

COMMUNITY OF PROPERTY OWNERS "ESTRELLA ORIHUELA GOLF I"

Orihuela Costa, 18th of August 2025.

Dear Owners:

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, 17th of September 2025, in Bar Tamesis, Calle del Mar nº 8, near the community, at 10:00 a.m. on first summons and 10:30 a.m. on second summons, under the following:**

AGENDA:

- 1.- President's report.
- 2.- Presentation and approval, if the case, of the accounts for the exercise August-2024/July-2025. Approval of certificates of debt.
- 3.- Presentation and approval, if the case, of the budget of ordinary expenses for the year August-2025/July-2026 and fees. (Proposal to increase the fees by 15 %).
- 4.- Election of officers.
- 5.- Any other business.
 - 5.1.- Reminding of procedure to follow regarding modifications-extensions.
 - 5.2.- Reminding to respect community rules. Responsibility owners for renting their property.
 - 5.3.- New regulation for tourist apartments.
 - 5.4.- Date for the next AGM.

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 authorization.

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 Wednesday, 17th of September 2025.

Signature:

SUMMARY OF ACCOUNTS 01/08/2024 to 31/07/2025:

RESERVES at 01/08/2024.....	24.265,52 €
Bank.....	42.364,49 €
Caja Presidente.....	-3,93 €
Debtors.....	8.177,73 €
Owners advances.....	-860,00 €
Creditors.....	-25.412,77 €
Facade works...	-24.961,12 €
Maintain. Jul.....	-418,66 €
Hacienda.....	-32,99 €
+INCOMES FROM BUDGETED FEES.....	+47.600,00 €
Ordinary fees.....	27.600,00 €
Facade extra fee.....	20.000,00 €
-EXPENSES YEAR AUG-2024/JUL-2025.....	-45.691,45 €
=RESERVES at 31/07/2025	=26.174,07 €
Bank.....	22.590,57 €
Caja presidente.....	79,66 €
Debtors.....	4.836,83 €
Owners advances.....	-1.300,00 €
Creditors (Hacienda).....	-32,99 €

DEBTORS at 18-08-2025: (does not include semester August-25-January-26)

1ºA NIVEL B-FICHAUX, MIVHAEL.....	608,09 €
2ºC NIVEL A- MICCOSUKEE SL.....	1.190,00 €
2ºC NIVEL C- MICCOSUKKE SL.....	1.190,00 €
3ºC NIVEL C- JOSE LUIS RUIZ ARJONILLA.....	574,64 €

LIST OF EXPENSES AUGUST -2024/JULY-2025

SUNDRY AND REPAIRS

08/08/2024	SEPTIC TANK CLEANING	88,00 €
12/08/2024	POOL WATER LEAK REPAIR	933,64 €
14/08/2024	PALM TREE PRUNING AND CONTAINER	465,85 €
28/08/2024	POOL LEAK INSURANCE REFUND	-
09/09/2024	VARIOUS MATERIALS COMMUNITY FUND	812,91 €
20/09/2025	LAWN PEST CONTROL	109,65 €
04/10/2024	OCCUPATIONAL RISK PREVENTION	150,28 €
09/10/2024	ELEVATOR INSPECTION	173,03 €
14/10/2024	VARIOUS ELEVATOR REPAIRS FLOODING	108,90 €
06/11/2024	SKIMMER GATE	1.073,27 €
25/11/2024	VARIOUS MATERIALS COMMUNITY FUND	11,69 €
13/12/2024	DIGITAL CERTIFICATE	76,76 €
18/12/2024	AUTOMATIC DOOR PHONE REPAIR	46,48 €
24/12/2024	POOL MOTOR TIMER	147,52 €
22/01/2025	FIRE EXTINGUISHER MAINTENANCE	127,44 €
22/01/2025	VARIOUS LIGHTS	135,52 €
28/01/2025	POOL TIMER	75,24 €
03/02/2025	FACADE WORK	127,44 €
14/02/2025	PUMP AND SEPTIC TANK CLEANING	14.029,49 €
20/02/2025	AUTOMATIC DOOR PHONE REPAIR	500,50 €
04/03/2025	POOL MOTOR	38,72 €
31/03/2025	VARIOUS MATERIALS COMMUNITY FUND	453,75 €
31/03/2025	VARIOUS MATERIALS COMMUNITY FUND	490,35 €
08/05/2025	SEPTIC TANK CLEANING	122,17 €
15/05/2025	VARIOUS MATERIALS COMMUNITY FUND	88,00 €
05/06/2025	DATA PROTECTION	61,78 €
12/06/2025	SEPTIC TANK CLEANING	84,70 €
20/06/2025	VARIOUS MATERIALS COMMUNITY FUND	176,00 €
24/06/2025	ARCHITECT REPORT	1.103,89 €
30/06/2025	FILL VALVE	3.569,50 €
07/07/2025	ANNUAL PEST CONTROL	63,63 €
31/07/2025	INDUSTRIAL ELEVATOR INSPECTION	242,98 €
TOTAL		24.178,21 €

