

COMMUNITY OF PROPERTY OWNERS "ESTRELLA ORIHUELA GOLF I"

Orihuela Costa, 7th September 2015.

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 **Monday 28th September 2015 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-2014/July-2015. Approval of certificates of debt.
- 2.- Presentation and approval, if the case, of the budget of ordinary expenses for the year August-2015/July-2016 and fees. (Proposal of keeping same budget and fees than last year).
- 3.- Election of officers.
- 4.- Any other business.
 - For your security, ensure the pedestrian gate keep closed, and the cars gate is not in manual mode.
 - Please, keep community areas clean. The maintenance service is not there to clean rubbish left by owners.

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.

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

I, Mr/ Mrs. owner of the property
numberof "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 28th
September 2015.

Signature:

Una nueva forma
de administrar fincas

A revolutionary
way to administrate
communities!

Eine neue Art
Hausverwaltung

SUMMARY OF ACCOUNTS from 01/08/2014 til 31/07/2015:

RESERVES at 31/07/2014.....	93.683,45 €
Bank.....	3.905,74 €
Debtors.....	91.769,07 €
Agesul.....	86.233,77 €
Other.....	5.535,30 €
Owners advances/credits.....	-1.257,74 €
Creditors.....	-733,62 €
Mainten. Jul.....	-602,58 €
Hacienda IRPF.....	-131,04 €
 +INCOMES FOR BUDGETED FEES.....	 38.400,00 €
(real fees collected: 13.704,23 €)	
 -EXPENSES EXERCISE AUG-2014/JUL-2015.....	 -13.936,39 €
 =RESERVES at 31/07/2015.....	 =118.147,06 €
Bank.....	5.354,63 €
Debtors.....	114.202,32 €
Agesul.....	106.393,77 €
Other.....	7.808,55 €
Owners advances.....	-1.375,49 €
Creditors.....	-34,40 €
AGM.....	-3,28 €
Hacienda.....	-32,76 €

Notes:

- This year the expenses kept very reduced, and even more than last year that were the half compared with previous 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-2014/July-2015 were: 13.704,23 €.

ESTRELLA DE ORIHUELA GOLF I LIST OF UNPAID FEES AT 31/07/2015

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 FEE 10%	59,70 €
FEE AUGUST-2011	80,00 €
FEE SEPTEMBER-2011	80,00 €
FEE OCTOBER-2011	80,00 €
EXTRA 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 €
FEES AUGUST-2012/JULY-2013	960,00 €
FEES AUGUST-2013/JULY-2014	960,00 €
FEES AUGUST-2014/JULY-2015	960,00 €

TOTAL 5.066,37 €

TOTAL DEBT AGESUL (21 PROPERTIES) 106.393,77 €

Nº3-PAULA JAYNE & STEPHEN HALL

REST OF FEE MAY-2013	49,04 €
FEE JUNE-2013+REJECTION EXPENSES	82,26 €
FEE JULY-2013	80,00 €
FEES AUGUST-2013/JULY-2014	960,00 €
FEES AUGUST-2014/JULY-2015	960,00 €

TOTAL 2.131,30 €

Nº12-JOSÉ GARCÍA SÁNCHEZ Y AMPARO RAMA ALCÁNTARA

1/2 EXTRA FEE OCTOBER-2011+REJECTION EXPENSES	281,48 €
FEE MARCH-2013+REJECTION EXPENSES	82,26 €
FEE JANUARY-2014+REJECTION EXPENSES	82,26 €
FEE FEBRUARY-2014+REJECTION EXPENSES	82,26 €
FEE MARCH-2014+REJECTION EXPENSES	82,26 €
FEE APRIL-2014+REJECTION EXPENSES	82,26 €
FEE MAY-2014+REJECTION EXPENSES	82,26 €
CASH DEPOSIT	- 240,00 €
FEE JUNE-2014+REJECTION EXPENSES	82,26 €
FEE JULY-2014+REJECTION EXPENSES	82,26 €
FEES AUGUST-2014/JULY-2015	960,00 €
TRANSFER 29-09-14	- 160,00 €
TRANSFER 27-10-14	- 160,00 €
TRANSFER 10-02-15	- 160,00 €
TRANSFER 17-04-15	- 160,00 €
TRANSFER 10-07-15	- 160,00 €

