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COMMUNITY OF PROPERTY OWNERS "ESTRELLA ORIHUELA GOLF I"

Orihuela Costa, 29th August 2012.

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 **Wednesday 29th August 2012 at 18:30 p.m.** on first summons and **19:00 p.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-2011/July-2012. Approval of certificates of debt.
2.- Presentation and approval, if the case, of the budget of ordinary expenses for the year August-2012/July-2013 and fees.
3.- Election of officers.
4.- Any other business.

Faithfully,

THE PRESIDENT.
MRS. CHRISTINE JONES.

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 29th August 2012.

Signature:

Una nueva forma de administrar fincas
A revolutionary way to administrate communities!
Eine neue Art Hausverwaltung

SUMMARY OF ACCOUNTS from 01/08/2011 to 31/07/2012:

RESERVES at 01/08/2012.....14.984,07 €

Bank.Caja Murcia.....3.623,03 €
Several creditors 09-10.....348,31 €
Debtors.....13.802,85 €
Owners advances..... –2.140,00 €
Creditors..... –650,12 €
Hacienda IRPF..... –10,92 €
Pool works labour... –500,00 €
Tv technic. 09-10.... –139,20 €

+INCOMES BUDGETED FEES 2011/2012.....60.736,77 €

Ordinary fee..... .....38.400,00 €
Extraordinary fee.....19.200,00 €
Penalty 10%.....3.136,77 €

-EXPENSES EXERCISE AUG-2011/JUL-2012..... –26.685,76 €

=RESERVES at 31/07/2012.....49.035,08 €

Bank. Solbank.....2.322,69 €
Debtors.....49.660,73 €
Owners advances..... –2.060,00 €
Creditors..... –888,34 €
IRPF July..... –10,92 €
Mainten. July..... –614,58 €
Admin. July..... –173,16 €
Vertical Serv..... –89,69 €

LIST OF EXPENSES AUGUST-2011/JULY-2012:

6220001 SUNDRY & REPAIRS

24/08/2011	REPAIRS & SEVERAL RALPH.	236,00 €
19/10/2011	WATER DEPOSIT REPAIR	45,00 €
25/10/2011	ELECTRICAL REPAIR	63,83 €
09/11/2011	CONDOLENCES FLOWERS	63,00 €
24/11/2011	WATER DEPOSIT BUOY REPAIR	45,00 €
28/11/2011	TIMER AND MATERIALS	48,55 €
27/03/2012	TAPE CORDON	2,50 €
06/07/2012	TERRACES WALLS REPAIR	1.000,00 €
18/07/2012	IRRIGATION PIPE REPAIR	89,68 €
	TOTAL	**1.593,56 €**

6220002 MAINT. POOL+GARDEN+CLEANING

31/08/2011	MAINT. AUGUST	1.180,00 €
30/09/2011	MAINT. SEPTEMBER	1.180,00 €
31/10/2011	MAINT. OCTOBER	1.180,00 €
30/11/2011	MAINT. NOVEMBER	1.180,00 €
31/12/2011	MAINT. DECEMBER	1.180,00 €
31/01/2012	MAINT. JANUARY	1.180,00 €
28/02/2012	MAINT. FEBRUARY	1.180,00 €
31/03/2012	MAINT. MARCH	1.180,00 €
30/04/2012	MAINT. APRIL	614,58 €
31/05/2012	MAINT. MAY	614,58 €
30/06/2012	MAINT. JUNE	614,58 €
31/07/2012	MAINT. JULY	614,58 €
	TOTAL	**11.898,32 €**

6220003 LIFTS MAINTENANCE

10/10/2011	LIFTS MAINT.	716,22 €
31/01/2012	LIFTS MAINT.	729,11 €
	TOTAL	**1.445,33 €**

6230001 ADMINISTRATION FEES

31/08/2011	ADMINISTRATION AUGUST	156,00 €
30/09/2011	ADMINISTRATION SEPTEMBER	156,00 €
31/10/2011	ADMINISTRATION OCTOBER	156,00 €
30/11/2011	ADMINISTRATION NOVEMBER	156,00 €
31/12/2011	ADMINISTRATION DECEMBER	156,00 €
31/01/2012	ADMINISTRATION JANUARY	156,00 €
28/02/2012	ADMINISTRATION FEBRUARY	156,00 €
31/03/2012	ADMINISTRATION MARCH	156,00 €
30/04/2012	ADMINISTRATION APRIL	156,00 €
31/05/2012	ADMINISTRATION MAY	156,00 €
30/06/2012	ADMINISTRATION JUNE	156,00 €
31/07/2012	ADMINISTRATION JULY	156,00 €
	TOTAL	**1.872,00 €**

6230002 V.A.T.

31/08/2011	VAT AUGUST	28,08 €
30/09/2011	VAT SEPTEMBER	28,08 €
31/10/2011	VAT OCTOBER	28,08 €
30/11/2011	VAT NOVEMBER	28,08 €
31/12/2011	VAT DECEMBER	28,08 €
31/01/2012	VAT JANUARY	28,08 €
28/02/2012	VAT FEBRUARY	28,08 €
31/03/2012	VAT MARCH	28,08 €
30/04/2012	VAT APRIL	28,08 €
31/05/2012	VAT MAY	28,08 €
30/06/2012	VAT JUNE	28,08 €
31/07/2012	VAT JULY	28,08 €
	TOTAL	**336,96 €**

