (fifty thousand Thai Baht) signatures of 4 (four) Directors are required.</p> <p>(5) Overspending of the total yearly budget must be justified but cannot exceed 10% of the total budgeted amount.</p> <p>(6) A budget review should be implemented at the 6<sup>th</sup> and 9<sup>th</sup> month of each financial year. In case of overspending the budget a cost saving plan should be implement in order to meet the budget requirement This plan should be reported in the minutes of the board meeting.</p>



	<p>(7) The sinking fund can only be used for urgent and unexpected maintenance and repair works and cannot exceed 200.000 Bath per repair.</p>
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**Resolution:** Attended member resolved disapproval to the amended of By-laws Section 5 Article 15 regarding to Operation, Accounting and Finance with following voting results:

Vote for	1,539.00	ownership ratio
Vote against	1,617.00	ownership ratio
Abstention	1,017.00	ownership ratio

**6.3. Consider amendment of house rule, Article 15 regarding to Clubhouse**

Original Regulations	Amendment
<p><b>Article 15 Clubhouse</b> <b>(Including Shower and Toilet Facilities)</b></p> <p>a. To be maintained in a clean and tidy state at all times</p> <p>b. Water usage to be kept to a minimum</p>	<p><b>Article 15 Clubhouse</b> <b>(Including Shower and Toilet Facilities)</b></p> <p>a. To be maintained in a clean and tidy state at all times</p> <p>b. Water usage to be kept to a minimum</p> <p><b>C. Lawn in front of the Clubhouse can be used by members for any private event under following conditions:</b></p> <p style="padding-left: 40px;">1. Maximum 4 parties per year in total can be held on the common area.</p> <p style="padding-left: 40px;">2. Committee has to be informed at least 2 months prior the event.</p> <p style="padding-left: 40px;">3. Party can be held only during the hours when the pool is open from 6.00 hours to 21 hours Maximum time: 3 hours</p> <p style="padding-left: 40px;">4. Maximum number of participants cannot exceed 25 persons</p> <p style="padding-left: 40px;">5. Alcohol consumption is strictly forbidden.</p>





	<p>6. Organizer of party has to sign an agreement and to pay a deposit of 5000 bath as a guarantee for possible damages.</p> <p>7. No cooking or frying nor BBQ on the lawn is allowed.</p> <p>8. Organizer has to clean the grounds after the party.</p> <p>9. Non-members are allowed to participate with a limited number of 10.</p>
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Mr. Robert Vereecke, chairperson of the meeting informed the members that according to the house rules, the common property has to be maintained in good condition and by allowing members to organize parties on the lawn and around the swimming pool could result in a rapid deterioration of the common property. Furthermore Mr. Robert Vereecke thinks that a party is not conceivable without alcoholic drinks, unless it is for children, and that accidents could occur. Mr. Robert Vereecke is living in front of the pool and witnessed two unauthorized night parties with groups of young people drunk around the pool making loud music. For these reasons holding parties in the common area can only be allowed under strict conditions.

**Resolution:** Attended member resolved disapproval to the amended of House rules, Article 15 regarding to Clubhouse with following voting results:

Vote for	1,118.00	ownership ratio
Vote against	2,466.00	ownership ratio
Abstention	589.00	ownership ratio

In addition, the moderator also inquired the meeting to consider about organize of private party on the common area or around clubhouse as some members needed and some member do not agree and complain to the juristic person.

**Resolution:** Attended member resolved approval to allow the member organizing of a private party on the common area with following voting results:

Vote for	2,530.00	ownership ratio
Vote against	1,216.00	ownership ratio
Abstention	427.00	ownership ratio

#### Agenda 7 Appointment of Emerald Green Village Committee

At this stage 3 members of the Board of directors have resigned, this means that 4 members of the board are left which is less than the number specified in the by-laws of the Emerald Green JP. Article 8 stipulates that the board of directors should consist of 5 to 7 members, consisting of 1 chairperson and at least 4 directors, totaling not more than 7 member which were elected by the general meeting of the members

**Resolution:** No member was candidate available to join the board as board member.



There being no other business to discuss, the Meeting was adjourned at 12.00 hours after the chairperson thanked all participated members for their time and contribution.

Signed..........Chair of the meeting

(Mr. Robert Vereecke)

Chairperson of the Meeting

Minutes taken by

Signed..........

(Miss Pimpawee )

Quality Property Management Co., Ltd.

Minutes edited by

Signed..........

( Ms.Ariya Suntonvipart )

Operation Manager

Quality Property Management Co., Ltd.





**Minute of 2020 Extraordinary General Meeting**

**Emerald Green Housing Estate Juristic Person**

**Saturday 03 October 2020 Time 09.00 – 12.00 hours**

**Venue: Kho Tao Ballroom, Grand and Plaza Hua-Hin Hotel**

**Prachuab Khirikhan Province**

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Attended Members to this 2020 Extraordinary General Meeting comprise members and Proxies from 47 housing units out from the total 117 units of the entire Village. The quorum accounting for 5,060 ownership ratios (45.33% of the totaling voting right) the quorum is therefore legally valid as it exceeds one-thirds (33.33%) of total ownership ratio under the provisions of Village Regulation. All agenda could be discussed and resolved.

**The Meeting commenced at 09.15hours**

Khun Ariya Suntonvipart, Operation Manager from Quality Property Management (QPM) was assigned to moderate this Meeting. She welcomed all participated Members and ran through the Agenda to be discussed in this Session as follows:

- Agenda 1 Chairperson Informed
- Agenda 2 Election of new Directors to replace the resigned director
- Agenda 3 Considering and Approval
  - 3.1. Pest Control
  - 3.2. Garden and landscape
  - 3.3. Roof repair
  - 3.4. Rain gutter
  - 3.5. Clubhouse painting
  - 3.6. Replace of Drainage lids
  - 3.7. Perimeter wall repair
  - 3.8. Fill up the soil along the west wall
- Agenda 4 Approval of the annual budget for year 2020
- Agenda 5 Other Business (If any)

**Agenda 1 Chairperson Informed**

Moderator Khun Ariya Suntonvipart clarified to attended members that under the procedure of Emerald Green Village Section 7 Clause 35 "The Committee Chairperson will chair in the general meeting of the Village. In the absence of the Chairperson, one of the present Committee shall be appointed to act on his behalf." Since Chairperson Mrs. Supavadee Puphala is not present in this Session due to her overseas engagement and the covid-19 situation, the Committee appointed Mr.Robert Vereecke to chair this meeting session.





**Resolution:** At the meeting, the appointment of the chairperson of the meeting was acknowledged, Mr. Robert Vereecke had been appointed as the chairperson of the 2020 Extraordinary General Meeting. The Chairperson welcomed and greeted all participants. Khun Ariya Suntonvipart was assigned to moderate of this Extraordinary General Meeting.

## Agenda 2 Appointment of Emerald Green Village Committee

At this stage 3 members of the Board of directors have resigned, this means that 4 members of the board are left which is less than the number specified in the by-laws of the Emerald Green Juristic Person. Chapter 4 Directors and Board of Directors Meeting, article 8 stipulates that the board of directors should consist of 5 to 7 members, consisting of 1 chairperson and at least 4 directors, totaling not more than 7 members which were elected by the general meeting of the members.

However as on the annual general meeting on 15 August 2020, no members nominated as a juristic person's director. Therefore to enable the operation of the Juristic person in accordance with the By-law of the Juristic person the meeting are requested to consider appointing a new director to replace the resigned directors which on the meeting there were 2 members nominated as a directors of the Emerald green housing estate juristic person as follows:

1. Khun Ponpimol Rurob
2. Khun Pisit Sirimongkol

**Resolution:** The meeting resolved appointed 2 new directors to replace the resigned directors with following voting results

- |                           |          |                 |
|---------------------------|----------|-----------------|
| 1. Khun Ponpimol Rurob    | 2,198.00 | Ownership ratio |
| 2. Khun Pisit Sirimongkol | 1,951.00 | Ownership ratio |

## Agenda 3 Considering and Approval

### 3.1. Pest Control

Moderator, Miss Ariya informed the meeting to consider of the pest control service around the common area such drainage along the road, sports club area, shower room, rest room, juristic person office, estate pond and security hut in front of the village. The service provided twice a year, the cost of pest control services is around 7,500 baht

**Resolution:** The meeting resolved disapproval to the pest control service on the common area twice a year with following voting results:

- |            |          |                 |
|------------|----------|-----------------|
| Approve    | 1,980.00 | Ownership ratio |
| Disapprove | 2,832.00 | Ownership ratio |
| Abstention | 248.00   | Ownership ratio |

### 3.2. Garden and landscape

Mr. Robert Vereecke chairperson proposed to improve the landscape and green area of the village by divided into 2 phases. The first phase will be proceed during 2020-2021 and second phase will proceed during 2021-2022. The

total cost for phase 1 is approximately 96,000 bah. Its purpose is to create some harmony and more attractive in the landscape and green area of garden around the pond in front of the village as well as along the northern and eastern perimeter walls.

**Resolution:** The meeting resolved disapproval to improve the green area or garden around the pond in front of the village and along the perimeter wall of the North and East side with following voting results

Approve	1,980.00	Ownership ratio
Disapprove	2,832.00	Ownership ratio
Abstention	248.00	Ownership ratio

### 3.3. Roof repair

Moderator, Khun Ariya Suntonvipart reported the members about the water leakage at the clubhouse due to the crack and deterioration of the waterproofing protection which result to the water leakage from the rooftop to the ceiling of clubhouse, stain on the ceiling and peeling off paint. Moreover, if that area has more moisture and waterlogging, the ceiling would be more damaged. The juristic person therefore would like to request approval to repair the roof of the clubhouse, total area of the rooftop was 73 square meters, cost of operation is approximately 90,000 Baht. The moderator, moreover propose to the meeting about the operation procedure for considering as follows:

#### Surface preparation

1. Wash the flat roof with a high-pressure machine.
2. Apply Microkill fungicides
3. Leveling and aligning water flow
4. Repair of cracks with PU sealant

#### Installation of Polyurethane Waterproofing System

5. Install 2 rounds of cement membrane
6. Install waterproof on all areas of the rooftop 3 times with Polyurethane Waterproofing System 100%.

