agm
www.agmadministradores.com

María Jesús Sevilla Lizón
Admin. Coleg. 1593-A

C.C. Zeniamar, Calle Abeto
03189 Orihuela Costa, Alicante
Tel./Fax 96 673 09 00
info@agmadministradores.com

COMMUNITY OF PROPERTY OWNERS "ESTRELLA ORIHUELA GOLF I"

Orihuela Costa, 30th August 2013.

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 27th September 2013 at 10:00 a.m.** on first summons and **10:30 a.m**. on second summons **in the community parking**, under the following:

AGENDA:

1.- Presentation and approval, if the case, of the accounts for the exercise August-2012/July-2013. Approval of certificates of debt.
2.- Presentation and approval, if the case, of the budget of ordinary expenses for the year August-2013/July-2014 and fees.
3.- Election of officers.
4.- Any other business.

Faithfully,

THE PRESIDENT.
MR. DAVID AGNEW.

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.

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 27th September 2013.

Signature:

SUMMARY OF ACCOUNTS from 01/08/2012 to 31/07/2013:

RESERVES at 01/08/2012...48.579,21 €

Bank..2.107,65 €

Debtors...48.610,22 €

Agesul............45.913,77 €

Others..............2.696,45 €

Owners advances.......................... −1.340,00 €

Creditors....................................... −798,66 €

Hacienda IRPF......... −10,92 €

Maintenance Julyr.. −614,58 €

Admin. July.......... −173,16 €

+INCOMES BUDGETED FEES 2012/2013........................38.400,00 €

-EXPENSES EXERCISE AUG-2012/JUL-2013............. −17.421,02 €

=RESERVES at 31/07/2013...69.558,19 €

Bank...1.495,44 €

Debtors...69.394,79 €

Agesul...........66.073,77 €

Others..............3.321,02 €

Owners advances.............................. −1.299,28 €

Creditors... −32,76 €

IRPF July........... −32,76 €

Notes:

- The initial reserves are not the same figures than the final reserves last year that were sent with the Summons because in order to celebrate the AGM last year in August we sent 11 months real, and 1 estimated.
- The expenses this year have been almost the half than other years. Everything was reduced to the minimum to avoid the another increase in the fees or extra fees, but even so, the debtors (mainly the promoter but also others) are not sustainable.
- The incomes in the summary of accounts are budgeted fees, but the real collected fees in the exercise August-2012/July-2013 were: 16.614,71 €

ESTRELLA DE ORIHUELA GOLF I
LIST OF UNPAID FEES at 31/07/2013

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

REST OF FEE JANUARY-2011	70,00 €
FEE FEBRUARY-2011	80,00 €
FEE MARCH-2011	80,00 €
FEE APRIL-2011	80,00 €
QUARTERLY FINE 10%	47,00 €
FEE MAY-2011	80,00 €
FEE JUNE-2011	80,00 €
FEE JULY-2011	80,00 €
QUARTERLY FINE 10%	59,70 €
FEE AUGUST-2011	80,00 €
FEE SEPTEMBER-2011	80,00 €
FEE OCTOBER-2011	80,00 €
EXTRAORD. FEE OCTOBER-2011	480,00 €
QUARTERLY FINE 10%	89,67 €
FEE NOVEMBER-2011	80,00 €
FEE DECEMBER-2011	80,00 €
FEE JANUARY-2012	80,00 €
FEE FEBRUARY-2012	80,00 €
FEE MARCH-2012	80,00 €
FEE APRIL-2012	80,00 €
FEE MAY-2012	80,00 €
FEE JUNE-2012	80,00 €
FEE JULY-2012	80,00 €
FEE AUGUST-2012	80,00 €
FEE SEPTEMBER-2012	80,00 €
FEE OCTOBER-2012	80,00 €
FEE NOVEMBER-2012	80,00 €
FEE DECEMBER-2012	80,00 €
FEE JANUARY-2013	80,00 €
FEE FEBRUARY-2013	80,00 €
FEE MARCH-2013	80,00 €
FEE APRIL-2013	80,00 €
FEE MAY-2013	80,00 €
FEE JUNE-2013	80,00 €
FEE JULY-2013	80,00 €
TOTAL	**3.146,37 €**
TOTAL DEBT AGESUL (21 PROPERTIES)	**66.073,77 €**