POOL AND CLEANING MAINTENANCE

31/08/2024	MAINTENANCE AUGUST 2024	418,66 €
30/09/2024	MAINTENANCE SEPTEMBER 2024	418,66 €
31/10/2024	MAINTENANCE OCTOBER 2024	418,66 €
30/11/2024	MAINTENANCE NOVEMBER 2024	418,66 €
31/12/2024	MAINTENANCE DECEMBER 2024	418,66 €
31/01/2025	MAINTENANCE JANUARY 2025	418,66 €
28/02/2025	MAINTENANCE FEBRUARY 2025	418,66 €
31/03/2025	MAINTENANCE MARCH 2025	418,66 €
30/04/2025	MAINTENANCE APRIL 2025	441,65 €
31/05/2025	MAINTENANCE MAY 2025	441,65 €
30/06/2025	MAINTENANCE JUNE 2025	441,65 €
31/07/2025	MAINTENANCE JULY 2025	441,65 €
TOTAL		5.115,88 €

ELEVATORS MAINTENANCE

30/08/2024	ELEVATOR PHONE AUGUST 2024	12,10 €
18/09/2024	ELEVATOR PHONE SEPTEMBER 2024	12,10 €
02/10/2024	MAINTENANCE	508,20 €
17/10/2024	ELEVATOR PHONE OCTOBER 2024	12,10 €
18/11/2024	ELEVATOR PHONE NOVEMBER 2024	12,10 €
17/12/2024	ELEVATOR PHONE DECEMBER 2024	12,10 €
03/01/2025	MAINTENANCE	508,20 €
17/01/2025	ELEVATOR PHONE JANUARY 2025	12,10 €
28/02/2025	ELEVATOR PHONE FEBRUARY 2025	12,10 €
21/03/2025	ELEVATOR PHONE MARCH 2025	12,10 €
10/04/2025	MAINTENANCE	525,99 €
22/04/2025	ELEVATOR PHONE APRIL 2025	12,10 €
19/05/2025	ELEVATOR PHONE MAY 2025	12,10 €
23/06/2025	ELEVATOR PHONE JUNE 2025	12,10 €
07/07/2025	MAINTENANCE ELEVATORS	548,98 €
17/07/2025	ELEVATOR PHONE JULY 2025	12,10 €
TOTAL		2.236,57 €