**Resolution:** The meeting resolved disapproval to repair the rooftop of the clubhouse with following voting results

Approve	2,091.00	Ownership ratio
Disapprove	2,794.00	Ownership ratio
Abstention	175.00	Ownership ratio

### 3.4. Installation of rain gutter at the clubhouse

Mr. Robert Vereecke chairperson proposed the solution to solve the problem about the peeling of paint and waterlogging on the rooftop of clubhouse by installing of the rain gutter in order to allowing water from the roof directly flow down to the sewer faster and reduce the amount of water that will splash into the clubhouse area which can lead to damage on the walls of the clubhouse building. The rain gutter is rain gutter is also a protection against ground



subsidence. The members therefore are requested to consider and approve the installation of the rain gutter at the clubhouse, total cost of operation is approximately 45,000 baht

#### Operating procedure

1. Install aluminum rain gutter around the club house under the roof area total length at 65 meters
2. Install aluminum rain gutter around the club house under the flat roof total length at 52.5 meters
3. Install of the water pipe, total length at 27.5 meters
4. Install of a large spout around the roof of clubhouse, total length at 7.5-meter

**Resolution:** The meeting resolved disapproval the installation of the rain gutter at the clubhouse with following voting results:

Approve	1,614.00	Ownership ratio
Disapprove	3,032.00	Ownership ratio
Abstention	414.00	Ownership ratio

### 3.5. Clubhouse painting

Mr. Robert Vereecke chairperson report to the member of the meeting about the paint of the interior and exterior wall of the fitness room and around the club house is peeling off in many places, including the ceiling where water stains are found and cracks on the roof of the building. Consequently the building has to be renovated completely. The members therefore are requested to approve the painting of the interior and exterior wall around the clubhouse, total area of paint is 580 square meters and the estimate cost for this project is in the amount of 70,000 baht. The moderator, moreover propose to the meeting about the operation procedure for considering as follows:

1. Renovation the interior walls of the clubhouse, totally area 208 square meters
  - 1.1 Scrubbing the existng paint that peel off, then applying the cement plaster and waterproofing
  - 1.2 Apply TOA old concrete primer, Coating 1 time
  - 1.3 Painted with TOA 4 Season (AG2001), Coating 2 times.
2. Renovation of the exterior wall of the clubhouse, totally area 240 square meters
  - 2.1. Scrubbing the existng colour that peel off, then applying the cement plaster and waterproofing
  - 2.2. Apply TOA old concrete primer, coating 1 time
  - 2.3. Painted with TOA 4 Season (AG6006), Coating 2 times
3. Renovation of ceiling of clubhouse, totally area 132 square meters
  - 3.1. Apply TOA old concrete primer, Coating 1 time
  - 3.2. Painted with TOA 4 Season (A7000), Coating 2 times



**Resolution:** The meeting resolved disapproval of clubhouse painting with following voting results:

Approve	1,544.00	Ownership ratio
Disapprove	3,196.00	Ownership ratio
Abstention	320.00	Ownership ratio

### 3.6. Replacement of drainage cover

Mr. Robert Vereecke chairperson report to the members about the drainage cover issue inside the village, regards to the inspection of the management it was found that there were 30 broken drainage cover and the others drainage cover were installed in a bumpy way and not at street surface level representing an obstacle and dangerous situation for vehicles and pedestrians.

In order for the safety of the members and residents, the members therefore are requested to consider and give their approval for this work. Total number of drainage covers that needed to be replaced are about 30 units. The operating cost for installing a new concrete drainage cover and leveling the support bar is approximately 3,500 baht per set or the total cost of 105,000 baht. The operating procedure to replace of drainage cover is as follows:

1. Repair the bumpy lids by renewing or correction the base of the lids with cast iron size 50 \* 50 mm.
2. Replace the damaged lids by new concrete lids.

**Resolution:** The meeting resolved disapproval to fix and replace of drainage cover with following voting results:

Approve	1,671.00	Ownership ratio
Disapprove	3,249.00	Ownership ratio
Abstention	140.00	Ownership ratio

### 3.7. Perimeter Wall repair

Mr. Robert Vereecke, chairperson informed to the members about the perimeter walls of the village which cracks and inclining of certain sections of the perimeter wall and regards to the inspection report of a certified civil engineer, it was mentioned that the westwall of the village being in critical situation and it needed to be repaired urgently. The operating procedures are as follows:

#### Operating procedure

Construction of brace by columns and reinforced concrete beams to the fence structure

1. Providing of Concrete piles, size 0,15 x 0.15 x 2.50 meters ( I-Section or Square-Section)
2. Drive the concrete piles into the ground about 2. to 3 meters deep
3. Attach the concrete pile to the pole of the wall with a steel structure 0,20 x 0,20 Meters
4. Fill the upper part of the hole with reinforced concrete



This operation will be financed by the Juristic person. Other costs such as removing and reinstalling the water and drainage pipes, making the land sections available where the poles have to be installed and putting everything in place after the work have to be realised at the expense of the owner.

Work will start from the perimeter wall at Westside of the village which being in the critical situation or begin at the perimeter wall of 10 houses. The operating expense is in the amount of 33,000 baht per house or totally 330,000 baht.

**Resolution:** The meeting resolved approval the repair of the perimeter wall at Westside of the village, the total budget is in the amount of 330,000 baht with following voting results:

Approve	2,618.00	Ownership ratio
Disapprove	2,372.00	Ownership ratio
Abstention	70.00	Ownership ratio

### 3.8. Landfill area along the west wall along the line

Mr. Robert Vereecke, chairperson of the meeting had propose another solution to resolve the perimeter wall issue which can be resolve by dumping a large quantity of soil, pressed against the backside of the wall will also reinforce the wall for sure. Soil will be dumped and pressed against the wall over the total length (288 meter) with a height of 1.50 meter and a width of 2 meter. Total cost will be around 130,000 baht

**Resolution:** The meeting resolved disapproval of landfill area along the west wall with following voting results:

Approve	699.00	Ownership ratio
Disapprove	3,497.00	Ownership ratio
Abstention	864.00	Ownership ratio

### Agenda 4 Approval of the expenditure budget and action plan for 2020

Moderator, Khun Ariya Suntonvipart reported the 2020 expenditure budget and action plan of the Emerald Green housing estate juristic person. Detail is in the meeting document pages 14-15

**Resolution:** The meeting resolved disapproval the 2020 expenditure budget and action with following voting results:

Approve	1,503.00	Ownership ratio
Disapprove	3,249.00	Ownership ratio
Abstention	308.00	Ownership ratio

### Agenda 5 Other Business (If any)


The members in the meeting propose the agenda for considering in the next annual general meeting which including the following agenda:

1. Consider and approval of management company



2. Consider and approval to control the speed limited in the village, although at the 2019 annual general meeting, the meeting resolved disapproval to install the speed bump.

There being no other business to discuss, the Meeting was adjourned at 12.00 hours after the chairperson thanked all participated members for their time and contribution.

Signed..........Chair of the meeting  
(Mr. Robert Vereecke)  
Chairperson of the Meeting

Minutes taken by   
Signed.....  
(Miss Pimpawee Chotisupapokin )  
Housing Manager  
Quality Property Management Co., Ltd.

Minutes edited by   
Signed.....  
( Ms.Ariya Suntonvipart )  
Operation Manager  
Quality Property Management Co., Ltd.



## Agenda 3 Annual Performance report

### (Period 2020 and 2021)

#### 3.1. Office aspect

3.1.1. Publication of various new occurring in the housing estate including financial status, cash flow statement, residence procedures, operation results of the juristic person through announcement on Notice Board, Newsletter and online communication media, Emerald Green Website,

3.1.2. Raising of cheque payment voucher for paying expense of service Contractors on monthly basis in order that common services will be continually provided for members and residents,

3.1.3. Receiving common maintenance expense payment and key-card expense

3.1.4. Pursuing on insurance claim to reimburse damage on common property and common area in the Village such as damage of the entrance barrier 2 times.

3.1.5. Organizing committee meeting and preparation the minutes of meeting

3.1.6. Organizing general meeting for village members on yearly basis

3.1.7. Coordinate with Authority Agency such as Sub-district Administration in repairing the public road in front of the Village entrance.

3.1.8. Procurement of street light, and co-ordinate with contractor to change the street light

3.1.9. Co-ordinate with contractor to fixed the leakage underground water pipe due to the root of the tree hit the underground water pipe totally 3 areas.

3.1.10. Procurement of road mirror and speed sign limit in order to replaced the damaged one.

3.1.11. Purchasing an office chair to replace the old one. Previously the committee members had donated 1 office chair but it can only used for a while, so a new chair has been replace for the safety of the staff when working.

3.1.12. Co-ordinate with TOP CCTV to inspect the barrier due to the card reader is not working. After inspection it was found that the reader and supply were damaged according to its lifetime.

3.1.13. Procurement of motor and gears for the air pump system to replace the old ones that are damaged according to it lifetime in order to improve the water condition and prevent spoilage

3.1.14. Replacement of the exchange card to emphasize outsiders in limiting the vehicle speed.

3.1.15. Acquiring company and contractors to inspect the CCTV system of the village due to the control screen does not display the image from the CCTV camera.

#### 3.2. Legal matters

3.2.1. Registration of new appoint committee and change the new chairperson with Land Office, Hua-hin district, Prachuap Khiri Khan regarding to the resolution of the 2020 annual general meeting.

3.2.2. Sending the list of outstanding members with default payments for issuance Lawyer's Notice. The Notice letter been sent to 7 houses, included with house number 357/1, 357/3, 357/71, 357/45, 357/46, 357/48, 357/94

3.2.3. Proceeding with legal action at the court of first instance regarding to the member unpaid of common fee, totally 4 houses including the house number 357/45, 357/46, 357/48, 357/94

3.2.4. Proceeding with legal execution against 2 house owner unpaid the common fee re regarding to the judgement of the court of first instance, included with house number 357/45 and 357/46



3.2.5. Proceeding with notification of priority to the Land Office in case of the members unpaid the common fee to the Juristic person with more than 6 months, consisted of totally 4 houses which is 357/45, 357/46, 357/3, 357/71

### 3.3. Management on budget and finance

3.3.1. Pursuing of overdue payment on common maintenance expense enforced under the provisions of Emerald Green Juristic Village prescribing collection made every 6 months on January and July each year. Details of common expense and collection status of 2017 - 2021 (Collected period of January-June) as follows:

Year	Invoice amount	Amount paid	Percentage paid	Overdue amount	Percentage paid
2016	2,679,120.00	2,580,953.34	96.34	98,166.66	3.66
2017	2,679,120.00	2,618,021.09	97.72	61,098.91	2.28
2018	2,679,120.00	2,636,920.00	98.42	42,200.00	1.58
2019	2,679,120.00	2,647,920.00	98.84	31,200.00	1.16
2020	2,679,120.00	2,650,420.00	98.93	28,700.00	1.07
2021	2,679,120.00	2,634,520.00	98.34	44,600.00	1.66

### 3.4. QPM engineering and technician performance

3.4.1. Inspect of water treatment system, CCTV cameras, fire extinguishers and various systems within the housing estate to be in a ready-to-use condition for the safety of all members and residents.

3.4.2. Repair and replaced of damaged pool tiles.

3.4.3. Maintenance and cleaning of exercise equipment.

3.4.4. Replace the street light and ambient lighting of the clubhouse

3.4.5. Replace CCTV mini-screen to replace the old, damaged or unusable to maintain the standard of safety.

3.4.6. Fixed the broken entrance floor in front of clubhouse in order to prevent of any danger

3.4.7. Replaced the damaged card reader and supply of the barrier system in front of the village, to ensure that the member and resident can enter and exit the village normally

3.4.8. Replaced the damaged barrier on the entrance side of the housing estate due to the taxi driver hited the barrier when entering the village.

3.4.9. Painting the external wall of clubhouse

3.4.10. Painting the interior wall of the fitness room and install of the foam sheet in the fitness room

3.4.11. Fixing the electric wire at the clubhouse

3.4.12. Coordinate the contractor to replace the damaged door at the women toilet

3.4.13. Coordinate the provincial electric authority to change of the auto control of the street light soi 4 and 5

3.4.14. Coordinate the contractor to fix the entrance road

3.4.15. Changing of the metal box of the electric system at the shower room and toilet

3.4.16. Paint the fire hydrant

3.4.17. Repair and replace the tile on the bridge, entrance side



### 3.5. Contractor management

#### 3.5.1. Security service contract

Contractor : Khaotao Pro Co. Ltd.

Security provided : 2 persons (Dayshift 07.00 – 19.00 1 guard / Nightshift 19.00 – 17.00 1 guard

Contract period: 19 October 2020 – 18 October 2021

**Assignment:** Guarding service for the security and safety of life and property of residents, controlling over visitor access, supervising over the discipline order of fitness, swimming-pool and around clubhouse and around the village.

