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**COMMUNITY OF PROPERTY OWNERS "ESTRELLA ORIHUELA GOLF I"**

Orihuela Costa, 8th agosto 2018.

Dear Sir / Madam:

In accordance with the second paragraph of article 16 of the current Law of Horizontal Property (*Ley de Propiedad Horizontal*) and as President of the Community I invite you to the Ordinary General Meeting of the Community of Property Owners **"ESTRELLA DE ORIHUELA GOLF I"** in Orihuela Costa, on **Friday 5th October 2018, in the Café Zeniamar, Commercial Centre Zeniamar** (near administration office) **at 10:00 a.m.** on first summons and **10:30 a.m**. on second summons **in the community area**, under the following:

**AGENDA:**

1.- Presentation and approval, if the case, of the accounts for the exercise August-2017/July-2018. Approval of certificates of debt.
2.- Presentation and approval, if the case, of the budget of ordinary expenses for the year August-2018/July-2019 and fees. (Proposal of keeping same budget and fees than last year).
3.- Election of officers.
4.- Any other business.

Faithfully,

THE PRESIDENT.
MR. DAVID AGNEW (GUS).

Due to the importance of the subjects to be treated, we beg your attendance, in case of not being able you can delegate your vote through the attached authorisation.

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Representation for the Annual General Meeting of Community
"Estrella de Orihuela Golf I":

I, Mr/ Mrs. .............................................................. owner of the property number ................of "ESTRELLA DE ORIHUELA GOLF I ", by means of this document, designate: Mr./Mrs.............................................................................................. to represent me and to vote in my name in the Ordinary General Meeting of the 5th October 2018.

Signature:

**SUMMARY OF ACCOUNTS from 01/08/2017 to 31/07/2018:**

**RESERVES at 31/07/2017........................................................ 159.063,85 €**
Bank.................................................3.798,47 €
Presid. petty cash............................500,00 €
Debtors..........................................156.838,09 €
Agesul...........146.713,77 €
Other..............10.124,32 €
Owners advances............................ –1.312,88 €
Creditors........................................... –759,83 €
Hacienda.......... –24,57 €
Hidragua............ -137,52 €
Rest repair Fosa.... -597,74 €
**+INCOMES FOR BUDGETED FEES..............................+38.400,00 €**
(real collected fees: 16.320,00 €)
**-EXPENSES EXERCISE AUG-2017/JUL-2018................. –14.018,70 €**
**-REGULARIZATION DEBTS NOT CLAIMABLE........ -111.588,53 €**
**=RESERVES at 31/07/2018.......................................... = 71.856,62 €**
Bank.................................................5.513,08 €
Presid. petty cash...........................500,00 €
Debtors.........................................66.859,56 €
Agesul............60.480,00 €
Other................6.379,56 €
Owners advances......................... –991,45 €
Creditors (hacienda)........................... –24,57 €

**COMMENTS:**

This year the presentation of the accounts looks very different because we have done a regularization of all those debts that are not possible to recover, this means, all those amounts not payable by Law, therefore we leave only the amounts we could claim in case today the properties had a new owner (no matter if it is bank repossession or any other new owner), the part of the debt we are able to claim is the current fiscal exercise plus 3 years more. This point was approved in a previous Meeting, in this way we can expose the accounts giving a more realistic vision of the money that the Community has, and with a more realistic financial situation.

For this reason when we look the reserves this year they do not offer any useful data, as they show a big deficit because of this regularization. Even so, when we look the rest of the real data we observe that the rest of the figures offer a more positive result:

-We have spent almost 5.000 € less this year compared with last year.
-Cash flow in bank has increased more than 1.700 €.
-We have collected more fees this year.

## ESTRELLA DE ORIHUELA GOLF I
## LIST OF DEBTORS 31/07/2018

**GESTIÓN AGESUL, S.L. (EACH OF THE 21 PROPERTIES)**

| | |
|---|---|
| FEES AUGUST-2015/JULY-2016 | 960,00 € |
| FEES AUGUST-2016/JULY-2017 | 960,00 € |
| FEES AUGUST-2017/JULY-2018 | 960,00 € |

**TOTAL** **2.880,00 €**

**TOTAL DEBT AGESUL (21 PROPERTIES)** **60.480,00 €**

**Nº3-PAULA JAYNE & STEPHEN HALL**

| | |
|---|---|
| FEES AUGUST-2015/JULY-2016 | 960,00 € |
| FEES AUGUST-2016/JULY-2017 | 960,00 € |
| FEES AUGUST-2017/JULY-2018 | 960,00 € |