TOTAL 859,56 €

N°21+N°34- BANKIA

OPENING BALANCE 01-08-13 (21)	934,00 €
OPENING BALANCE 01-08-13 (34)	720,00 €
FEES AUGUST-2013/JULY-2014 (21+34)	1.920,00 €
TRANSFER 12-03-14	- 1.200,00 €
TRANSFER 11-04-14	- 240,00 €
TRANSFER 22-04-14	- 240,00 €
TRANSFER 18-06-14	- 80,00 €
TRANSFER 30-07-14	- 1.040,00 €
FEES AUGUST-2014/JULY-2015 (21+34)	1.920,00 €
TRANSFER 13-08-14	- 240,00 €
TRANSFER 15-10-14	- 80,00 €
TRANSFER 29-10-14	- 240,00 €
TRANSFER 27-11-14	- 160,00 €
TRANSFER 08-01-15	- 160,00 €
TRANSFER 10-02-15	- 240,00 €
TRANSFER 30-03-15	- 240,00 €
TRANSFER 02-04-15	- 80,00 €
TRANSFER 09-04-15	- 80,00 €
TRANSFER 12-05-15	- 80,00 €
TRANSFER 29-06-15	- 80,00 €
TOTAL	1.014,00 €

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 EXPENSES	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 €
FEES AUGUST-2013/JULY-2014	960,00 €
FEES AUGUST-2014/JULY-2015	960,00 €
TOTAL	3.007,48 €

N°37- MARTHA FLYNN

OPENING BALANCE	- 3,79 €
FEE AUGUST-2013/MAY-2014	800,00 €
JUNE-JULY-2014	PAID
FEE AUGUST-2014/JULY-2015	PAID
TOTAL	796,21 €

TOTAL DEBTORS**114.202,32 €**

LIST OF EXPENSES AUGUST-2014/JULY-2015:

6220001 SUNDRY & REPAIRS

20/08/2014	TV AERIAL REPAIR	25,00 €
22/08/2014	WATER LEAK REPAIR	75,00 €
26/08/2014	BULBS+GARDEN MATERIAL	45,24 €
22/10/2014	IRRIGATION MAINTENANCE +VARIOUS PRESIDENT	122,09 €
24/02/2015	KEYS+BULBS	67,89 €
15/05/2015	VARIOUS GARDEN+PAINT	96,29 €
29/05/2015	VARIOUS EXPENSES PRESIDENT	144,59 €
10/06/2015	VARIOUS FERRETERIA PRESIDENT	141,85 €
18/06/2015	DRAINAGE SEPTIC TANK	387,20 €
18/06/2015	DESINSECTACION MAINTENANCE	217,80 €
25/06/2015	SEPTIC TANK BOMBS REPAIR	157,30 €
TOTAL		1.480,25 €

6220002 MAINT. POOL+GARDEN+CLEANING

27/08/2014	MAINTENANCE AUGUST 2014	484,00 €
25/09/2014	MAINTENANCE SEPTEMBER 2014	484,00 €
30/10/2014	MAINTENANCE OCTOBER 2014	350,90 €
01/12/2014	MAINTENANCE NOVEMBER 2014	350,90 €
02/01/2015	MAINTENANCE DECEMBER 2014	350,90 €
02/02/2015	MAINTENANCE JANUARY 2015	350,90 €
02/03/2015	MAINTENANCE FEBRUARY 2015	350,90 €
31/03/2015	MAINTENANCE MARCH 2015	350,90 €
04/05/2015	MAINTENANCE APRIL 2015	350,90 €
01/06/2015	MAINTENANCE MAY 2015	508,20 €
01/07/2015	MAINTENANCE JUNE 2015	508,20 €
TOTAL		4.440,70 €

6220003 LIFTS MAINTENANCE

09/10/2014	LIFT MAINT. JUL-AUG-SEP-2014	272,25 €
08/01/2015	LIFT MAINT. OCT-NOV-DEC-2014	272,25 €
14/04/2015	LIFT MAINT. JAN-FEB-MAR-2015	272,25 €
02/07/2015	LIFT MAINT. APR-MAY-JUN-2015	272,25 €
TOTAL		1.089,00 €

6220004 FIX LIFTS

16/01/2015	FIRST INSTALMENT LIFT REPAIR	50,74 €
17/02/2015	SECOND INSTALMENT LIFT REPAIR	50,74 €
24/03/2015	THIRD INSTALMENT LIFT REPAIR	50,74 €
22/04/2015	FOURTH INSTALMENT LIFT REPAIR	50,74 €
19/05/2015	FIFTH INSTALMENT LIFT REPAIR	50,74 €
16/06/2015	SIXTH INSTALMENT LIFT REPAIR	50,74 €
17/07/2015	SEVENTH INSTALMENT LIFT REPAIR	50,74 €
TOTAL		355,18 €