#### 3.5.2. Housekeeping service

Number of workers 1 person, Mrs. Ornwiya Panrod

Working Day Monday, Wednesday and Friday from 08.00 – 12.00 hours

Contract period: 1 January 2021 – 31 December 2021

**Assignment:** General cleaning of common areas such as fitness area, Juristic person office, and common corridors around clubhouse as well as cleaning of shower room and toilet, and other work as assigned.

#### 3.5.3. Gardening service

3.5.3.1. Number of workers 1 person, Mr. Kimsun Lewviset

Working Day Monday - Friday from 08.00 – 17.00 hours / Saturday 08.00 – 12.00 hours

Contract period: 1 January 2021 – 31 December 2021

**Assignment:** Take care of the garden in common areas such as watering the plants. Cultivate the soil and apply fertilizers, spray plants, get rid of weeds. Including to maintain cleanliness and sweep the streets in the housing estate

3.5.3.2. Contractor: Sittichai Soysuwan, Number of worker: around 5-10 persons

Providing service: Once a month

Contract period: 1 January 2021 – 31 December 2021

**Assignment:** Performing tree trimming, grass trimming and improving the landscape in the central garden in the village Including mowing, weeding In front of the village with

#### 3.5.4. Swimming Pool Service contract

Contractor: Mr. Surasak Juntaboon

Providing service: Twice a week (Monday and Thursday from 9.30-10.30 hours)

Contract period: 01 January 2021 – 31 December 2021

**Assignment:** Supervising on the swimming-pool condition by picking up of fallen leaves, polishing of poolside area, controlling of the Ph and Cl parameter within appropriate scale.

#### 3.5.5. AXA Insurance Company

Contract period: 01 May 2020 – 01 May 2021

#### 3.5.6. T&A Pest control

Contract period: 05 August 2020 – 04 August 2021

Providing service: Once a month







## **FINANCIAL REPORT    EMERALD GREEN JURISTIC VILLAGE**

**FOR THE PERIOD FOR THE YEAR ENDED ON DECEMBER 31, 2020**

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### **EXCEL AUDIT CO., LTD.**

162/6 Soi 112 Ramkhamhaeng Rd., Sapanung, Sapanung, Bangkok 10240

**Tel 02729-4336   02373-2971   FAX 02373-7752**



## AUDIT REPORT OF CERTIFIED PUBLIC ACCOUNTANT

To THE CO-OWNERS OF VILLAGE , EMERALD GREEN JURISTIC VILLAGE JURISTIC PERSON

### *Opinions*

We have audited the financial statements of VILLAGE , EMERALD GREEN JURISTIC VILLAGE JURISTIC PERSON which comprise the statement of financial position as at December 31,2020, and the statement of income and expenses for the year ending on the same date, including the notes to the financial statements on key accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of VILLAGE , EMERALD GREEN JURISTIC VILLAGE JURISTIC PERSON as at December 31, 2020, and its financial performance for the year then ended in accordance with Thai Financial Reporting Standards.

### *Criteria for the expression of opinions*

We have audited according to the required auditing standards. My accountability has been stated in the auditor's accountability to the financial statement audit in my report. I have independence of the Juristic person according to the Accounting Professions Ethics requirements stipulated by Federation of Accounting Professions regarding the financial statement audit. And, I have observed other ethical accountabilities which comply with these requirements. I believe that the audit evidence that I obtained is adequate and appropriate as the criteria for the expression of my opinions.

### *Accountability of the management to the financial statements*

The management is accountable for the preparation and presentation of these financial statements that is accurate according to the financial reporting standards for the non-publicly accountable entities, and is responsible for the internal control that the management considers necessary in order to ensure the financial statements do not show any information against the key facts whether such information occurs from corruption or errors.

In the preparation of the financial statements, the management is responsible for the assessment of the Juristic person's ability to continue its operations, disclosure of continuing operations (as appropriate) and the use of accounting criteria for continuing operations, unless the management intends to close down, or halt its operations, or unable to continue its operations.



### *Accountability of the auditor to the financial statement audit*

The purpose of my audit is to logically ensure that the overall financial statements do not show any information against the key facts or not whether such information occurs from corruption or errors, and to present the report of the auditor which includes my opinions. Reasonable confidence is essentially high confidence but does not a guarantee that the audit practice according to the relevant accounting standards will always be able to find information that is against the key facts. Information against the key facts may occur from corruption or errors and is regarded as materialistic when it can be reasonably predicted that each item or all items together against the key facts may influence the economic decisions made by users of these financial statements from using these financial statements.

In my audit according to the accounting standards, I have used some discretion, observation and doubts of the accounting profession throughout the audit. My practice also includes:

- Identify and assess the risks involved in expressing information that is against the key facts in the financial statements whether it occurs from corruption or errors, design and observe following auditing methods in response to those risks, and obtain auditing evidence that is adequate and appropriate to be used as criteria for the expression of my opinions. A risk of not finding any information that is against the key facts due to corruption will be higher than that of errors since corruption may involve collusion, evidence forgery, intended omission to show information, expression of information that is against the key facts, or internal control intervention.
- Try to understand the internal control systems that are relevant to the audit so that an audit method that is appropriate with the facing situation may be designed, but not for the purpose of expressing opinions to the effectiveness of the business' internal control.
- Assess the appropriateness of the accounting policies employed by the management and the reasonableness of accounting estimates and disclosure of related information that is also prepared by the management.
- Summarize the appropriateness of the use of accounting criteria for continuing operations of the management. And from the audit evidence, it can be concluded that materialistic uncertainty related to circumstances or situations that may lead to significant doubts to the ability of the Juristic person to operate continuously. I have reached a conclusion that there is materialistic uncertainty, I have to state it in my report of the auditor regarding relevant disclosure in the financial statements, or if such disclosure is inadequate, my opinions will be changed.

My conclusion depends on the accounting evidence obtained up to the date of my report of the auditor s. However, future events or situations may cause the Juristic person have to terminate continuing operations.





- Evaluate the presentation, structure and contents of the overall financial statements, as well as disclosure that the financial statements show items and situations in the form that makes the presentation of information appropriately accurate.

We communicated with the management regarding, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Dome Dus*

( Mr.Dome Dusadeekongmongkol )

Certified Public Accountant No.5251

EXCEL AUDIT CO., LTD.

162/6 Soi 112 Ramkhumheang Rd.

Kwaeng Sapanshoung Khat Sapanshoung Bangkok

March 11, 2021



## EMERALD GREEN JURISTIC VILLAGE

## STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2020

CURRENT ASSETS	ASSETS	Note	Unit : Baht	
			2020	2019
Cash and cash equivalents		3	1,895,294.74	1,397,598.65
Temporary investments		4	1,530,136.30	1,508,960.20
Account receivable consumption		5	373,165.57	343,556.29
Other current assets		6	30,937.57	17,478.33
Total current assets			3,829,534.18	3,267,593.47
NON - CURRENT ASSETS				
Property, plant and equipment-net		7	271,373.04	247,221.73
Total non - current assets			271,373.04	247,221.73
TOTAL ASSETS			4,100,907.22	3,514,815.20

Note to Financial Statement is deemed as part of these statements



## EMERALD GREEN JURISTIC VILLAGE

## STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2020

LIABILITIES AND PART OF THE CO-OWNERS		Unit : Baht	
CURRENT LIABILITIES	Note	2020	2019
Outstanding cheques		20,663.92	66,496.87
Other current liabilities	8	266,382.40	349,318.51
Total current liabilities		287,046.32	415,815.38
Total liabilities		287,046.32	415,815.38
<b>PART OF THE CO-OWNERS</b>			
Sinking fund - Consumption insurance		631,351.00	631,351.00
Retained Higher (Lower) income than Expense		3,182,509.90	2,467,648.82
Total part of the co-owners		3,813,860.90	3,098,999.82
<b>TOTAL LIABILITIES AND PART OF THE CO-OWNERS</b>		<b>4,100,907.22</b>	<b>3,514,815.20</b>

Note to Financial Statement is deemed as part of these statements



**EMERALD GREEN JURISTIC VILLAGE**  
**STATEMENT OF INCOME AND EXPENSE**  
**FOR THE YEAR ENDED ON DECEMBER 31, 2020**

REVENUES	Note	Unit : Baht	
		2020	2019
Income consumption		2,679,120.00	2,679,120.00
Other incomes	9	45,412.26	30,413.78
Total revenues		2,724,532.26	2,709,533.78
<b>EXPENSES</b>			
Administrative and management		1,389,986.56	1,363,867.93
Consumption group		188,801.10	148,816.87
Operation group		78,222.16	93,702.06
Maintenance & Development group		294,772.27	634,457.67
Miscellaneous		43,303.00	6,000.00
Non-cash expense group		14,586.09	8,792.11
Total expenses		2,009,671.18	2,255,636.64
<b>Higher (lower) income than expense</b>		714,861.08	453,897.14
<b>saving at the beginning of the period</b>	10	2,467,648.82	2,013,751.68
<b>expense the end of the period</b>		3,182,509.90	2,467,648.82

Note to Financial Statement is deemed as part of these statements





## EMERALD GREEN JURISTIC VILLAGE

## NOTE TO FINANCIAL STATEMENTS

## FOR THE YEAR ENDED ON DECEMBER 31, 2020

## 1. General Information

Emerald green Juristic Village on March 22, 2017. The License No is 1/2017. The office is located No ,357 Moo .13 Thap Tai, Hua Hin, Prachuap Khiri Khan

## 2. Basis for presentation of Financial Statement

## 2.1 Recording of revenue and expense

The Juristic Person records its revenue and expense based on right basis

## 2.2 Deduction of depreciation

Juristic person computed depreciation using a straight line method in accordance with service life of asset as following :

Office equipment	5 years
Common assets	5 years
Tools and Equipment	5 years

## 3. Cash and cash equivalents

Consist of	Unit : Baht	
	2020	2019
Petty cash	10,000.00	5,000.00
Cash on hand	6,476.05	6,476.05
Saving account-Siam commercial bank	1,878,818.69	1,386,122.60
Total cash and cash equivalents	1,895,294.74	1,397,598.65

## 4. Temporary investments

Consist of	Unit : Baht	
	2020	2019
Deposit siam commercial bank - Fixed 6 months A/C	1,036.33	1,029.10
Deposit siam commercial bank - Fixed 12 months A/C	1,529,099.97	1,507,931.10
Total Temporary investments	1,530,136.30	1,508,960.20



## EMERALD GREEN JURISTIC VILLAGE

## NOTE TO FINANCIAL STATEMENTS

## FOR THE YEAR ENDED ON DECEMBER 31, 2020

5. Account receivable consumption	Unit : Baht	
	2020	2019
Consist of		
Account receivable consumption	353,665.57	325,056.29
Tracking fees	17,500.00	18,500.00
Other receivables	2,000.00	-
Total account receivable consumption	373,165.57	343,556.29
6. Other current assets	Unit : Baht	
	2020	2019
Consist of		
Accrued interest receivable	2,761.20	7,396.32
Deferred insurance premiums	5,050.15	4,231.83
Other prepaid expenses	3,496.22	3,496.18
Advances	10,000.00	2,354.00
Deposit paid	9,630.00	-
Total other current assets	30,937.57	17,478.33