Nº3-PAULA JAYNE & STEPHEN HALL

REST OF FEE MAY-2013	49,04 €
FEE JUNE-2013+REJECTION COMMISSION	82,26 €
FEE JULY-2013	80,00 €
TOTAL	**211,30 €**

Nº12-JOSÉ GARCÍA SÁNHEZ Y AMPARO RAMA ALCÁNTARA

1/2 EXTRA. FEE OCT-2011+REJECT. COMMISSION	281,48 €
FEE MARCH-2013+REJECTION COMMISSION	82,26 €
TOTAL	**363,74 €**

N°21- BANCAJA/BANKIA

REST OF FEE AUGUST-2012	54,00 €
FEE SEPTEMBER-2012	80,00 €
FEE OCTOBER-2012	80,00 €
FEE NOVEMBER-2012	80,00 €
FEE DECEMBER-2012	80,00 €
FEE JANUARY-2013	80,00 €
FEE FEBRUARY-2013	80,00 €
FEE MARCH-2013	80,00 €
FEE APRIL-2013	80,00 €
FEE MAY-2013	80,00 €
FEE JUNE-2013	80,00 €
FEE-JULY-2013	80,00 €
TOTAL	**934,00 €**

N°34-BANKIA

FEE NOVEMBER-2012+REJECTION COMMISSION	82,25 €
FEE DECEMBER-2012+REJECTION COMMISSION	82,25 €
FEE JANUARY-2013	80,00 €
FEE FEBRUARY-2013	80,00 €
FEE MARCH-2013	80,00 €
FEE APRIL-2013	80,00 €
FEE MAY-2013	80,00 €
FEE JUNE-2013	80,00 €
FEE JULY-2013	80,00 €
TOTAL	**724,50 €**

N°35- DEAN EDWARD HUTCHINSON

REST OF FEE JUNE-2012	45,96 €
FEE JULY-2012	80,00 €
FEE AUGUST-2012	80,00 €
FEE SEPTEMBER-2012+REJECTION COMMISSION	81,52 €
FEE OCTOBER-2012	80,00 €
FEE NOVEMBER-2012	80,00 €
FEE DECEMBER-2012	80,00 €
FEE JANUARY-2013	80,00 €
FEE FEBRUARY-2013	80,00 €
FEE MARCH-2013	80,00 €
FEE APRIL-2013	80,00 €
FEE MAY-2013	80,00 €
FEE JUNE-2013	80,00 €
FEE JULY-2013	80,00 €
	1.087,48 €

TOTAL DEBTORS **69.394,79 €**

LIST OF EXPENSES AUGUST-2012/JULY-2013:

6220001 SUNDRY & REPAIRS

14/09/2012	REPAIR IRRIGATION PIPE	100,00 €
26/09/2012	CHANGE OF LOCK+KEYS	70,00 €
05/11/2012	SEVERAL FERRETERÍA PRESID.	23,90 €
28/11/2012	SEVERAL FERRETERÍA MIRETE PRESID.	90,76 €
04/04/2013	REPAIR OF GATE FOR CARS ACCESS	311,50 €
17/04/2013	SEVERAL FERRETERÍA PRESID.	82,30 €
17/04/2013	SEVERAL FERRETERÍA PRESID.	86,05 €
17/04/2013	TV CENTRAL REPAIR	105,00 €
18/06/2013	PRUNNING, WEED KILLER AND MACHINE RENTAL	80,00 €
20/06/2013	PUMP REPAIR	136,73 €
	TOTAL	**1.086,24 €**

6220002 MAINT. POOL+GARDEN+CLEANING

31/08/2012	MAINT. AUGUST RALPH	614,58 €
30/09/2012	MAINT. SEPTEMBER RALPH	614,58 €
31/10/2012	MAINT. OCTOBER RALPH	614,58 €
30/11/2012	MAINT. 1ST WEEK NOVEMBER+EXPENSES RALPH	343,40 €
31/12/2012	MAINT. HALF NOVEMBER+DECEMBER MIRETE	753,23 €
31/01/2013	MAINT. JANUARY MIRETE	602,58 €
28/02/2013	MAINT. FEBRUARY MIRETE	602,58 €
31/03/2013	MAINT. MARCH MIRETE	602,58 €
30/04/2013	MAINT. APRIL MIRETE	602,58 €
31/05/2013	MAINT. MAY MIRETE	602,58 €
30/06/2013	MAINT. JUNE MIRETE	602,58 €
31/07/2013	MAINT. JULY MIRETE	602,58 €
	TOTAL	**7.158,43 €**

