

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE URBAN
CONSERVATION ENTITY OF CONDADO DE ALHAMA, WEDNESDAY 15TH
MARCH 2023**

VOTING ATTENDEES:

JARDINES 1	NEIL SIMPSON	PRESIDENT	PRESENT
JARDINES 1	SHIRLEY RIDLEY	VICE PRESIDENT	PRESENT
JARDINES 2	ISABEL CAVA	VICE PRESIDENT	PRESENT
NARANJOS 1	SVEIN GULBRANDSEN	VICE PRESIDENT	PRESENT
NARANJOS 2	ALAN BURGE	PRESIDENT	PRESENT
LA ISLA	MICHAEL WEBB	VICE PRESIDENT	PRESENT
CONDADO CLUB	NEIL SIMPSON	REPRESENTATIVE	PRESENT
EP-28	CRISTINA MAYANS	REPRESENTATIVE	PRESENT
9BIS	CRISTINA MAYANS	REPRESENTATIVE	PRESENT
C-11.2	CRISTINA MAYANS	REPRESENTATIVE	PRESENT

REPRESENTED WITH VOTE:

NARANJOS 1	ELLEN MELAND	PRESIDENT	REPRESENTED (TEAMS)
LA ISLA	ANDY WATKISS	PRESIDENT	REPRESENTED (TEAMS)
MIRADOR	PAUL SCOTT	PRESIDENT	REPRESENTED
JARDINES 2	JORGE PEÑA	PRESIDENT	REPRESENTED
R-7	CRISTINA MAYANS	REPRESENTATIVE	REPRESENTED
R-2.2	CRISTINA MAYANS	REPRESENTATIVE	REPRESENTED

NON-VOTING ATTENDEES:

INMHO	ALBA CANO	ADMINISTRATION	PRESENT
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INMHO	JUAN FRANCISCO LÓPEZ	ADMINISTRATION	PRESENT
INMHO	FELIX IRAZUSTA	ADMINISTRATION	PRESENT
INMHO	FERNANDO BARRIOS	ADMINISTRATION	PRESENT
	JOSÉ MONTOYA	ENTITY LAWYER	PRESENT (TEAMS)
ALHAMA DE MURCIA COUNCIL	ANTONIO JOSÉ CAJA	URBAN PLANNING COUNCILLOR	PRESENT

The abovementioned gathered in the meeting room next to the inmho office on Condado de Alhama at 12:00 hours on 15th March 2023, under the following

AGENDA

1. Voting item. – Approval and settlement, if appropriate, of the accounts for the 2022 financial year.

The following Urban Entity accounts were presented for the 2023 financial year.

GASTOS ENTIDAD URBANISTICA / URBAN ENTITY EXPENSES	PRESUPUESTO / BUDGET 22	GASTOS / EXPENSES 22	DIFERENCIA / DIFFERENCE
ZONAS VERDES Y ESPACIOS LIBRES PUBLICOS Y PRIVADOS / PUBLIC AND PRIVATE GREEN SPACES	574.709 €	599.592 €	-24.883 €
JARDINERIA ANILLO EXTERIOR / EXTERNAL RING GARDENING	421.709 €	427.465 €	-5.756 €
ANILLO INTERIOR - VIALES JARDINERIA / INTERNAL ROADS GARDENING	0 €	0 €	0 €
CONSUMO DE AGUA DE RIEGO/IRRIGATION WATER CONSUMPTION	80.000 €	83.834 €	-3.834 €
CANON TUBERIA / FEES FOR USE OF WATER PIPE	31.000 €	39.897 €	-8.897 €
PROVISION AHORRO AGUA RIEGO / PROVISION SAVING ON IRRIGATION WATER	42.000 €	29.269 €	12.731 €
TRATAMIENTO LARVICIDA LAGO / LARVICIDAL TREATMENT LAKE	0 €	6.050 €	-6.050 €
GASTOS PARQUE MUNICIPAL / MUNICIPAL PARK EXPENSES	0 €	13.077 €	-13.077 €
SISTEMA VIARIO, ACERAS Y ALCANTARILLADO / ROADS, PAVEMENTS AND DRAINAGE	411.679 €	376.582 €	35.097 €
REPARACIONES PAVIMENTO, ACERAS Y OTRAS / PAVEMENTS REPAIRS AND OTHERS	8.000 €	15.732 €	-7.732 €
PROVISION REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION PAVEMENTS REPAIRS AND OTHERS	0 €	-7.359 €	7.359 €
LIMPIEZA VIARIA ANILLO EXTERIOR / EXTERNAL ROADS CLEANING	388.679 €	361.379 €	27.300 €
REPARACIONES RED ALCANTARILLADO ANILLO INTERIOR / DRAINAGE REPAIRS INTERIOR RING	15.000 €	6.830 €	8.170 €
ALUMBRADO PUBLICO / PUBLIC STREET LIGHTS	106.000 €	172.559 €	-66.559 €
REPARACION DE FAROLAS Y REP. ELECTRICAS / STREET LIGHTS AND ELECTRIC REPAIRS	3.000 €	7.170 €	-4.170 €
CONSUMO ELECTRICO VIALES / ELECTRICITY CONSUMPTION	103.000 €	165.389 €	-62.389 €
RED DE RIEGO / IRRIGATION SYSTEM	15.500 €	30.212 €	-14.712 €
REPOSICION DE PIEZAS Y REPARACIONES / SPARE PARTS	8.000 €	21.504 €	-13.504 €
MANTENIMIENTO DEL LAGO / MAINTENANCE OF THE LAKE	7.500 €	8.707 €	-1.207 €
BALSAS DE PLUVIALES / STORM WATER POOLS	10.000 €	17.591 €	-7.591 €
MANTENIMIENTO Balsa PLUVIALES / MAINTENANCE	10.000 €	17.591 €	-7.591 €
RECOGIDA DE BASURAS / WASTE COLLECTION	130.000 €	88.123 €	41.877 €
RECOGIDA DE BASURAS (INCL. CANON VERTIDOS) / WASTE COLLECTION	130.000 €	73.123 €	56.877 €
PROVISION COMPENSACIÓN CONTRATO / CONTRACT COMPENSATION PROVISION	0 €	15.000 €	-15.000 €