6230001 ADMINISTRATION FEES

25/08/2014	ADMINISTRATION AUGUST 2014	163,80 €
25/09/2014	ADMINISTRATION SEPTEMBER 2014	163,80 €
24/10/2014	ADMINISTRATION OCTOBER 2014	163,80 €
25/11/2014	ADMINISTRATION NOVEMBER 2014	163,80 €
24/12/2014	ADMINISTRATION DECEMBER 2014	163,80 €
23/01/2015	ADMINISTRATION JANUARY 2015	163,80 €
25/02/2015	ADMINISTRATION FEBRUARY 2015	163,80 €
25/03/2015	ADMINISTRATION MARCH 2015	163,80 €
24/04/2015	ADMINISTRATION APRIL 2015	163,80 €
25/05/2015	ADMINISTRATION MAY 2015	163,80 €
25/06/2015	ADMINISTRATION JUNE 2015	163,80 €
24/07/2015	ADMINISTRATION JULY 2015	163,80 €

TOTAL 1.965,60 €

6230002 V.A.T.

25/08/2014	VAT AUGUST 2014	34,40 €
25/09/2014	VAT SEPTEMBER 2014	34,40 €
24/10/2014	VAT OCTOBER 2014	34,40 €
25/11/2014	VAT NOVEMBER 2014	34,40 €
24/12/2014	VAT DECEMBER 2014	34,40 €
23/01/2015	VAT JANUARY 2015	34,40 €
25/02/2015	VAT FEBRUARY 2015	34,40 €
25/03/2015	VAT MARCH 2015	34,40 €
24/04/2015	VAT APRIL 2015	34,40 €
25/05/2015	VAT MAY 2015	34,40 €
25/06/2015	VAT JUNE 2015	34,40 €
24/07/2015	VAT JULY 2015	34,40 €

TOTAL 412,80 €

6230003 PHOTOCOPIES

08/07/2015	AGM PHOTOCOPIES	9,80 €
08/07/2015	MINUTE PHOTOCOPIES	11,20 €

TOTAL 21,00 €

6230004 POST

08/07/2015	AGM POST	19,80 €
08/07/2015	MINUTE POST	21,12 €

TOTAL 40,92 €

6250001 COMMUNITY INSURANCE

14/01/2015	INSURANCE 1ST SEMESTER	411,13 €
16/07/2015	INSURANCE 2ND SEMESTER	411,13 €

TOTAL 822,26 €

6280001 ELECTRICITY

18/08/2014	ELECTRICITY JUN-JUL 2014	396,88 €
18/08/2014	ELECTRICITY JUN-JUL 2014	108,27 €
14/10/2014	ELECTRICITY AUG-SEP 2014	362,01 €
14/10/2014	ELECTRICITY AUG-SEP 2014	60,82 €
12/12/2014	ELECTRICITY OCT-NOV 2014	83,16 €
15/12/2014	ELECTRICITY OCT-NOV 2014	345,10 €
13/02/2015	ELECTRICITY DEC 2014-JAN 2015	320,52 €
13/02/2015	ELECTRICITY DEC 2014-JAN 2015	84,63 €
17/04/2015	ELECTRICITY FEB-MAR 2015	87,27 €
17/04/2015	ELECTRICITY FEB-MAR 2015	312,74 €
19/05/2015	ELECTRICITY ABR-MAY 2015	91,01 €
19/05/2015	ELECTRICITY ABR-MAY 2015	236,95 €

TOTAL 2.489,36 €

6280002 WATER

28/10/2014	WATER AUG-SEP-OCT-2014	276,51 €
29/01/2015	WATER NOV-DEC-14-JAN-15	166,26 €
29/04/2015	WATER FEB-MAR-APR-2015	117,50 €
29/07/2015	WATER MAY-JUN-JUL-2015	368,61 €

TOTAL 928,88 €

6290001 EXPENSES REGULARISATIONS

05/08/2014	MAINT. DIF. JULY 2014	-118,58 €
15/08/2014	BALANCE REGULARIZATION N°34	4,50 €
19/03/2015	REFUND COMMISSION N°39	4,52 €

TOTAL -109,56 €

TOTAL EXPENSES 2014-2015

13.936,39 €