6220003 LIFTS MAINTENANCE

05/04/2013	MAINTENANCE 1 LIFT	272,25 €
09/07/2013	MAINTENANCE 1 LIFT	272,25 €
	TOTAL	**544,50 €**

6230001 ADMINISTRATION FEES

31/08/2012	ADMINISTRATION AUGUST	156,00 €
30/09/2012	ADMINISTRATION SEPTEMBER	156,00 €
31/10/2012	ADMINISTRATION OCTOBER	156,00 €
30/11/2012	ADMINISTRATION NOVEMBER	156,00 €
31/12/2012	ADMINISTRATION DECEMBER	156,00 €
31/01/2013	ADMINISTRATION JANUARY	156,00 €
28/02/2013	ADMINISTRATION FEBRUARY	156,00 €
31/03/2013	ADMINISTRATION MARCH	156,00 €
30/04/2013	ADMINISTRATION APRIL	156,00 €
31/05/2013	ADMINISTRATION MAY	156,00 €
30/06/2013	ADMINISTRATION JUNE	156,00 €
31/07/2013	ADMINISTRATION JULY	156,00 €
	TOTAL	**1.872,00 €**

6230002 V.A.T.

31/08/2012	VAT AUGUST	28,08 €
30/09/2012	VAT SEPTEMBER	32,76 €
31/10/2012	VAT OCTOBER	32,76 €
30/11/2012	VAT NOVEMBER	32,76 €
31/12/2012	VAT DECEMBER	32,76 €
31/01/2013	VAT JANUARY	32,76 €
28/02/2013	VAT FEBRUARY	32,76 €
31/03/2013	VAT MARCH	32,76 €
30/04/2013	VAT APRIL	32,76 €
31/05/2013	VAT MAY	32,76 €
30/06/2013	VAT JUNE	32,76 €
31/07/2013	VAT JULY	32,76 €
	TOTAL	**388,44 €**

6250001 COMMUNITY INSURANCE

14/01/2013	INSURANCE 1ST SEMESTER	751,25 €
12/07/2013	INSURANCE 2ND SEMESTER	751,25 €

TOTAL 1.502,50 €

TOTAL 55,26 €

6260002 SOLBANK COMISSIONS (paid back to the community)

	COMISSIONS BACK TO THE COMMUNITY	- 19,44 €

TOTAL - 19,44 €

6280001 ELECTRICITY

03/08/2012	ELECTRICITY JUN-JUL	74,47 €
07/08/2012	ELECTRICITY JUN-JUL	308,48 €
08/10/2012	ELECTRICITY AUG-SEP	116,85 €
08/10/2012	ELECTRICITY AUG-SEP	389,25 €
05/12/2012	ELECTRICITY OCT-NOV	112,84 €
05/12/2012	ELECTRICITY OCT-NOV	373,98 €
07/02/2013	ELECTRICITY DEC-JAN	99,27 €
07/02/2013	ELECTRICITY DEC-JAN	786,90 €
12/04/2013	ELECTRICITY FEB-MAR	573,23 €
12/04/2012	ELECTRICITY FEB-MAR	108,63 €
22/05/2013	TRASNFER FROM IBERDROLA	- 3,25 €
19/06/2013	ELETRICITY ABR-MAY	102,85 €
19/06/2013	ELETRICITY ABR-MAY	417,07 €

TOTAL 3.460,57 €

6280002 WATER

31/10/2012	AQUAGEST AUG-SEP-OCT-2012	587,04 €
25/01/2013	AQUAGEST NOV-DEC-12-JAN-13	197,69 €
24/04/2013	AQUAGEST FEB-MAR-APR-2013	175,91 €
24/07/2013	AQUAGEST MAY-JUN-JUL-2013	467,14 €

TOTAL 1.427,78 €

TOTAL EXPENSES 2012-2013 17.421,02 €