



Toprak Panorama

Invitation of Annual General Meeting of Toprak Panorama
Saturday, June 28th, 2025, 14.00 o'clock, social area - cinema room

AGENDA

The annual general meeting will start at **14.00** o'clock. If the necessary number of voters, including the attorneys, is less than 51% = 49 participants, the meeting will immediately be closed. The second meeting will be held on 5th of July also at 14:00, the presence of a majority of members including attorneys is not needed for the second meeting date.

For some agenda items we have a time limit for the meeting to run smoothly. If there is no time limit we suppose the item is a formality.

1. Opening; counting votes present.
2. Selection of the Meeting Chairman, Meeting Secretary and Vote Counter(if necessary).
3. Presenting and voting Management Activity Report.
4. New Budget for 2025-26 financial period (July2025-June26), Payment schedule of the maintenance fees.
5. Election of the Board Committee and Auditor, and their reserve members.
6. Wishes and suggestions, motions, proposals.
7. Date for the AGM 2026.
8. Closing.

YEARLY INCOME & EXPENSE REPORT

Start Year 2024

Start Month 7

Toprak Panorama

Opening Balance 117,426

	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Total
Total Income	284,185	279,685	299,545	373,293	337,884	384,287	288,625	322,992	285,622	289,941	252,046	306,258	3,704,362
Total Expenses	311,547	311,547	311,547	342,649	300,015	384,416	283,695	178,181	311,805	352,252	274,410	341,218	3,703,283
Balance	-27,362	-31,862	-12,003	30,644	37,869	-129	4,930	144,811	-26,183	-62,311	-22,364	-34,960	1,079
End Balance	90,063	58,201	46,198	76,842	114,711	114,582	119,512	264,323	238,140	175,829	153,465	118,505	118,504,86
	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Total
INCOME													
Maintenance Fees	279,685	279,685	299,545	345,293	337,884	384,287	162,738	206,875	252,622	262,441	241,487	294,308	3,346,850
Extra Fees	-	-	-	-	-	-	109,800	71,300	33,000	27,500	10,559	11,950	264,109
Insurance Claims Payments	4,500	-	-	-	-	-	16,086	44,817	-	-	-	-	65,403
Other Incomes	-	-	-	28,000	-	-	-	-	-	-	-	-	28,000
Total Income	284,185	279,685	299,545	373,293	337,884	384,287	288,625	322,992	285,622	289,941	252,046	306,258	3,704,362
	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Total
EXPENSES													
Staff Salary	65,791	65,791	65,791	58,000	58,000	117,200	66,314	22,105	110,524	-	66,314	66,314	762,143
Staff Social Insurance	18,803	18,803	18,803	22,653	-	-	-	-	13	-	-	-	79,073
Chartered Accountant Fee	250	250	250	750	750	-	1,500	-	-	-	-	-	3,750
Official Expenses	2,702	2,702	2,702	21,804	35	116	745	106	90	2,531	38	12,992	46,565
Communal Electric Payments	51,644	51,644	51,644	52,755	38,415	28,745	36,825	39,343	61,899	38,559	71,980	100,650	624,102
Communal Water Payments	30,734	30,734	30,734	49,192	51,173	21,096	3,000	3,937	1,409	-	2,116	30,904	255,031
Pool Chemicals	15,333	15,333	15,333	-	15,000	-	35,000	-	-	-	32,780	10,000	138,780
Pool Maintenance	6,209	6,209	6,209	-	-	-	-	-	-	76,140	5,000	-	99,766
Elevator Control	5,040	5,040	5,040	-	-	-	-	-	20,000	-	-	-	35,120
Elevator Repairs	29,920	29,920	29,920	-	15,000	18,250	40,000	30,000	-	15,000	-	-	208,010
Elevator TSE Inspection	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator Safety Label Cost	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning Expenses	2,522	2,522	2,522	585	5,705	-	-	-	2,398	-	477	-	16,729
Garden Expenses	4,940	4,940	4,940	2,007	2,401	5,334	90	4,320	10,459	502	1,335	-	41,268
Building Maintenance & Repairs	43,082	43,082	43,082	93,508	79,000	151,726	62,850	21,000	45,707	72,670	53,000	94,988	803,696
Generator Fuel	17,627	17,627	17,627	29,031	-	28,508	-	-	19,914	-	-	-	130,334
Generator Maintenance	-	-	-	-	-	-	-	-	-	-	-	8,000	8,000
Communal Area Insurance	-	-	-	-	21,808	-	20,000	40,000	21,808	20,000	-	-	123,615
New Fixtures	733	733	733	-	-	70	-	-	215	110,850	24,000	-	137,335
Management Company Fee	15,000	15,000	15,000	12,000	12,000	12,000	16,000	16,000	16,000	16,000	16,000	16,000	177,000
Other Expenses	854	854	854	-	-	-	-	-	-	-	-	-	2,561
Communal Internet Fee	364	364	364	364	728	1,370	1,370	1,370	1,370	-	1,370	1,370	10,404
Total Expenses	311,547	311,547	311,547	342,649	300,015	384,416	283,695	178,181	311,805	352,252	274,410	341,218	3,703,283