MECANISMO ELEVACION CONTENEDORES / WASTE CONTAINERS RAISING MECHANISM	600 €	600 €	0 €
MANTENIMIENTO CONTENEDORES SOTERRADOS / MECHANISM MAINTENANCE	600 €	16.071 €	-15.471 €
PROVISION CONTENEDORES SOTERRADOS / UNDERGROUND BINS PROVISION	0 €	-15.471 €	15.471 €
GASTOS ADMINISTRATIVOS / ADMINISTRATIVE EXPENSES	63.500 €	67.391 €	-3.891 €
ADMINISTRACION / ADMINISTRATION	40.850 €	42.076 €	-1.226 €
AUDITORIA / AUDIT	2.000 €	1.331 €	669 €
ABOGADO Y GASTOS LEGALES / LAWYER AND LEGAL FEES	18.150 €	21.670 €	-3.520 €
VARIOS / SUNDRY	1.000 €	1.021 €	-21 €
POLIZA RC / INSURANCE	1.000 €	538 €	462 €
GASTOS BANCARIOS / BANK COSTS	500 €	199 €	301 €
ASAMBLEAS / GENERAL MEETINGS	0 €	556 €	-556 €
FONDO RESERVA / RESERVE FUND	5.000 €	25.000 €	-20.000 €
FONDO DE RESERVA / RESERVE FUND	5.000 €	0 €	5.000 €
DOTACION PROVISION DE DUDOSO COBRO / BAD DEBT PROVISION	0 €	25.000 €	-25.000 €

GASTOS TOTALES ENTIDAD URBANISTICA / TOTAL EXPENSES URBAN ENTITY	1.316.988 €	1.377.649 €	-60.661 €
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TOTAL GASTOS ENTIDAD URBANISTICA / TOTAL EXPENSES URBAN ENTITY	1.377.649 €
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INGRESOS / INCOME	1.366.988 €
INGRESO CUOTA TRIMESTRAL PRESUPUESTADA / INCOME BUDGETED QUARTERLY FEE	1.316.988 €
INGRESOS INDEMNIZACIONES CIA.SEGUROS / INCOME INSURANCE	0 €
INGRESOS EXTRA. (SUBVENCION AYUNTAMIENTO) / EXTRA. INCOME (TOWN HALL SUBSIDY)	50.000 €

TOTAL INGRESOS ENTIDAD URBANISTICA / TOTAL URBAN ENTITY INCOME	1.366.988 €
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INGRESOS - GASTOS / INCOME - EXPENSES	-10.661 €	DEFICIT
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RESUMEN / SUMMARY