## EMERALD GREEN JURISTIC VILLAGE

## NOTE TO FINANCIAL STATEMENTS

## FOR THE YEAR ENDED ON DECEMBER 31, 2020

## 7. Property, plant and equipment - net

Property, plant and equipment consist of:				Unit : Baht
	As at December 31,2019	in year Increase      Decrease		As at December 31,2020
Assets				
Office equipment	26,760.00	1,690.00	-	28,450.00
Common assets	233,644.75	39,947.40	2,900.00	270,692.15
Tools and Equipment	1,890.00	-	-	1,890.00
Total	262,294.75	41,637.40	2,900.00	301,032.15
Accumulated depreciation				
Office equipment	2,574.91	1,416.20	-	3,991.11
Common assets	12,261.34	13,075.44	-	25,336.78
Tools and Equipment	236.77	94.45	-	331.22
Total	15,073.02	14,586.09	-	29,659.11
Property, plant and equipment - net	247,221.73			271,373.04
Depreciation for the year.				14,586.09

## 8. Other current liabilities

consists of	Unit : Baht	
	2020	2019
Accrued expenses	18,829.81	30,268.13
Consumption received in advance	136,027.41	168,078.76
Fitout Deposit	15,000.00	5,000.00
Funds from the bill	96,525.18	145,971.62
Total other current liabilities	266,382.40	349,318.51



## EMERALD GREEN JURISTIC VILLAGE

## NOTE TO FINANCIAL STATEMENTS

## FOR THE YEAR ENDED ON DECEMBER 31, 2020

9. Other revenues	Unit : Baht	
	2020	2019
consists of		
Interest revenue	22,919.45	23,707.18
Keycard revenues	1,200.00	1,700.00
Receipt of debt collection fees	1,000.00	4,000.00
Other revenues	20,292.81	1,006.60
Total other revenues	45,412.26	30,413.78

## 10. Higher income (Lower) than expense saving at the beginning of the period

	Unit : Baht	
	2020	2019
consists of		
At the beginning of the period before adjust	2,467,648.82	2,039,699.10
<u>Less</u> Revenue last year recorded high.	-	(25,947.42)
At the beginning of the period after adjust	2,467,648.82	2,013,751.68





## EMERALD GREEN JURISTIC VILLAGE

## DETAIL ADMINISTRATIVE

## FOR THE YEAR ENDED ON DECEMBER 31, 2020

	Unit : Baht	
	2020	2019
<b>Administrative and management</b>		
Administrative and management expense	642,000.00	642,000.00
Service security guard	441,404.96	436,560.00
Security guards service expense	18,000.00	18,000.00
Cleaning service expense	61,384.68	61,855.68
Gardening Service	122,769.36	116,494.85
Termite pest control service fees	5,884.96	2,388.82
Building insurance premiums	14,542.60	8,568.58
Swimming pool service expense	72,000.00	66,000.00
Audit fee	12,000.00	12,000.00
Total administrative & Management group	1,389,986.56	1,363,867.93
<b>Consumption group</b>		
Water fee	52,797.35	28,646.59
Electricity fee	125,435.45	110,113.18
Telephone fee	10,568.30	10,057.10
Total consumption group	188,801.10	148,816.87



EMERALD GREEN



## EMERALD GREEN JURISTIC VILLAGE

## DETAIL ADMINISTRATIVE

## FOR THE YEAR ENDED ON DECEMBER 31, 2020

Operation group	Unit : Baht	
	2020	2019
Stationery and office supplies	10,219.00	4,510.00
Document / sticker form fees	1,453.00	488.00
Postage	11,405.00	8,764.00
Copied document expenses	831.00	1,358.00
Key card fee	1,337.50	900.00
Meeting expenses	26,436.40	17,598.00
Transportation	6,300.60	4,125.00
Bank charges	9,470.00	6,960.00
Other charges	625.00	1,030.00
Water drinking	1,530.00	1,130.00
Miscellaneous expenses	8,614.66	46,839.06
Total operation group	78,222.16	93,702.06



## EMERALD GREEN JURISTIC VILLAGE

## DETAIL ADMINISTRATIVE

## FOR THE YEAR ENDED ON DECEMBER 31, 2020

Maintenance & Development group	Unit : Baht	
	2020	2019
Repair & Maintenance - Common assets	17,134.00	8,624.00
Repair & Maintenance - Common area	48,816.60	137,627.50
Repair & Maintenance - Electricity system	30,682.22	23,887.00
Repair & Maintenance - Water system	3,074.50	16,578.01
Repair & Maintenance - telephone system	520.00	-
Repair & Maintenance - Swimming pool system	405.00	37,951.20
Repair & Maintenance - Treatment pond sanitation system	4,390.00	236,299.00
Repair & Maintenance - Air system	500.00	-
Repair & Maintenance - Closed circuit system	8,730.00	-
Repair & Maintenance - Key card access system	980.00	132.00
Garden expenses	84,124.60	107,881.00
Cleaning Area / Month	55,200.00	55,200.00
Garbage bags expenses	1,286.00	999.00
Cleaning supply expenses	2,485.00	2,031.00
Central toilet expenses	1,365.00	317.00
Tool & Supplies	32,985.25	4,945.96
Other repair & Maintenance	2,094.10	1,985.00
<b>Total maintenance &amp; Development group</b>	<b>294,772.27</b>	<b>634,457.67</b>



## EMERALD GREEN JURISTIC VILLAGE

## DETAIL ADMINISTRATIVE

## FOR THE YEAR ENDED ON DECEMBER 31, 2020

Miscellaneous	Unit : Baht	
	2020	2019
Litigation costs	31,910.00	6,000.00
The cost of event	6,138.00	-
The cost of prevention of COVID-19	5,255.00	-
Total Miscellaneous	43,303.00	6,000.00
<b>Non-cash expenses</b>		
Depreciation - Office equipment	1,416.20	1,337.75
Depreciation - Common assets	13,075.44	7,359.91
Depreciation - Tools and Equipment	94.45	94.45
Total non-cash expenses	14,586.09	8,792.11
Total detail administration	2,009,671.18	2,255,636.64







## FINANCIAL REPORT      EMERALD GREEN JURISTIC VILLAGE

FOR THE PERIOD FOR THE YEAR ENDED ON DECEMBER 31, 2021

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### EXCEL AUDIT CO., LTD.

162/6 Soi 112 Ramkhamhaeng Rd., Sapanung, Sapanung, Bangkok 10240

Tel 02729-4336 02373-2971 FAX 02373-7752

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## AUDIT REPORT OF CERTIFIED PUBLIC ACCOUNTANT

To THE CO-OWNERS OF VILLAGE , EMERALD GREEN JURISTIC VILLAGE JURISTIC PERSON

### *Opinions*

We have audited the financial statements of VILLAGE , EMERALD GREEN JURISTIC VILLAGE JURISTIC PERSON which comprise the statement of financial position as at December 31,2021, and the statement of income and expenses for the year ending on the same date, including the notes to the financial statements on key accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of VILLAGE , EMERALD GREEN JURISTIC VILLAGE JURISTIC PERSON as at December 31, 2021, and its financial performance for the year then ended in accordance with Thai Financial Reporting Standards.

### *Criteria for the expression of opinions*

We have audited according to the required auditing standards. My accountability has been stated in the auditor's accountability to the financial statement audit in my report. I have independence of the Juristic person according to the Accounting Professions Ethics requirements stipulated by Federation of Accounting Professions regarding the financial statement audit. And, I have observed other ethical accountabilities which comply with these requirements. I believe that the audit evidence that I obtained is adequate and appropriate as the criteria for the expression of my opinions.

### *Accountability of the management to the financial statements*

The management is accountable for the preparation and presentation of these financial statements that is accurate according to the financial reporting standards for the non-publicly accountable entities, and is responsible for the internal control that the management considers necessary in order to ensure the financial statements do not show any information against the key facts whether such information occurs from corruption or errors.

In the preparation of the financial statements, the management is responsible for the assessment of the Juristic person's ability to continue its operations, disclosure of continuing operations (as appropriate) and the use of accounting criteria for continuing operations, unless the management intends to close down, or halt its operations, or unable to continue its operations.

### *Accountability of the auditor to the financial statement audit*

The purpose of my audit is to logically ensure that the overall financial statements do not show any information against the key facts or not whether such information occurs from corruption or errors, and to present the report of the auditor which includes my opinions. Reasonable confidence is essentially high confidence but does not a guarantee that the audit practice according to the relevant accounting standards will always be able to find information that is against the key facts. Information against the key facts may occur from corruption or errors and is regarded as materialistic when it can be reasonably predicted that each item or all items together against the key facts may influence the economic decisions made by users of these financial statements from using these financial statements.

In my audit according to the accounting standards, I have used some discretion, observation and doubts of the accounting profession throughout the audit. My practice also includes:

- Identify and assess the risks involved in expressing information that is against the key facts in the financial statements whether it occurs from corruption or errors, design and observe following auditing methods in response to those risks, and obtain auditing evidence that is adequate and appropriate to be used as criteria for the expression of my opinions. A risk of not finding any information that is against the key facts due to corruption will be higher than that of errors since corruption may involve collusion, evidence forgery, intended omission to show information, expression of information that is against the key facts, or internal control intervention.
- Try to understand the internal control systems that are relevant to the audit so that an audit method that is appropriate with the facing situation may be designed, but not for the purpose of expressing opinions to the effectiveness of the business' internal control.
- Assess the appropriateness of the accounting policies employed by the management and the reasonableness of accounting estimates and disclosure of related information that is also prepared by the management.
- Summarize the appropriateness of the use of accounting criteria for continuing operations of the management. And from the audit evidence, it can be concluded that materialistic uncertainty related to circumstances or situations that may lead to significant doubts to the ability of the Juristic person to operate continuously. I have reached a conclusion that there is materialistic uncertainty, I have to state it in my report of the auditor regarding relevant disclosure in the financial statements, or if such disclosure is inadequate, my opinions will be changed.

My conclusion depends on the accounting evidence obtained up to the date of my report of the auditor s. However, future events or situations may cause the Juristic person have to terminate continuing operations.

- Evaluate the presentation, structure and contents of the overall financial statements, as well as





We communicated with the management regarding, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Dome Duss*

( Mr.Dome Dusadeekongmongkol )

Certified Public Accountant No.5251

EXCEL AUDIT CO., LTD.

162/6 Soi 112 Ramkhumheang Rd.