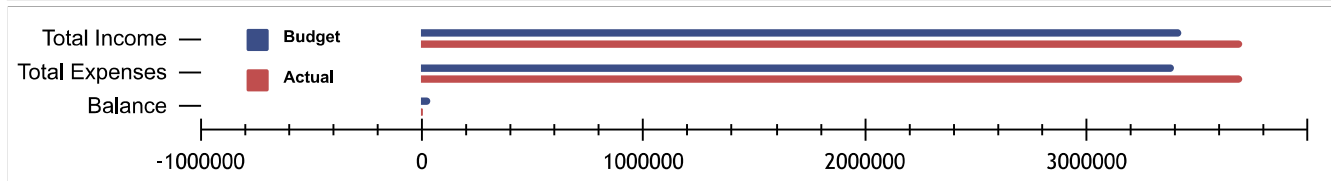
Budget vs Actual Report

Toprak Panorama

Financial Period Begins: **01/07/24**
FP Duration (month): **12**

Report From: **01/07/24**
Report End: **30/06/25**

	Budget	Actual	Difference
Total Income	3,430,689.00	3,704,361.78	273,672.78
Total Expenses	3,392,860.00	3,703,282.56	(310,422.56)
Balance	37,829.00	1,079.22	(36,749.78)



INCOME	Budget		Actual		Difference
Maintenance Fees	3,420,000.00	99.7%	3,346,849.98	90.3%	(73,150.02)
Extra Fees	-	-	264,109.00	7.1%	264,109.00
Uncollected Fee in Previous Term	374,713.00	10.9%	-	-	(374,713.00)
PrePAYERS in Previous Term	(364,024.00)	-10.6%	-	-	364,024.00
Insurance Claims Payments	-	-	65,402.80	1.8%	65,402.80
Other Incomes	-	-	28,000.00	0.8%	28,000.00
Total Income	3,430,689.00		3,704,361.78		273,672.78

EXPENSES	Budget		Actual		Difference
Staff Salary	489,660.00	14.4%	762,143.04	20.6%	(272,483.04)
Staff Social Insurance	174,000.00	5.1%	79,073.31	2.1%	94,926.69
Chartered Accountant Fee	7,200.00	0.2%	3,750.00	0.1%	3,450.00
Official Expenses	60,000.00	1.8%	46,565.27	1.3%	13,434.73
Communal Electric Payments	600,000.00	17.7%	624,102.39	16.9%	(24,102.39)
Communal Water Payments	120,000.00	3.5%	255,030.98	6.9%	(135,030.98)
Pool Chemicals	315,000.00	9.3%	138,780.00	3.7%	176,220.00
Pool Maintenance	150,000.00	4.4%	99,766.00	2.7%	50,234.00
Elevator Control	48,000.00	1.4%	35,120.00	0.9%	12,880.00
Elevator Repairs	60,000.00	1.8%	208,010.00	5.6%	(148,010.00)
Elevator TSE Inspection	20,000.00	0.6%	-	-	20,000.00
Elevator Safety Label Cost	35,000.00	1.0%	-	-	35,000.00
Cleaning Expenses	36,000.00	1.1%	16,728.55	0.5%	19,271.45
Garden Expenses	120,000.00	3.5%	41,267.52	1.1%	78,732.48
Building Maintenance & Repairs	600,000.00	17.7%	803,695.75	21.7%	(203,695.75)
Generator Fuel	96,000.00	2.8%	130,334.26	3.5%	(34,334.26)
Generator Maintenance	48,000.00	1.4%	8,000.00	0.2%	40,000.00
Communal Area Insurance	120,000.00	3.5%	123,615.26	3.3%	(3,615.26)
New Fixtures	90,000.00	2.7%	137,335.00	3.7%	(47,335.00)
Management Company Fee	204,000.00	6.0%	177,000.00	4.8%	27,000.00
Other Expenses	-	-	2,561.23	0.1%	(2,561.23)
Communal Internet Fee	-	-	10,404.00	0.3%	(10,404.00)
Total Expenses	3,392,860.00		3,703,282.56		(310,422.56)