6230003 PHOTOCOPIES

08/11/2011	PHOTOCOP. SUMMONS ORD 2011	6,00 €
08/11/2011	PHOTOCOP. MINUTES ORD 2011	7,70 €
	TOTAL	**13,70 €**

6230004 CORREOS

08/11/2011	CORREOS SUMMONS ORD 2011	22,33 €
08/11/2011	CORREOS MINUTES ORD 2011	21,63 €
	TOTAL	**43,96 €**

6230005 SOLICITOR AND JUDICIAL EXPENSES

07/09/2011	ASSESOR. SOLICITOR+PHOTOC-OBRA NUEVA	110,61 €
10/11/2011	PROV. FUNDS COURT CASE AGESUL FOR FEES	1.051,00 €
01/12/2011	1ST 50% TECHNICAL REPORT	914,50 €
18/01/2012	2ND 50% TECHNICAL REPORT	914,50 €
26/01/2012	LEGAL REQUIREMENTS (5 PARTS)	295,00 €
	TOTAL	**3.285,61 €**

6250001 COMMUNITY INSURANCE

13/01/2012	INSURANCE 1ST SEMESTER	709,82 €
12/07/2012	INSURANCE 2ND SEMESTER	709,82 €
	TOTAL	**1.419,64 €**

6260001 CAJAMURCIA COMISSIONS

	CAJAMURCIA COMISSIONS	55,26 €
	TOTAL	**55,26 €**

6260002 SOLBANK COMISSIONS (to be paid back to the community)

	SOLBANK COMISSIONS	25,42 €
	TOTAL	**25,42 €**

6280001 ELECTRICITY

16/08/2011	ELECTRICITY JUL-AUG	340,44 €
17/08/2011	ELECTRICITY JUL-AUG	112,56 €
07/10/2011	ELECTRICITY SEP-OCT	344,52 €
07/10/2011	ELECTRICITY SEP-OCT	111,85 €
12/12/2011	ELECTRICITY NOV-DIC	359,94 €
12/12/2011	ELECTRICITY NOV-DIC	107,11 €
09/02/2012	ELECTRICITY JAN-FEB	395,97 €
09/02/2012	ELECTRICITY JAN-FEB	125,66 €
04/04/2012	ELECTRICITY MAR-APR	253,90 €
04/04/2012	ELECTRICITY MAR-APR	102,35 €
11/06/2012	ELETRICITY MAY-JUN	312,39 €
11/06/2012	ELETRICITY MAY-JUN	100,25 €
	TOTAL	**2.666,94 €**

6280002 WATER

26/10/2011	AQUAGEST AUG-SEP-OCT	717,50 €
30/01/2012	AQUAGEST NOV-DEC-JAN	307,47 €
25/04/2012	AQUAGEST FEB-MAR-APR	271,60 €
	TOTAL	**1.296,57 €**

6280003 LIFTS TELEPHONE

16/09/2011	LIFTS PHONE AUG-SEP	30,79 €
16/09/2011	LIFTS PHONE AUG-SEP	38,59 €
16/11/2011	LIFTS PHONE OCT-NOV	41,18 €
16/11/2011	LIFTS PHONE OCT-NOV	33,68 €
16/01/2012	LIFTS PHONE DEC-JAN	41,17 €
16/01/2012	LIFTS PHONE DEC-JAN	33,30 €
16/03/2012	LIFTS PHONE FEB-MAR	41,10 €
16/03/2012	LIFTS PHONE FEB-MAR	33,88 €
16/05/2012	LIFTS PHONE APR-MAY	5,93 €

16/05/2012	LIFTS PHONE APR-MAY	4,56 €
	TOTAL	**304,18 €**

6290001 REGULARIZATIONS

01/08/2011	REGULAR. SEVERAL DEBTORS	348,31 €
04/10/2011	TRANSFER. NO CONTAB.MILENIUM Nº9	80,00 €
	TOTAL	**428,31 €**

TOTAL EXPENSES **26.685,76 €**

ESTRELLA DE ORIHUELA GOLF I
LIST OF UNPAID FEES at 18/07/2012

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 €
TOTAL	**2.186,37 €**

TOTAL DEBT AGESUL (21 PROPERTIES) 45.913,77 €

Nº3-PAULA JAYNE & STEPHEN HALL (PAYING BY INSTALMENTS)

EXTRAORD. FEE OCTOBER-2011	480,00 €
REST OF FEE MAY-2012	25,50 €
FEE JUNE-2012	80,00 €
FEE JULY-2012	80,00 €
TOTAL	**665,50 €**

Nº12-JOSÉ GARCÍA SÁNHEZ Y AMPARO RAMA ALCÁNTARA

EXTRAORD. FEE OCTOBER-2011	480,00 €
BANK REJECTION EXPENSES	1,48 €
TOTAL	**481,48 €**

Nº13-RAMÓN DURÁN HURTADO Y CARMEN VENERO (PAYING BY INSTAL

REST OF EXTRA FEE OCTOBER-11	200,00 €
TOTAL	**200,00 €**

Nº21- BANCAJA/BANKIA

EXTRAORD. FEE OCTOBER-2011	480,00 €
REST OF FEE MARCH-2012	54,00 €
FEE APRIL-2012	80,00 €
FEE MAY-2012	80,00 €
FEE JUNE-2012	80,00 €
FEE JULY-2012	80,00 €
TOTAL	**854,00 €**

Nº35- DEAN EDWARD HUTCHINSON

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 €
BANK REJECTION EXPENSES	5,96 €
TOTAL	**405,96 €**

Nº37-DARREN 6 MARGARET RICHARDSON

EXTRAORD.FEE OCTOBER-2011	480,00 €
REST OF FEE NOVEMBER-2011	20,02 €
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 €
TOTAL	**1.140,02 €**

TOTAL DEBTORS **49.660,73 €**