SEGURO COMUNITARIO

11/07/2025	SEGURO COMUNITARIO ANUAL	2.018,06 €
TOTAL		2.018,06 €

COMISIONES SABADELL

	COMISIONES	295,41 €
TOTAL		295,41 €

ADMINISTRATION

31/08/2024	ADMINISTRATION AUGUST 2024	219,96 €
30/09/2024	ADMINISTRATION SEPTEMBER 2024	219,96 €
31/10/2024	ADMINISTRATION OCTOBER 2024	219,96 €
30/11/2024	ADMINISTRATION NOVEMBER 2024	219,96 €
31/12/2024	ADMINISTRATION DECEMBER 2024	219,96 €
31/01/2025	ADMINISTRATION JANUARY 2025	219,96 €
28/02/2025	ADMINISTRATION FEBRUARY 2025	219,96 €
31/03/2025	ADMINISTRATION MARCH 2025	219,96 €
30/04/2025	ADMINISTRATION APRIL 2025	219,96 €
31/05/2025	ADMINISTRATION MAY 2025	219,96 €
30/06/2025	ADMINISTRATION JUNE 2025	219,96 €
31/07/2025	ADMINISTRATION JULY 2025	219,96 €
TOTAL		2.639,52 €

VAT

31/08/2024	VAT AUGUST 2024	46,19 €
30/09/2024	VAT SEPTEMBER 2024	46,19 €
31/10/2024	VAT OCTOBER 2024	46,19 €
30/11/2024	VAT NOVEMBER 2024	46,19 €
31/12/2024	VAT DECEMBER 2024	46,19 €
31/01/2025	VAT JANUARY 2025	46,19 €
28/02/2025	VAT FEBRUARY 2025	46,19 €
31/03/2025	VAT MARCH 2025	46,19 €
30/04/2025	VAT APRIL 2025	46,19 €
31/05/2025	VAT MAY 2025	46,19 €
30/06/2025	VAT JUNE 2025	46,19 €
31/07/2025	VAT JULY 2025	46,19 €
TOTAL		554,28 €

TOTAL EXPENSES AUGUST 2024- JULY 2025

45.691,45 €

WATER

18/10/2024	WATER AUG-SEP-OCT-2024	188,25 €
20/01/2025	WATER NOV-DEC-24-JAN-25	260,55 €
17/04/2025	WATER FEB-MAR-APR-2025	194,42 €
17/07/2025	WATER MAY-JUN-JUL-2025	218,85 €
TOTAL		862,07 €

ELECTRICITY

21/08/2023	ELECTRICITY AUGUST 2024	206,10 €
18/09/2023	ELECTRICITY SEPTEMBER 2024	255,33 €
24/10/2023	ELECTRICITY OCTOBER 2024	273,50 €
20/11/2023	ELECTRICITY NOVEMBER 2024	152,02 €
18/12/2023	ELECTRICITY DECEMBER 2024	216,87 €
05/02/2024	ELECTRICITY JANUARY 2025	274,63 €
19/02/2024	ELECTRICITY FEBRUARY 2025	231,65 €
25/03/2024	ELECTRICITY MARCH 2025	215,38 €
19/04/2024	ELECTRICITY APRIL 2025	220,64 €
21/05/2024	ELECTRICITY MAY 2025	214,74 €
17/06/2024	ELECTRICITY JUNE 2025	198,17 €
29/07/2024	ELECTRICITY JULY 2025	232,42 €
TOTAL		2.691,45 €

REGULARIZATIONS

12/11/2024	REGUL. NON-CHARGABLE PART	5.100,00 €
TOTAL		5.100,00 €

ANNUAL BUDGET OF EXPENSES AUGUST-2025/JULY-2026:

MAINTAIN. POOL & CLEANING.....	5.299,80 €
2 ELEVATORS + TELEPHONE.....	2.341,12 €
ADMINISTRATION.....	3.193,80 €
INSURANCE (extended policy).....	2.100,00 €
BANK COMMISSIONS.....	300,00 €
ELECTRICITY.....	3.000,00 €
WATER.....	1.000,00 €
SUNDRY AND REPAIRS.....	11.605,28 €
10% MANDATORY RESERVE FUND.....	2.760,00 €
TOTAL.....	31.600,00 €

FEES AND PERIODS OF PAYMENT:

1st Semester August-2025/July -2026.....395 €

2nd Semester February-July-2026.....395 €

SABADELL: ES26 0081 0542 18 00 0131 8632

(Please, do not forget to indicate your name and house number when doing the payment).