Kwaeng Sapanshoung Khat Sapanshoung Bangkok

March 31, 2021



## EMERALD GREEN JURISTIC VILLAGE

## STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2021

		ASSETS		Unit : Baht	
			Note	2021	2020
<b>CURRENT ASSETS</b>					
Cash and cash equivalents		3	2,504,713.60	1,895,294.74	
Temporary investments		4	1,537,786.47	1,530,136.30	
Account receivable consumption		5	448,525.57	373,165.57	
Other current assets		6	10,700.05	30,937.57	
Total current assets			4,501,725.69	3,829,534.18	
<b>NON - CURRENT ASSETS</b>					
Property, plant and equipment-net		7	295,342.15	271,373.04	
Total non - current assets			295,342.15	271,373.04	
<b>TOTAL ASSETS</b>			<b>4,797,067.84</b>	<b>4,100,907.22</b>	

Note to Financial Statement is deemed as part of these statements



## EMERALD GREEN JURISTIC VILLAGE

## STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2021

LIABILITIES AND PART OF THE CO-OWNERS		Unit : Baht	
CURRENT LIABILITIES	Note	2021	2020
Outstanding cheques		20,343.92	20,663.92
Other current liabilities	8	264,203.02	266,382.40
Total current liabilities		284,546.94	287,046.32
Total liabilities		284,546.94	287,046.32
<b>PART OF THE CO-OWNERS</b>			
Sinking fund - Consumption insurance		631,351.00	631,351.00
Retained Higher (Lower) income than Expense		3,881,169.90	3,182,509.90
Total part of the co-owners		4,512,520.90	3,813,860.90
<b>TOTAL LIABILITIES AND PART OF THE CO-OWNERS</b>		<b>4,797,067.84</b>	<b>4,100,907.22</b>

Note to Financial Statement is deemed as part of these statements



**EMERALD GREEN JURISTIC VILLAGE**  
**STATEMENT OF INCOME AND EXPENSE**  
**FOR THE YEAR ENDED ON DECEMBER 31, 2021**

REVENUES	Note	Unit : Baht	
		2021	2020
Income consumption		2,679,120.00	2,679,120.00
Other incomes	9	27,718.80	45,412.26
<b>Total revenues</b>		<b>2,706,838.80</b>	<b>2,724,532.26</b>
<b>EXPENSES</b>			
Administrative and management		1,382,218.34	1,389,986.56
Consumption group		134,209.07	188,801.10
Operation group		56,160.50	78,222.16
Maintenance & Development group		353,475.00	294,772.27
Miscellaneous		39,579.00	43,303.00
Non-cash expense group		42,536.89	14,586.09
<b>Total expenses</b>		<b>2,008,178.80</b>	<b>2,009,671.18</b>
<b>Higher (lower) income than expense</b>		<b>698,660.00</b>	<b>714,861.08</b>
<b>saving at the beginning of the period</b>		<b>3,182,509.90</b>	<b>2,467,648.82</b>
<b>expense the end of the period</b>		<b>3,881,169.90</b>	<b>3,182,509.90</b>

Note to Financial Statement is deemed as part of these statements





## EMERALD GREEN JURISTIC VILLAGE

## NOTE TO FINANCIAL STATEMENTS

## FOR THE YEAR ENDED ON DECEMBER 31, 2021

**1. General Information**

Emerald green Juristic Village on March 22, 2017. The License No is 1/2017. The office is located No ,357 Moo .13 Thap Tai, Hua Hin, Prachuap Khiri Khan

**2. Basis for presentation of Financial Statement****2.1 Recording of revenue and expense**

The Juristic Person records its revenue and expense based on right basis

**2.2 Deduction of depreciation**

Juristic person computed depreciation using a straight line method in accordance with service life of asset as following :

Office equipment	5 years
Common assets	5 years
Tools and Equipment	5 years

**3. Cash and cash equivalents**

Consist of	Unit : Baht	
	2021	2020
Petty cash	10,000.00	10,000.00
Cash on hand	7,716.05	6,476.05
Saving account-Siam commercial bank	2,456,697.55	1,878,818.69
Current account-Siam commercial bank	30,300.00	-
<b>Total cash and cash equivalents</b>	<b>2,504,713.60</b>	<b>1,895,294.74</b>

**4. Temporary investments**

Consist of	Unit : Baht	
	2021	2020
Deposit siam commercial bank - Fixed 6 months A/C	1,041.00	1,036.33
Deposit siam commercial bank - Fixed 12 months A/C	1,536,745.47	1,529,099.97
<b>Total Temporary investments</b>	<b>1,537,786.47</b>	<b>1,530,136.30</b>



## EMERALD GREEN JURISTIC VILLAGE

## NOTE TO FINANCIAL STATEMENTS

## FOR THE YEAR ENDED ON DECEMBER 31, 2021

5. Account receivable consumption	Unit : Baht	
	2021	2020
Consist of		
Account receivable consumption	426,025.57	353,665.57
Tracking fees	22,500.00	17,500.00
Other receivables	-	2,000.00
Total account receivable consumption	448,525.57	373,165.57

6. Other current assets	Unit : Baht	
	2021	2020
Consist of		
Accrued interest receivable	2,153.70	2,761.20
Deferred insurance premiums	5,050.15	5,050.15
Other prepaid expenses	3,496.20	3,496.22
Advances	-	10,000.00
Deposit paid	-	9,630.00
Total other current assets	10,700.05	30,937.57



## EMERALD GREEN JURISTIC VILLAGE

## NOTE TO FINANCIAL STATEMENTS

## FOR THE YEAR ENDED ON DECEMBER 31, 2021

## 7. Property, plant and equipment - net

Property, plant and equipment consist of:

Unit : Baht

Assets	As at	in year		As at
	December 31,2020	Increase	Decrease	December 31,2021
Office equipment	28,450.00	3,990.00	-	32,440.00
Common assets	270,692.15	62,516.00	-	333,208.15
Tools and Equipment	1,890.00	-	-	1,890.00
Total	301,032.15	66,506.00	-	367,538.15
Accumulated depreciation				
Office equipment	3,991.11	3,978.94	-	7,970.05
Common assets	25,336.78	38,320.66	-	63,657.44
Tools and Equipment	331.22	237.29	-	568.51
Total	29,659.11	42,536.89	-	72,196.00
Property, plant and equipment - net	271,373.04			295,342.15
Depreciation for the year.				42,536.89

## 8. Other current liabilities

Unit : Baht

consists of	2021	2020
Accrued expenses	12,000.00	18,829.81
Consumption received in advance	36,360.00	136,027.41
Fitout Deposit	10,000.00	15,000.00
Funds from the bill	195,034.18	96,525.18
Accrued electricity bill	8,988.77	-
Accrued water bill	1,081.77	-
Accrued telephone bill	738.30	-
Total other current liabilities	264,203.02	266,382.40



## EMERALD GREEN JURISTIC VILLAGE

## NOTE TO FINANCIAL STATEMENTS

## FOR THE YEAR ENDED ON DECEMBER 31, 2021

9. Other revenues	Unit : Baht	
	2021	2020
consists of		
Interest revenue	13,296.47	22,919.45
Keycard revenues	1,350.00	1,200.00
Receipt of debt collection fees	6,000.00	1,000.00
Income from compensation for damage	5,000.00	-
Other revenues	2,072.33	20,292.81
<b>Total other revenues</b>	<b>27,718.80</b>	<b>45,412.26</b>





## EMERALD GREEN JURISTIC VILLAGE

## DETAIL ADMINISTRATIVE

## FOR THE YEAR ENDED ON DECEMBER 31, 2021

	Unit : Baht	
	2021	2020
<b>Administrative and management</b>		
Administrative and management expense	642,000.00	642,000.00
Service security guard	436,560.00	441,404.96
Security guards service expense	18,000.00	18,000.00
Cleaning service expense	61,855.68	61,384.68
Gardening Service	118,556.72	122,769.36
Termite pest control service fees	5,885.02	5,884.96
Building insurance premiums	15,360.92	14,542.60
Swimming pool service expense	72,000.00	72,000.00
Audit fee	12,000.00	12,000.00
Total administrative & Management group	1,382,218.34	1,389,986.56
<b>Consumption group</b>		
Water fee	14,850.80	52,797.35
Electricity fee	108,336.03	125,435.45
Telephone fee	11,022.24	10,568.30
Total consumption group	134,209.07	188,801.10



## EMERALD GREEN JURISTIC VILLAGE

## DETAIL ADMINISTRATIVE

## FOR THE YEAR ENDED ON DECEMBER 31, 2021

Operation group	Unit : Baht	
	2021	2020
Stationery and office supplies	9,297.00	10,219.00
Document / sticker form fees	1,083.00	1,453.00
Postage	6,762.00	11,405.00
Copied document expenses	575.00	831.00
Key card fee	750.00	1,337.50
Meeting expenses	6,062.00	26,436.40
Transportation	6,363.00	6,300.60
Bank charges	6,520.00	9,470.00
Other charges	290.00	625.00
Water drinking	70.00	1,530.00
Miscellaneous expenses	18,388.50	8,614.66
<b>Total operation group</b>	<b>56,160.50</b>	<b>78,222.16</b>



## EMERALD GREEN JURISTIC VILLAGE

## DETAIL ADMINISTRATIVE

## FOR THE YEAR ENDED ON DECEMBER 31, 2021

Maintenance & Development group	Unit : Baht	
	2021	2020
Repair & Maintenance - Common assets	25,428.00	17,134.00
Repair & Maintenance - Common area	87,987.00	48,816.60
Repair & Maintenance - Electricity system	37,112.00	30,682.22
Repair & Maintenance - Water system	5,936.50	3,074.50
Repair & Maintenance - telephone system	-	520.00
Repair & Maintenance - Swimming pool system	905.00	405.00
Repair & Maintenance - Treatment pond sanitation system	-	4,390.00
Repair & Maintenance - Air system	-	500.00
Repair & Maintenance - Closed circuit system	13,590.00	8,730.00
Repair & Maintenance - Building access system	17,546.00	980.00
Garden expenses	93,581.00	84,124.60
Cleaning Area / Month	55,200.00	55,200.00
Garbage bags expenses	1,740.00	1,286.00
Cleaning supply expenses	1,975.00	2,485.00
Central toilet expenses	4,922.00	1,365.00
Tool & Supplies	4,959.50	32,985.25
Other repair & Maintenance	2,593.00	2,094.10
<b>Total maintenance &amp; Development group</b>	<b>353,475.00</b>	<b>294,772.27</b>



## EMERALD GREEN JURISTIC VILLAGE

## DETAIL ADMINISTRATIVE

## FOR THE YEAR ENDED ON DECEMBER 31, 2021

	Unit : Baht	
	2021	2020
<b>Miscellaneous</b>		
Litigation costs	37,000.00	31,910.00
The cost of event	-	6,138.00
The cost of prevention of COVID-19	2,579.00	5,255.00
<b>Total Miscellaneous</b>	<b>39,579.00</b>	<b>43,303.00</b>
<b>Non-cash expenses</b>		
Depreciation - Office equipment	3,978.94	1,416.20
Depreciation - Common assets	38,320.66	13,075.44
Depreciation - Tools and Equipment	237.29	94.45
<b>Total non-cash expenses</b>	<b>42,536.89</b>	<b>14,586.09</b>
<b>Total detail administration</b>	<b>2,008,178.80</b>	<b>2,009,671.18</b>







**The auditor's compares of The Emerald House Owners  
For The Period From January 01,2022 - End December 31,2022**

<p><b>No.</b></p>	<p><b>Company / Address/Phone number</b></p>	<p><b>Exel Audit Co., Ltd.</b> Tel. 0-2728-4335 - 8, 0-2373-7817 Fax. 02-373-7752</p>	<p><b>PN Audit Co.,LTD</b> Tel. 086-577-4577,086-3100-494 Fax. 0-2915-5086</p>	<p><b>RAJHAVAT ACCOUNTING CO.,LTD</b> Tel. 02-377-0260, 081-842-8031 Fax. 02-734-6743</p>
<p><b>1</b></p>	<p><b>Name / License No.</b></p>	<p>Mr.Doms Duchasadeikongmongkol Auditor number 5251 (Auditor of the year 2019-2020)</p>	<p>Ma.Yoawaluk Chuaynoo Auditor number 8855</p>	<p>Mrs.Nongnuj Rajavat Auditor number 1749</p>
<p><b>3</b></p>	<p><b>Fees (Baht)</b></p>	<p>@ 12,000.00 Baht</p>	<p>@ 12,000.00 Baht</p>	<p>@ 13,000.00 Baht</p>
<p><b>4</b></p>	<p><b>Audit' s objective</b></p>	<p>- Standard audit inspection or audit special Inspection case of necessity 1. debtor,debt and other assets 2. Balance of liability details 3. Revenues - Expenses 4. Confirm bank - Audit 4-10 Day - Prints the audit inspection minutes to 4 copies (Thai language,English language)</p>	<p>- Standard audit inspection or audit special inspection case of necessity - If find a fault that is important will be sent the letter exclude the audit m - Confirm bank and Account receivable - Time of the audit for 3 - 5 days - Prints the audit inspection minutes to 4 copies (Thai language) - Prints the audit inspection minutes to 4 copies (English language)</p>	<p>- Standard audit inspection or audit special Inspection case of necessity 1. debtor,debt and other assets 2. Balance of liability details 3. Revenues - Expenses 4. Confirm bank - Audit 7-15 Day - Prints the audit inspection minutes to 4 copies (Thai language,English language)</p>
<p><b>5</b></p>	<p><b>Example AUDIT</b></p>	<p>- The Seed Phanyothin Juristic Person - Juristic Person for Housing Development La Vallee Light Hua Hin - The Trust Condo Hua Hin Juristic Person</p>	<p>- View Talay Jomtien Condominium (1998) Juristic Person - Thana Arcadia Juristic Person - The Room Sukhumvit 64 - Juristic Person</p>	<p>- THE UNIQUE AT LADPRAO 10 - NEO TWO - PLUM CONDO LAEMCHABANG 1</p>
<p><b>6</b></p>	<p><b>Remark</b></p>	<p>- Not to attend the meeting country - If increase any change in the accounting program during the period we will additional 2000 baht for auditing fee charge.</p>	<p>- Join the meeting 10,000 baht</p>	<p>- Not to attend the meeting country</p>