Debtor / Creditor Owners Report

Toprak Panorama

Debtors / Creditors Up to Date **25/06/2025**

Debtor Owners

Apartment	A1	Given to lawyer	574.99€
Apartment	A3	Given to lawyer	659.99€
Apartment	A5		149.98€
Apartment	A9	Given to lawyer	614.43€
Apartment	A11		100.31€
Apartment	B1		7.15€
Apartment	B3		209.14€
Apartment	B5		234.98€
Apartment	B6		167.00€
Apartment	B10		149.98€
Apartment	B11		79.14€
Apartment	B12		164.14€
Apartment	C1		146.75€
Apartment	C5		159.49€
Apartment	C6	Given to lawyer	767.22€
Apartment	C8	Given to lawyer	733.59€
Apartment	C9	Given to lawyer	659.99€
Apartment	D3	Given to lawyer	504.16€
Apartment	D5	Given to lawyer	743.59€
Apartment	D6		144.14€
Apartment	D7	Given to lawyer	747.47€
Apartment	D8		93.45€
Apartment	D9		152.12€
Apartment	D10	Given to lawyer	915.00€
Apartment	D11		112.13€
Apartment	D12		175.00€
Apartment	E3	Given to lawyer	830.00€
Apartment	E5	Apartment process on saling by auction	3,355.00€
Apartment	E6	Given to lawyer	660.00€
Apartment	E7		158.15€
Apartment	E9		160.00€
Apartment	F1	Given to lawyer	566.48€
Apartment	F6		115.97€
Apartment	F7	Given to lawyer	323.37€
Apartment	F10		213.07€
Apartment	F12		334.14€
Apartment	G2	Given to lawyer	820.00€
Apartment	G3		149.98€
Apartment	G4		149.98€
Apartment	G6	Given to lawyer	392.67€
Apartment	G9		16.80€
Apartment	G11	Given to lawyer	915.00€
Apartment	G16		150.00€
Apartment	G17	Given to lawyer	736.49€
Apartment	G21	Given to lawyer	670.00€
Apartment	G22		248.29€
Apartment	G24		236.83€
Total Debts			20,367.56€

Creditor Owners		
Apartment	A2	-4.59€
Apartment	A4	-504.59€
Apartment	A6	-4.59€
Apartment	A7	-39.70€
Apartment	A8	-404.59€
Apartment	A10	-530.78€
Apartment	A12	-4.60€
Apartment	B2	-4.60€
Apartment	B4	-50.74€
Apartment	B7	-523.28€
Apartment	B8	-401.06€
Apartment	B9	-45.75€
Apartment	C2	-260.15€
Apartment	C3	-122.46€
Apartment	C4	-258.27€
Apartment	C7	-54.39€
Apartment	C10	-671.25€
Apartment	C11	-4.58€
Apartment	C12	-84.46€
Apartment	D2	-122.46€
Apartment	D4	-12.70€
Apartment	E1	-520.81€
Apartment	E2	-215.72€
Apartment	E4	-144.15€
Apartment	E8	-4.59€
Apartment	E10	-90.35€
Apartment	E11	-480.16€
Apartment	E12	-380.75€
Apartment	F2	-71.31€
Apartment	F3	-27.69€
Apartment	F4	-348.78€
Apartment	F5	-41.82€
Apartment	F8	-338.19€
Apartment	F9	-1.99€
Apartment	F11	-318.28€
Apartment	G1	-3.04€
Apartment	G5	-404.60€
Apartment	G7	-107.11€
Apartment	G10	-9.05€
Apartment	G12	-5.21€
Apartment	G13	-4.60€
Apartment	G14	-4.60€
Apartment	G15	-4.60€
Apartment	G18	-280.81€
Apartment	G19	-4.60€
Apartment	G20	-4.60€
Apartment	G23	-113.15€
Total Credits		€8,040.14

YEARLY ESTIMATED BUDGET

Toprak Panorama

[illegible]

INCOME CATEGORIES

		Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Average
Maintenance Fees		367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200
	Uncollected Fee in Previous Term	916,540	0	0	0	0	0	0	0	0	0	0	0	916,540
	Prepayers in Previous Term	-361,806	0	0	0	0	0	0	0	0	0	0	0	-361,806
Total Income		921,934	367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200	367,200	413,428
														4,406,400
														916,540
														-361,806
														4,961,134
														Total
														Average

EXPENSE CATEGORIES

[illegible]

Maintenance Fee Calculation

Land Share	Nb. Of Units	Unit Type	Total Income	Yearly Fee	Monthly Fee
Apartments	96	Apartments	4,406,400.0 TL	45,900.0 TL	3,825.0 TL
			4,406,400.0 TL		