**TOTAL** **2.880,00 €**

**Nº35- DEAN EDWARD HUTCHINSON**

| | |
|---|---|
| FEES AUGUST-2015/JULY-2016 | 960,00 € |
| FEES AUGUST-2016/JULY-2017 | 960,00 € |
| FEES AUGUST-2017/JULY-2018 | 960,00 € |

**TOTAL** **2.880,00 €**

**Nº12 - JOSÉ GARCÍA SÁNCHEZ** **619,56 €**

## TOTAL DEBTORS 66.859,56 €

# LIST OF EXPENSES AUGUST-2017/JULY-2018

### SUNDRY & REPAIRS

| | | | |
|---|---|---|---|
| 19/10/2017 | NOTA SIMPLE AGESUL | | 22,99 € |
| 21/11/2017 | ANNUAL GENERAL MEETING COFFEES | | 17,90 € |
| 24/11/2017 | POOL TIMER | | 62,73 € |
| 15/12/2017 | FIRE EXTINGUISHERS REVISION | | 186,73 € |
| 26/01/2018 | SEVERAL FERRETERÍA | | 212,88 € |
| 30/01/2018 | NEW FIRE EXTINGUISHERS | | 300,08 € |
| 28/03/2018 | INTERCOM LIFT | | 294,94 € |
| 29/03/2018 | SEVERAL FERRETERÍA | | 186,44 € |
| 26/04/2018 | SIGNS | | 108,90 € |
| 03/05/2018 | VARIOUS MATERIALS POOL AND GARDEN | | 414,77 € |
| 29/05/2018 | TV ANTENNA REPAIR AND TV CENTRAL | | 159,99 € |
| 12/07/2018 | INSURANCE REIMBURSEMENT | - | 89,60 € |
| 17/07/2018 | EMPTY SEPTIC TANK AND CLEANING OF PIPES | | 393,40 € |
| 27/07/2018 | ANNUAL DISINSECTION | | 221,28 € |
| 31/07/2018 | PRUNNING 7 PALM TREES | | 254,10 € |
| | | **TOTAL** | **2.747,53 €** |

### LIFTS MAINTENANCE

| | | |
|---|---|---|
| 04/10/2017 | LIFT MAINT. OCT-NOV-DEC-2017 | 272,25 € |
| 04/01/2018 | LIFT MAINT. JAN-FEB-MAR-2018 | 272,25 € |
| 03/04/2018 | LIFT MAINT. APR-MAY-JUN-2018 | 272,25 € |
| 18/04/2018 | LINE TELEPHONE LIFT APRIL 2018 | 7,26 € |
| 16/05/2018 | LINE TELEPHONE LIFT MAY 2018 | 7,26 € |
| 18/06/2018 | LINE TELEPHONE LIFT JUNE 2018 | 7,26 € |
| 03/07/2018 | LIFT MAINT. JUL-AUG-SEP-2018 | 272,25 € |
| 30/07/2018 | LINE TELEPHONE LIFT JULY 2018 | 7,26 € |
| | **TOTAL** | **1.118,04 €** |

### MAINT. POOL+CLEANING

| | | |
|---|---|---|
| 28/09/2017 | MAINTENANCE AUGUST 2017 | 388,41 € |
| 26/10/2017 | MAINTENANCE SEPTEMBER 2017 | 388,41 € |
| 24/11/2017 | MAINTENANCE OCTOBER 2017 | 388,41 € |
| 22/12/2017 | MAINTENANCE NOVEMBER 2017 | 388,41 € |
| 05/02/2018 | MAINTENANCE DECEMBER 2017 | 388,41 € |
| 02/03/2018 | MAINTENANCE JANUARY 2018 | 388,41 € |
| 28/03/2018 | MAINTENANCE FEBRUARY 2018 | 388,41 € |
| 30/04/2018 | MAINTENANCE MARCH 2018 | 388,41 € |
| 29/05/2018 | MAINTENANCE APRIL 2018 | 388,41 € |
| 29/06/2018 | MAINTENANCE MAY 2018 | 388,41 € |
| 30/07/2018 | MAINTENANCE JUNE 2018 | 388,41 € |
| 31/07/2017 | MAINTENANCE JULY 2018 | 388,41 € |
| | **TOTAL** | **4.660,92 €** |