**Agenda 6 Consider amendment of By-laws Section 6 Article 28 regarding to Duty and Right of Village Members**

Original Regulations	Amendment
<p style="text-align: center;"><b><u>Section 6</u></b></p> <p style="text-align: center;"><b><u>Duty and Right of Village Members</u></b></p> <p>Article 28 Late payment occur if the Member is in arrears of payment for more than 30 days of the payment date.</p> <p>(1) After 30 days, an email-reminder will be sent.</p> <p>(2) After another 30 days, a demand note will be sent by email and registered letter.</p> <p>(3) After 3 months a second demand note will be sent by email and registered letter. All electronic key cards, registered on the default plot, will be deactivated.</p> <p>(4) Post receipts for the registered letters will prove the sending of the demand notes. In the event of late payment specified under Article 26, such Members shall be liable for default. In addition to this default interests, the referred Member shall also be responsible for pursuance expenses at the rates of 1st pursuance 500 Baht, 2nd pursuance 1,000.- Baht, 3rd pursuance 2,000.- Baht. The Committee shall prescribe next pursuance expenses at its discretion.</p>	<p style="text-align: center;"><b><u>Section 6</u></b></p> <p style="text-align: center;"><b><u>Duty and Right of Village Members</u></b></p> <p>Article 28 Late payment occur if the Member is in arrears of payment for more than 30 days of the payment date.</p> <p>(1) After 30 days, an email-reminder will be sent.</p> <p>(2) After another 30 days, a demand note will be sent by email and registered letter.</p> <p>(3) After 3 months a second demand note will be sent by email and registered letter. All electronic key cards, registered on the default plot, will be deactivated.</p> <p>(4) Post receipts for the registered letters will prove the sending of the demand notes. In the event of late payment specified under Article 26, such Members shall be liable for default interests at the highest rate permitted by Thai Laws which will be announced in the General Meeting. In addition to this default interests, the referred Member shall also be responsible for pursuance expenses at the rates of 1st pursuance 500 Baht, 2nd pursuance 1,000.- Baht, 3rd pursuance 2,000.- Baht. The Committee shall prescribe next pursuance expenses at its discretion. <b>And in the event of taking a lawsuit for debt settlement, the homeowner must pay the cost of litigation amount of 25,000 baht per case.</b></p> <p style="text-align: center;"><b>In the event that the homeowner comes to pay late the juristic person will have to cut off the penalties and other outstanding before the current expense. In the case of payment under section 6, any fees shall be incurred by the members to be responsible for that fee.</b></p>

**Agenda 7 Consider and Approval**

**7.1. Remove the pool fountain and installing permanent concrete steps**

As the members have suggested to the juristic person in building a pool ladder and adding handrails to the stairs for use in the swimming pool as it provides greater safety and ease of access to the pool than current pool ladders, which are less fragile and strong than concrete ladders. The member also suggested to demolition of the fountain plinth located in the middle of the swimming pool which is of no use and children may climb and cause danger. In this regard, the juristic person would like to propose to the meeting to consider the improvement of the swimming pool in the village as follows:

- Create an easier access to the swimming pool for especially children and elderly by making concrete steps with the handrail for entering and exiting the pool at the shallow part of the pool.
- Remove the pool fountain located at the middle of the swimming pool

The management has attached an example of a concrete pool ladder and handrails for consideration below:

**Pool Fountain**



**Examples for Swimming pool hand railing and permanent cement step**



Note: The permanent cement step width about 3.5 meters and deep 1.5 meters including around 4-5 steps





**7.2. Consider of returning the ownership of the outer wall**

Due to the resolution of the 2017 annual general meeting on 29 April 2017 the meeting resolved that the fence surrounding the village is categorized as common property with a 2,873 ownership ratio of attended members and the attend member also resolved that the expense for repair and maintenance of this common property will be responsible by the village juristic person with 2,072 ownership ratio of attending members.

From the problem of the village fence that has the inclination and cracked due to soil subsidence in many places, in this regard, the Juristic Person had coordinated with the contractor to proceed with the concrete piles 2-3 meters into the ground and anchor the piles to the beams of the fence wall but it's still unable to hold the wall and prevent of further inclination. In addition, regards to the environment of many houses which also not conducive to providing a concrete pile as there was a trees and other structure along the wall. The juristic person therefore would like to discuss the matter with all members again to consider of returning the ownership of the outer walls.



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## Agenda 8 Approval of the action plan and annual budget

### 8.1. Approval of the action plan and annual budget for year 2021

Emerald Green Housing Estate Juristic Person รายการ / DETAILS	ACCRUAL 2020		Budget 2021	
	January - December		Per / month	Per / year
	Month	Year	จัดเก็บอัตรา 20 บ./ตารางวา.	
<b>รายรับ /REVENUES (พื้นที่จัดเก็บค่าส่วนกลาง 11,163 ตารางวา)</b>				
ค่าใช้จ่ายส่วนกลาง / Common expenses fee	฿ 223,260.00	฿ 2,679,120.00	฿ 223,260.00	฿ 2,679,120.00
<b>รวม /TOTAL</b>	<b>฿ 223,260.00</b>	<b>฿ 2,679,120.00</b>	<b>฿ 223,260.00</b>	<b>฿ 2,679,120.00</b>
<b>รายจ่าย /EXPENSE</b>				
<b>1. หมวดบริหารและจัดการ /BUILDING SERVICE CONTRACTS</b>				
1.1 ค่าบริหารการจัดการ /MANAGEMENT FEES	฿ 53,500.00	฿ 642,000.00	฿ 53,500.00	฿ 642,000.00
1.2 ค่าบริการรักษาความปลอดภัย /SECURITY EXPENSES	฿ 36,783.75	฿ 441,404.96	฿ 36,380.00	฿ 436,560.00
1.3 ค่าจ้างพนักงานสวน / SALARY OF GARDENER	฿ 10,230.78	฿ 122,769.36	฿ 9,879.73	฿ 118,556.72
1.4 ค่าจ้างแม่บ้าน / SALARY OF HOUSEKEEPING	฿ 5,115.39	฿ 61,384.68	฿ 5,154.64	฿ 61,855.68
1.5 ค่าจ้างบริษัทดูแลสระว่ายน้ำ / SWIMMING POOL	฿ 6,000.00	฿ 72,000.00	฿ 6,000.00	฿ 72,000.00
1.6 ค่าประกันภัยส่วนกลาง/BUILDING INSURANCE AND SWIMMINGPOOL INSURANCE	฿ 1,211.88	฿ 14,542.60	฿ 1,291.67	฿ 15,500.00
1.7 ค่าตรวจสอบบัญชี /AUDITOR FEE	฿ 1,000.00	฿ 12,000.00	฿ 1,000.00	฿ 12,000.00
1.8 ค่าบริการรักษาความปลอดภัย (พิเศษ) SECURITY EXPENSE	฿ 1,500.00	฿ 18,000.00	฿ 1,500.00	฿ 18,000.00
1.9 ค่าบัตรคีย์การ์ด /KEY CARD	฿ 111.46	฿ 1,337.50	฿ 100.00	฿ 1,200.00
1.10 ค่าบริการกำจัดปลวกแมลง /PEST CONTROL	฿ 490.41	฿ 5,884.96	฿ 490.42	฿ 5,885.00
<b>รวม /TOTAL</b>	<b>฿ 115,943.67</b>	<b>฿ 1,391,324.06</b>	<b>฿ 115,296.45</b>	<b>฿ 1,383,557.40</b>
<b>2. หมวดค่าสาธารณูปโภค /UTILITIET</b>	฿ 115,943.67			
2.1 ค่าน้ำประปา / WATER SUPPLY	฿ 4,399.78	฿ 52,797.35	฿ 1,250.00	฿ 15,000.00
2.2 ค่าไฟฟ้าในตึก และ ค่าไฟฟ้าส่วนกลาง/ELECTRIC ROAD LIGHTS/ELECTRIC CLUBHOUSE + SWIMMING POOL	฿ 10,452.95	฿ 125,435.45	฿ 9,041.67	฿ 108,500.00
2.3 ค่าจัดเก็บขยะมูลฝอย / GARBAGE COLLECTION	฿ 4,600.00	฿ 55,200.00	฿ 4,600.00	฿ 55,200.00
2.4 ค่าโทรศัพท์,อินเทอร์เน็ต /TELEPHONE,INTERNET	฿ 880.69	฿ 10,568.30	฿ 925.00	฿ 11,100.00
<b>รวม /TOTAL</b>	<b>฿ 20,333.43</b>	<b>฿ 244,001.10</b>	<b>฿ 15,816.67</b>	<b>฿ 189,800.00</b>
<b>3. หมวดดำเนินการ /OPERATING EXPENSES</b>				
3.1 ค่าเครื่องเขียนและอุปกรณ์สำนักงาน /STATIONERY & OFFICE MATERIAL	฿ 851.58	฿ 10,219.00	฿ 791.67	฿ 9,500.00
3.2 ค่าไปรษณีย์ /POSTAL& STAMPS	฿ 950.42	฿ 11,405.00	฿ 566.67	฿ 6,800.00
3.3 ค่าพิมพ์แบบฟอร์มใบแจ้งหนี้,ใบเสร็จรับเงิน/ สติกเกอร์ /PRINTING FORM	฿ 121.08	฿ 1,453.00	฿ 91.67	฿ 1,100.00
3.4 ค่าถ่ายเอกสาร / Copy	฿ 69.25	฿ 831.00	฿ 50.00	฿ 600.00
3.5 ค่าธรรมเนียมธนาคาร/ BANK FEES	฿ 789.17	฿ 9,470.00	฿ 583.33	฿ 7,000.00
3.6 ค่าพาหนะ /TRANSPORT TRAVELLING	฿ 525.05	฿ 6,300.60	฿ 541.67	฿ 6,500.00
3.7 ค่าธรรมเนียมและอากร / FEES & DUTIES	฿ 52.08	฿ 625.00	฿ 25.00	฿ 300.00
3.8 เบ็ดเตล็ด /MISCELLANEOUS	฿ 845.39	฿ 10,144.66	฿ 1,541.67	฿ 18,500.00
<b>รวม /TOTAL</b>	<b>฿ 4,204.02</b>	<b>฿ 50,448.26</b>	<b>฿ 4,191.67</b>	<b>฿ 50,300.00</b>



Emerald Green Housing Estate Juristic Person รายการ / DETAILS	ACCRUAL 2020		Budget 2021	
	January - December		Per / month	Per / year
	Month	Year	จัดเก็บอัตรา 20 บ./ตารางวา.	
<b>รายจ่าย /EXPENSE</b>				
<b>4. หมวดซ่อมแซมและพัฒนาปรับปรุง /REPAIR &amp; MAINTERNANCE</b>				
4.1 ค่าซ่อมแซมและบำรุง - ทรัพย์สินส่วนกลาง /COMMON PROPERTY MAINTENANCE	฿ 1,427.83	฿ 17,134.00	฿ 2,166.67	฿ 26,000.00
4.2 ค่าซ่อมแซมและบำรุง - พื้นที่ส่วนกลาง /COMMON AREA MAINTENANCE	฿ 4,068.05	฿ 48,816.60	฿ 7,333.33	฿ 88,000.00
4.3 ค่าซ่อมแซมและบำรุง - ระบบไฟฟ้า/ELECTRIC MAINTENANCE SYSTEM	฿ 2,556.85	฿ 30,682.22	฿ 3,100.00	฿ 37,200.00
4.4 ค่าซ่อมแซมและบำรุง - ระบบน้ำประปา /WATER MAINTENANCE SYSTEM	฿ 256.21	฿ 3,074.50	฿ 500.00	฿ 6,000.00
4.5 ค่าซ่อมแซมและบำรุง - ระบบโทรศัพท์/ TELEPHONE SYSTEM	฿ 43.33	฿ 520.00	฿ 41.67	฿ 500.00
4.6 ค่าซ่อมแซมและบำรุง - ระบบสระว่ายน้ำ / SWIMMING POOL MAINTENANCE SYSTEM	฿ 33.75	฿ 405.00	฿ 83.33	฿ 1,000.00
4.7 ค่าซ่อมแซมและบำรุง - ระบบผ่านเข้าออกคีย์การ์ด/ KEY CARD SYSTEM	฿ 81.67	฿ 980.00	฿ 1,500.00	฿ 18,000.00
4.8 ค่าซ่อมแซมและบำรุง - ระบบบำบัดน้ำเสีย / TREATMENT POND SANITATION SYSTEM	฿ 365.83	฿ 4,390.00	฿ 41.67	฿ 500.00
4.9 ค่าซ่อมแซมและบำรุง - ระบบปรับอากาศ / AIR CONDITIONING	฿ 41.67	฿ 500.00	฿ 41.67	฿ 500.00
4.10 ค่าซ่อมแซมและบำรุง -ระบบวงจรปิด- ระบบสัญญาณทีวี /CCTV SYSTEM /MAINTENANCE	฿ 727.50	฿ 8,730.00	฿ 1,166.67	฿ 14,000.00
4.11 ค่าใช้จ่ายห้องน้ำส่วนกลาง / COSTS SHARED BATHROOM	฿ 113.75	฿ 1,365.00	฿ 416.67	฿ 5,000.00
4.12 ค่าวัสดุอุปกรณ์และสารเคมี และวัสดุสิ้นเปลือง - สำหรับงานแม่บ้าน/HOUSEKEEPER MAINTENANCE SYSTEM / CLEANING	฿ 207.08	฿ 2,485.00	฿ 166.67	฿ 2,000.00
4.13 ค่าใช้จ่ายในงานสวน/ GARDENING EXPENSE	฿ 7,010.38	฿ 84,124.60	฿ 7,833.33	฿ 94,000.00
4.14 ถุงขยะ / GARBARGE BAGS	฿ 107.17	฿ 1,286.00	฿ 150.00	฿ 1,800.00
4.15 ค่าเครื่องมือย่อย วัสดุงานช่าง และอุปกรณ์ช่าง/TOOL, MATERIALS AND EQUIPMENT	฿ 2,748.77	฿ 32,985.25	฿ 416.67	฿ 5,000.00
4.16 เม็ดเคล็ดซ่อมแซม /MISC. REPAIRS & MAINTENANCE	฿ 174.51	฿ 2,094.10	฿ 216.67	฿ 2,600.00
<b>รวม /TOTAL</b>	<b>฿ 19,964.36</b>	<b>฿ 239,572.27</b>	<b>฿ 25,175.00</b>	<b>฿ 302,100.00</b>
<b>5. หมวดพิเศษ /SPECIAL CATEGORY</b>				
5.1 ค่าใช้จ่ายในการประชุมใหญ่/ MEETING EXPENSE	฿ 2,203.03	฿ 26,436.40	฿ 541.67	฿ 6,500.00
5.2 ค่าใช้จ่ายในกาจัดกิจกรรม/ ACTIVITY EXPENSE	฿ 511.50	฿ 6,138.00	฿ 41.67	฿ 500.00
5.3 ค่าใช้จ่ายป้องกันโรคโควิด-19 / PREVENT PF COVID 19 EXPENSE	฿ 437.92	฿ 5,255.00	฿ 216.67	฿ 2,600.00
5.4 ค่าใช้จ่ายในการดำเนินคดี / LITIGATION COST	฿ 2,659.17	฿ 31,910.00	฿ 3,083.33	฿ 37,000.00
<b>รวม /TOTAL</b>	<b>฿ 5,811.62</b>	<b>฿ 69,739.40</b>	<b>฿ 3,883.33</b>	<b>฿ 46,600.00</b>
<b>รวมรายจ่ายทุกหมวด /TOTAL EXPENSES</b>	<b>฿ 166,257.09</b>	<b>฿ 1,995,085.09</b>	<b>฿ 164,363.12</b>	<b>฿ 1,972,357.40</b>
<b>รายรับสูง (ต่ำ) กว่ารายจ่าย /BALANCE SURPLUS (DEFICIT)</b>	<b>฿ 57,002.91</b>	<b>฿ 684,034.91</b>	<b>฿ 58,896.88</b>	<b>฿ 706,762.60</b>

พื้นที่รวม 11,163 ตารางวา Total Unit Area 11,163 SQ.WAH (44.652 M<sup>2</sup>)

เฉลี่ยรายรับ ต.ร.ว. ต่อเดือน (เฉพาะค่าใช้จ่ายส่วนกลาง) / Income per SQ.WAH (4M <sup>2</sup> ). PER MONTH	฿ 20.00	฿ 20.00
เฉลี่ยรายจ่าย ต.ร.ว. ต่อเดือน / EXPENSE PER SQ.WAH (4M <sup>2</sup> ). PER MONTH BEFORE DEP.	฿ 14.89	฿ 14.72
เฉลี่ยรายรับสูง (ต่ำ) กว่ารายจ่าย ต่อ ต.ร.ว ต่อเดือน /The AVG income is high (low) over expenditure per sq.wah per	฿ 5.11	฿ 5.28



## 8.2. Approval of the action plan and annual budget for year 2022

Emerald Green Housing Estate Juristic Person		ACCRUAL 2021		Budget 2022	
		January - December		Per / month	Per / year
รายการ / DETAILS		Month	Year	จัดเก็บอัตรา 20 บ./ตารางวา.	
<b>รายรับ /REVENUES (พื้นที่จัดเก็บค่าส่วนกลาง 11,163 ตารางวา)</b>					
ค่าใช้จ่ายส่วนกลาง / Common expenses fee		฿ 223,260.00	฿ 2,679,120.00	฿ 223,260.00	฿ 2,679,120.00
<b>รวม /TOTAL</b>		<b>฿ 223,260.00</b>	<b>฿ 2,679,120.00</b>	<b>฿ 223,260.00</b>	<b>฿ 2,679,120.00</b>
<b>รายจ่าย /EXPENSE</b>					
<b>1. หมวดบริหารและจัดการ /BUILDING SERVICE CONTRACTS</b>					
1.1 ค่าบริหารการจัดการ /MANAGEMENT FEES		฿ 53,500.00	฿ 642,000.00	฿ 53,500.00	฿ 642,000.00
1.2 ค่าบริการรักษาความปลอดภัย /SECURITY EXPENSES		฿ 36,380.00	฿ 436,560.00	฿ 36,375.00	฿ 436,500.00
1.3 ค่าจ้างพนักงานสวน / SALARY OF GARDENER		฿ 9,879.73	฿ 118,556.72	฿ 10,000.00	฿ 120,000.00
1.4 ค่าจ้างแม่บ้าน / SALARY OF HOUSEKEEPING		฿ 5,154.64	฿ 61,855.68	฿ 5,166.67	฿ 62,000.00
1.5 ค่าจ้างบริษัทดูแลสระว่ายน้ำ / SWIMMING POOL		฿ 6,000.00	฿ 72,000.00	฿ 6,500.00	฿ 78,000.00
1.6 ค่าประกันภัยส่วนกลาง/BUILDING INSURANCE AND SWIMMINGPOOL INSURANCE		฿ 1,280.08	฿ 15,360.92	฿ 1,280.08	฿ 15,360.92
1.7 ค่าตรวจสอบบัญชี /AUDITOR FEE		฿ 1,000.00	฿ 12,000.00	฿ 1,000.00	฿ 12,000.00
1.8 ค่าบริการรักษาความปลอดภัย (พิเศษ) SECURITY EXPENSE		฿ 1,500.00	฿ 18,000.00	฿ 1,500.00	฿ 18,000.00
1.9 ค่าบริการกำจัดปลวกแมลง /PEST CONTROL		฿ 490.42	฿ 5,885.02	฿ 500.00	฿ 6,000.00
<b>รวม /TOTAL</b>		<b>฿ 115,184.86</b>	<b>฿ 1,382,218.34</b>	<b>฿ 115,821.74</b>	<b>฿ 1,389,860.92</b>
<b>2. หมวดค่าสาธารณูปโภค /UTILITET</b>					
2.1 ค่าน้ำประปา / WATER SUPPLY		฿ 1,237.57	฿ 14,850.80	฿ 1,250.00	฿ 15,000.00
2.2 ค่าไฟฟ้าในคิ และ ค่าไฟฟ้าส่วนกลาง/ELECTRIC ROAD LIGHTS/ELECTRIC CLUBHOUSE + SWIMMING POOL		฿ 9,028.00	฿ 108,336.03	฿ 9,166.67	฿ 110,000.00
2.3 ค่าจัดเก็บขยะมูลฝอย / GARBAGE COLLECTION		฿ 4,600.00	฿ 55,200.00	฿ 4,600.00	฿ 55,200.00
2.4 ค่าโทรศัพท์,อินเทอร์เน็ต /TELEPHONE,INTERNET		฿ 918.52	฿ 11,022.24	฿ 958.33	฿ 11,500.00
<b>รวม /TOTAL</b>		<b>฿ 15,784.09</b>	<b>฿ 189,409.07</b>	<b>฿ 15,975.00</b>	<b>฿ 191,700.00</b>
<b>3. หมวดค่าניהการ /OPERATING EXPENSES</b>					
3.1 ค่าเครื่องเขียนและอุปกรณ์สำนักงาน /STATIONERY & OFFICE MATERIAL		฿ 774.75	฿ 9,297.00	฿ 833.33	฿ 10,000.00
3.2 ค่าไปรษณีย์ /POSTAL& STAMPS		฿ 563.50	฿ 6,762.00	฿ 566.67	฿ 6,800.00
3.3 ค่าพิมพ์แบบฟอร์มใบแจ้งหนี้,ใบเสร็จรับเงิน สติกเกอร์ /PRINTING FORM		฿ 90.25	฿ 1,083.00	฿ 100.00	฿ 1,200.00
3.4 ค่าถ่ายเอกสาร / Copy		฿ 47.92	฿ 575.00	฿ 50.00	฿ 600.00
3.5 ค่าบัตรคีย์การ์ด /KEY CARD		฿ 62.50	฿ 750.00	฿ 66.67	฿ 800.00
3.6 ค่าธรรมเนียมธนาคาร/ BANK FEES		฿ 543.33	฿ 6,520.00	฿ 550.00	฿ 6,600.00
3.7 ค่าพาหนะ /TRANSPORT TRAVELLING		฿ 530.25	฿ 6,363.00	฿ 583.33	฿ 7,000.00
3.8 ค่าธรรมเนียมและอากร / FEES & DUTIES		฿ 24.17	฿ 290.00	฿ 25.00	฿ 300.00
3.9 เบ็ดเตล็ด /MISCELLANEOUS		฿ 1,538.21	฿ 18,458.50	฿ 1,666.67	฿ 20,000.00
<b>รวม /TOTAL</b>		<b>฿ 4,174.88</b>	<b>฿ 50,098.50</b>	<b>฿ 4,441.67</b>	<b>฿ 53,300.00</b>
<b>4. หมวดซ่อมแซมและพัฒนาปรับปรุง /REPAIR &amp; MAINTERNANCE</b>					
4.1 ค่าซ่อมแซมและบำรุง - ทรัพย์สินส่วนกลาง /COMMON PROPERTY MAINTENANCE		฿ 2,119.00	฿ 25,428.00	฿ 2,916.67	฿ 35,000.00
4.2 ค่าซ่อมแซมและบำรุง - พื้นที่ส่วนกลาง /COMMON AREA MAINTENANCE		฿ 7,332.25	฿ 87,987.00	฿ 2,083.33	฿ 25,000.00
4.3 ค่าซ่อมแซมและบำรุง - ระบบไฟฟ้า/ELECTRIC MAINTENANCE SYSTEM		฿ 3,092.67	฿ 37,112.00	฿ 3,166.67	฿ 38,000.00
4.4 ค่าซ่อมแซมและบำรุง - ระบบน้ำประปา /WATER MAINTENANCE SYSTEM		฿ 494.71	฿ 5,936.50	฿ 166.67	฿ 2,000.00
4.5 ค่าซ่อมแซมและบำรุง - ระบบสระว่ายน้ำ / SWIMMING POOL MAINTENANCE SYSTEM		฿ 75.42	฿ 905.00	฿ 3,333.33	฿ 40,000.00