### COMMUNITY INSURANCE

| | | |
|---|---|---|
| 11/01/2018 | INSURANCE 1ST SEMESTER | 426,71 € |
| 11/07/2018 | INSURANCE 2ND SEMESTER | 418,17 € |
| | **TOTAL** | **844,88 €** |

### BANK COMMISSIONS

| | | |
|---|---|---|
| | COMMISSIONS | 9,66 |
| | **TOTAL** | **9,66** |

**ADMINISTRATION FEES**

| | | |
|---|---|---|
| 25/08/2017 | ADMINISTRATION AUGUST 2017 | 163,80 € |
| 25/09/2017 | ADMINISTRATION SEPTEMBER 2017 | 163,80 € |
| 25/10/2017 | ADMINISTRATION OCTOBER 2017 | 163,80 € |
| 24/11/2017 | ADMINISTRATION NOVEMBER 2017 | 163,80 € |
| 22/12/2017 | ADMINISTRATION DECEMBER 2017 | 163,80 € |
| 25/01/2018 | ADMINISTRATION JANUARY 2018 | 163,80 € |
| 23/02/2018 | ADMINISTRATION FEBRUARY 2018 | 163,80 € |
| 23/03/2018 | ADMINISTRATION MARCH 2018 | 163,80 € |
| 25/04/2018 | ADMINISTRATION APRIL 2018 | 163,80 € |
| 25/05/2018 | ADMINISTRATION MAY 2018 | 163,80 € |
| 25/06/2018 | ADMINISTRATION JUNE 2018 | 163,80 € |
| 25/07/2018 | ADMINISTRATION JULY 2018 | 163,80 € |
| | **TOTAL** | **1.965,60 €** |

**V.A.T.**

| | | |
|---|---|---|
| 25/08/2017 | VAT AUGUST 2017 | 34,40 € |
| 25/09/2017 | VAT SEPTEMBER 2017 | 34,40 € |
| 25/10/2017 | VAT OCTOBER 2017 | 34,40 € |
| 24/11/2017 | VAT NOVEMBER 2017 | 34,40 € |
| 22/12/2017 | VAT DECEMBER 2017 | 34,40 € |
| 25/01/2018 | VAT JANUARY 2018 | 34,40 € |
| 23/02/2018 | VAT FEBRUARY 2018 | 34,40 € |
| 23/03/2018 | VAT MARCH 2018 | 34,40 € |
| 25/04/2018 | VAT APRIL 2018 | 34,40 € |
| 25/05/2018 | VAT MAY 2018 | 34,40 € |
| 25/06/2018 | VAT JUNE 2018 | 34,40 € |
| 25/07/2018 | VAT JULY 2018 | 34,40 € |
| | **TOTAL** | **412,80 €** |

**ELECTRICITY**

| | | |
|---|---|---|
| 10/08/2016 | ELECTRICITY AUGUST 2017 | 123,50 € |
| 17/10/2016 | ELECTRICITY SEPTEMBER 2017 | 166,95 € |
| 01/11/2016 | ELECTRICITY OCTOBER 2017 | 109,28 € |
| 24/11/2016 | ELECTRICITY NOVEMBER 2017 | 123,71 € |
| 28/12/2016 | ELECTRICITY DECEMBER 2017 | 129,08 € |
| 25/01/2017 | ELECTRICITY JANUARY 2018 | 115,50 € |
| 27/02/2017 | ELECTRICITY FEBRUARY 2018 | 114,18 € |
| 27/03/2017 | ELECTRICITY MARCH 2018 | 128,43 € |
| 20/04/2017 | ELECTRICITY APRIL 2018 | 124,12 € |
| 24/05/2017 | ELECTRICITY MAY 2018 | 124,92 € |
| 26/06/2017 | ELECTRICITY JUNE 2018 | 128,04 € |
| 24/07/2017 | ELECTRICITY JULY 2018 | 136,81 € |
| | **TOTAL** | **1.524,52 €** |

**WATER**

| | | |
|---|---|---|
| 27/10/2017 | WATER AUG-SEP-OCT-2017 | 353,11 € |
| 01/02/2018 | WATER NOV-DEC-17-JAN-18 | 111,68 € |
| 23/04/2018 | WATER FEB-MAR-APR-2018 | 110,36 € |
| 24/07/2018 | WATER MAY-JUN-JUL-2018 | 159,60 € |
| | **TOTAL** | **734,75 €** |

**TOTAL EXPENSES AUGUST-2017/JULY-2018 14.018,70 €**