Emerald Green Housing Estate Juristic Person

รายการ / DETAILS	ACCRUAL 2021		Budget 2022	
	January - December		Per / month	Per / year
	Month	Year	จัดเก็บอัตรา 20 บ./ตารางวา.	
<b>รายจ่าย /EXPENSE</b>				
<b>4. หมวดซ่อมแซมและพัฒนาปรับปรุง /REPAIR &amp; MAINTERNANCE</b>				
4.6 ค่าซ่อมแซมและบำรุง - ระบบผ่านเข้าออกคีย์การ์ด/ KEY CARD SYSTEM	฿ 1,462.17	฿ 17,546.00	฿ 416.67	฿ 5,000.00
4.7 ค่าซ่อมแซมและบำรุง -ระบบวงจรปิด- ระบบสัญญาณทีวี /CCTV SYSTEM /MAINTENANCE	฿ 1,132.50	฿ 13,590.00	฿ 500.00	฿ 6,000.00
4.8 ค่าใช้จ่ายห้องน้ำส่วนกลาง / COSTS SHARED BATHROOM	฿ 410.17	฿ 4,922.00	฿ 250.00	฿ 3,000.00
4.9 ค่าวัสดุอุปกรณ์และสารเคมี และวัสดุสิ้นเปลือง - สำหรับงานแม่บ้าน/HOUSEKEEPER MAINTENANCE SYSTEM / CLEANING	฿ 164.58	฿ 1,975.00	฿ 166.67	฿ 2,000.00
4.10 ค่าใช้จ่ายในงานสวน/ GARDENING EXPENSE	฿ 7,798.42	฿ 93,581.00	฿ 7,916.67	฿ 95,000.00
4.11 ถุงขยะ / GARBARGE BAGS	฿ 145.00	฿ 1,740.00	฿ 150.00	฿ 1,800.00
4.12 ค่าเครื่องมือย่อย วัสดุงานช่าง และอุปกรณ์ช่าง/TOOL, MATERIALS AND EQUIPMENT	฿ 413.29	฿ 4,959.50	฿ 416.67	฿ 5,000.00
4.13 เบ็ดเตล็ดซ่อมแซม /MISC. REPAIRS & MAINTENANCE	฿ 216.08	฿ 2,593.00	฿ 250.00	฿ 3,000.00
<b>รวม /TOTAL</b>	<b>฿ 24,856.25</b>	<b>฿ 298,275.00</b>	<b>฿ 21,733.33</b>	<b>฿ 260,800.00</b>
<b>5. หมวดพิเศษ /SPECIAL CATEGORY</b>				
5.1 ค่าใช้จ่ายในการประชุมใหญ่ / MEETING EXPENSE	฿ 505.17	฿ 6,062.00	฿ 1,666.67	฿ 20,000.00
5.3 ค่าใช้จ่ายป้องกันโรคโควิด-19 / PREVENT PF COVID 19 EXPENSE	฿ 214.92	฿ 2,579.00	฿ 208.33	฿ 2,500.00
5.4 ค่าใช้จ่ายในการดำเนินคดี / LITIGATION COST	฿ 3,083.33	฿ 37,000.00	฿ 2,500.00	฿ 30,000.00
<b>รวม /TOTAL</b>	<b>฿ 3,803.42</b>	<b>฿ 45,641.00</b>	<b>฿ 4,375.00</b>	<b>฿ 52,500.00</b>
<b>6. งบประมาณปรับปรุง Budget Development.</b>				
6.1 ติดตั้งรางน้ำฝนบริเวณหลังคาคลับเฮ้าส์ / Install rain gutter around the roof of clubhouse	฿ -	฿ -	฿ 3,750.00	฿ 45,000.00
6.2 ซ่อมแซมยาแนวสระว่ายน้ำ / Re-grounding the swimming pool	฿ -	฿ -	฿ 9,583.33	฿ 115,000.00
6.3 รื้อแท่นน้ำพุและสร้างบันไดสระว่ายน้ำ / Remove pool fountain and installing cement step	฿ -	฿ -	฿ 7,500.00	฿ 90,000.00
6.4 เปลี่ยนฝาท่อระบายน้ำที่ชำรุด / Replacing of Drainage lids (about 30 pieces)	฿ -	฿ -	฿ 8,250.00	฿ 99,000.00
6.5 ซ่อมแซมกันซึมคานาฟ้าที่ชำรุด / Roof repair	฿ -	฿ -	฿ 7,500.00	฿ 90,000.00
6.6 พิจารณานถมดินบริเวณแนวกำแพงฝั่งทิศตะวันตกของหมู่บ้าน / Landfill along the western wall	฿ -	฿ -	฿ 10,833.33	฿ 130,000.00
6.7 ปรับปรุงสวนบริเวณรอบบ่อน้ำหน้าหมู่บ้าน / Circular flower and shrub Park on the lawn in front of the office	฿ -	฿ -	฿ 4,166.67	฿ 50,000.00
<b>รวม /TOTAL</b>	<b>฿ -</b>	<b>฿ -</b>	<b>฿ 51,583.33</b>	<b>฿ 619,000.00</b>
<b>รวมรายจ่ายทุกหมวด /TOTAL EXPENSES</b>	<b>฿ 163,803.49</b>	<b>฿ 1,965,641.91</b>	<b>฿ 213,930.08</b>	<b>฿ 2,567,160.92</b>
<b>รายรับสูง (ต่ำ) กว่ารายจ่าย /BALANCE SURPLUS (DEFICIT)</b>	<b>฿ 59,456.51</b>	<b>฿ 713,478.09</b>	<b>฿ 9,329.92</b>	<b>฿ 111,959.08</b>

พื้นที่รวม 11,163 ตารางวา Total Unit Area 11,163 SQ.WAH (44,652 M<sup>2</sup>)

เฉลี่ยรายรับ ต.ร.ว. ต่อเดือน (เฉพาะค่าใช้จ่ายส่วนกลาง) / Income per SQ.WAH (4M <sup>2</sup> ). PER MONTH	฿ 20.00	฿ 20.00
เฉลี่ยรายจ่าย ต.ร.ว. ต่อเดือน / EXPENSE PER SQ.WAH (4M <sup>2</sup> ). PER MONTH BEFORE DEP.	฿ 14.67	฿ 19.16
เฉลี่ยรายรับสูง (ต่ำ) กว่ารายจ่าย ต่อ ต.ร.ว ต่อเดือน /The AVG income is high (low) over expenditure per sq.wah per	฿ 5.33	฿ 0.84





## **Agenda 9 Election of new Directors to replace the retired directors**

The Emerald Green Juristic Person would like to elect a new Director to replace the retired Directors. In the interest of our Emerald Green Housing Estate community the JP board encourages as many Members as possible to nominate to be a Director and we will present the new director on the meeting.

The By-Law of Emerald Green Housing Estate Juristic Person requires in:

### **Chapter 4 Directors and Board of Directors Meeting**

Article 7 The Housing Estate Juristic Person has a Board of Directors as the party to supervise, oversee, and provide guideline and policies on the management of the Juristic Person pursuant to the law, the By-Laws of the Juristic Person, and resolutions of the Members' general meetings. The Board of Directors is the representative of the Housing Estate Juristic Person in business affairs dealing with external entities.

Article 8 The Board of Directors shall be comprised of 5-7 (five to seven) persons, including 1 (one) Chairperson and 4-6 (four-six) other Directors, by the selection and resolution of the Member's general meetings. Terms of the Board of Directors shall begin as of the date on which the Directors are selected by the General Meeting of Members. The Board of Directors shall select their Chairperson and inform the Registrar when elected.

Article 9 The following persons have rights to be selected as a Director, or as the Chairperson;

- 1) Members, or their spouse, or the Member's parent, or persons with their names in the "House Registration" of the house of the member in the housing estate.
- 2) The legal representative, guardian or the curator in case the Member is an incapacitated person, or a person under disability.
- 3) The authorized director or a representative of the juristic person, in case where a juristic person is the Member.
- 4) Long-term lessees of at least 30 years. (In the event the lessee is elected to be a director, the Lessor shall forfeit his/her rights in becoming a director, or the chairperson of the same land plot. Furthermore, the Lessee shall submit a written letter by the Lessor agreeing to forfeit such rights.)
- 5) Directors and Chairpersons have to be resident on the Housing Estate for a minimum of 240 days per year. Exceptions to this have to be agreed by a resolution at a Board Meeting.

Article 10 The Directors shall hold office for a 2-year term, from the date of election. An outgoing Director may be re-appointed by the resolution of the Members' general meeting. If the registrations of new director at the Land department and the Bank, holding accounts of the Housing Estate, have not yet been made, the outgoing director shall further perform the functions of the directors, including financial approvals where applicable, until the registration of the new director is made. An outgoing Director will hand over her/his duties to other Board Members or her/his successor in order, especially when the outgoing Director was appointed as owner of an action or subject in one of the previous board meetings

Article 11 In addition to vacating the office at the expiration of the term under section 10, directors must vacate their office the per one, or more of the following conditions.