FONDO RESERVAS E.U.C. CONDADO ALHAMA / RESERVE FUND UE	607.350 €
DEFICIT/SUPERAVIT EJERCICIO ANTERIOR 21 / PREVIOUS YEAR DEFICIT/SURPLUS 21	71.135 €
AJUSTES RESERVAS / RESERVES ADJUSTMENTS	
AJUSTES RESERVAS. PROVISION DUDOSO COBRO AÑOS ANT. / RESERVES ADJUSTMENTS. BAD DEBT PROVISION PREV. YEARS	
PROVISION. AHORRO AGUA RIEGO (CONTRATO STV) / PROVISION. SAVING ON IRRIGATION WATER (STV CONTRACT)	235.317 €
PROVISION. REPARACIONES CONSORCIO CONTENEDORES SOTERRADOS / PROVISION. CONSORTIUM REPAIRS UNDERGR	16.934 €
PROVISION. REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION. PAVEMENTS REPAIRS AND OTHERS	3.388 €
PROVISION. COMPENSACIÓN CONTRATO R. BASURA / CONTRACT COMPENSATION PROVISION WASTE COLL.	15.000 €
INGRESO CUOTA TRIMESTRAL PRESUPUESTADA / INCOME BUDGETED QUARTERLY FEE	1.316.988 €
INGRESOS EXTRAORDINARIOS / EXTRAORDINARY INCOME	50.000 €
INGRESOS INDEMNIZACIONES CIA.SEGUROS / INCOME INSURANCE	
GASTOS TOTALES / TOTAL EXPENSES	-1.377.649 €
SALDO ACREEDOR - CREDIT BALANCE	938.462 €

JUSTIFICACIÓN DE SALDO / BALANCE RECONCILIATION

CAJAMAR CAJA RURAL Cta. 272001	49.572 €
CAJA EFECTIVO / CASH BALANCE	-598 €
SUSCRIPCIÓN APORTACIONES CAJAMAR / SUBSCRIPTION TO CAJAMAR CONTRIBUTIONS	305 €
PROPIETARIOS / OWNERS	1.391.781 €
PROPIETARIOS. PROVISION DUDOSO COBRO / OWNERS. BAD DEBT PROVISION	-173.000 €
GASTOS ANTICIPADOS / ANTICIPATED EXPENSES	242 €
PROVEEDORES / SUPLIERS	-385.525 €
PROVEEDORES. PAGOS A CUENTA / SUPPLIERS. PAYMENTS ON ACCOUNT	1.685 €
AYUNTAMIENTO DE ALHAMA. CONVENIO 2022 / AGREEMENT 2022	50.000 €
AYUNTAMIENTO DE ALHAMA. FIANZA / DEPOSIT	4.000 €
JUSTIFICACION SALDO ACREEDOR - CREDIT BALANCE RECONCILIATION	938.462 €

POSICIÓN FLUJO DE CAJA / CASH FLOW POSITION

BANCOS Y CAJA / BANKS & CASH	48.974 €
PROVEEDORES / SUPLIERS	-329.840 €
TOTAL	-280.866 €

PROPIETARIOS / OWNERS

R-1.1 JAR-I COM. PROP. JARDINES I	15.546 €
C-1.2 EQ. DEPORTIVOS CONDADO CLUB, S.L.	0 €
1.3 JAR-II COM. PROP. JARDINES II	24.630 €
R-2.1 AGROFRUITS LEVANTE SL	310.220 €
R-2.2 ALHAMA PROPERTY INVESTMENT S.L	195.641 €
C-3 AGROFRUITS LEVANTE SL	15.064 €
R-4 SAREB (BANKIA)	47.095 €
R-5 POLARIS WORLD REAL ESTATE,	179.278 €
R-6 AGROFRUITS LEVANTE SL	264.211 €
R-7 ALHAMA PROPERTY INVESTMENT S.L	142.300 €
R-8 ALISEDA, SA	0 €
R-9 NAR-I COM. PROP. NARANJOS I	13.637 €
9BIS GNK DESARROLLOS S.L.	0 €
C-11.2 GNK DESARROLLOS S.L.	0 €
R-12 NAR-II COM. PROP. NARANJOS II	18.331 €
C-13 AGROFRUITS LEVANTE SL	32.178 €
R-14.1 SAREB (BMN)	2.623 €

R-15 ALISEDA, SA	0 €
R-16 AGROFRUITS LEVANTE SL	38.789 €
R-17 ISLA COM.PROP. LA ISLA DE	9.315 €
R-18 ALISEDA, SA	421 €
C-27 ALISEDA, SA	-149 €
EP-28 GNK DESARROLLOS S.L.	0 €
C-29 SHOW ROOM SAREB, S.A.	477 €
ST-59 POLARIS WORLD REAL ESTAT	9.408 €
ST-60 POLARIS WORLD REAL ESTAT	9.408 €
ST-61 POLARIS WORLD REAL ESTAT	9.408 €
ST-62 POLARIS WORLD REAL ESTAT	9.408 €
ST-66 POLARIS WORLD REAL ESTAT	3.171 €
ALKASAR COM.PROP.CENTROCOMERCI	0 €
R-12 SOLARES EDANTRI XXI, S.L.	34.322 €
R-9 SOLARES GNK DESARROLLOS S.	0 €
R-14.2 ALISEDA, SA	7.052 €
TOTAL PROPIETARIOS / TOTAL OWNERS	1.391.781 €

With their vote, the presidents ratified the combined result of the Level 2/3 Annual General Meetings of the Community of Owners, held on 17th, 18th and 19th February 2023.

Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of the Condado Club.

2. Voting item. – Approval, if appropriate, of the expenses budget for the 2023 financial year.

The budget was presented for the 2023 financial year.

GASTOS ENTIDAD URBANISTICA / URBAN ENTITY EXPENSES	PRESUPUESTO / BUDGET 22	GASTOS / EXPENSES 22	PRESUPUESTO / BUDGET 23
ZONAS VERDES Y ESPACIOS LIBRES PUBLICOS Y PRIVADOS / PUBLIC AND PRIVATE GREEN SPACES	574.709 €	599.592 €	609.050 €
JARDINERIA ANILLO EXTERIOR / EXTERNAL RING GARDENING	421.709 €	427.465 €	450.000 €
ANILLO INTERIOR - VIALES JARDINERIA / INTERNAL ROADS GARDENING	0 €	0 €	0 €
CONSUMO DE AGUA DE RIEGO/ IRRIGATION WATER CONSUMPTION	80.000 €	83.834 €	80.000 €
CANON TUBERIA / FEES FOR USE OF WATER PIPE	31.000 €	39.897 €	31.000 €
PROVISION AHORRO AGUA RIEGO / PROVISION SAVING ON IRRIGATION WATER	42.000 €	29.269 €	42.000 €
TRATAMIENTO LARVICIDA LAGO / LARVICIDAL TREATMENT LAKE	0 €	6.050 €	6.050 €
GASTOS PARQUE MUNICIPAL / MUNICIPAL PARK EXPENSES	0 €	13.077 €	0 €
SISTEMA VIARIO, ACERAS Y ALCANTARILLADO / ROADS, PAVEMENTS AND DRAINAGE	411.679 €	376.582 €	438.386 €
REPARACIONES PAVIMENTO, ACERAS Y OTRAS / PAVEMENTS REPAIRS AND OTHERS	8.000 €	15.732 €	8.000 €
PROVISION REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION PAVEMENTS REPAIRS AND OTHERS	0 €	-7.359 €	0 €
LIMPIEZA VIARIA ANILLO EXTERIOR / EXTERNAL ROADS CLEANING	388.679 €	361.379 €	417.886 €
REPARACIONES RED ALCANTARILLADO ANILLO INTERIOR / DRAINAGE REPAIRS INTERIOR RING	15.000 €	6.830 €	12.500 €
ALUMBRADO PUBLICO / PUBLIC STREET LIGHTS	106.000 €	172.559 €	178.000 €
REPARACION DE FAROLAS Y REP. ELECTRICAS / STREET LIGHTS AND ELECTRIC REPAIRS	3.000 €	7.170 €	3.000 €
CONSUMO ELECTRICO VIALES / ELECTRICITY CONSUMPTION	103.000 €	165.389 €	175.000 €
RED DE RIEGO / IRRIGATION SYSTEM	15.500 €	30.212 €	22.500 €
REPOSICION DE PIEZAS Y REPARACIONES / SPARE PARTS	8.000 €	21.504 €	15.000 €
MANTENIMIENTO DEL LAGO / MAINTENANCE OF THE LAKE	7.500 €	8.707 €	7.500 €
BALSAS DE PLUVIALES / STORM WATER POOLS	10.000 €	17.591 €	15.000 €
MANTENIMIENTO Balsa Pluviales / MAINTENANCE	10.000 €	17.591 €	15.000 €
RECOGIDA DE BASURAS / WASTE COLLECTION	130.000 €	88.123 €	30.000 €
RECOGIDA DE BASURAS (INCL. CANON VERTIDOS) / WASTE COLLECTION	130.000 €	73.123 €	0 €
PROVISION COMPENSACION CONTRATO / CONTRACT COMPENSATION PROVISION	0 €	15.000 €	30.000 €
MECANISMO ELEVACION CONTENEDORES / WASTE CONTAINERS RAISING MECHANISM	600 €	600 €	15.971 €
MANTENIMIENTO CONTENEDORES SOTERRADOS / MECHANISM MAINTENANCE	600 €	16.071 €	15.971 €
PROVISION CONTENEDORES SOTERRADOS / UNDERGROUND BINS PROVISION	0 €	-15.471 €	0 €

GASTOS ADMINISTRATIVOS / ADMINISTRATIVE EXPENSES	63.500 €	67.391 €	72.782 €
ADMINISTRACION / ADMINISTRATION	40.850 €	42.076 €	44.432 €
AUDITORIA / AUDIT	2.000 €	1.331 €	2.000 €
ABOGADO Y GASTOS LEGALES / LAWYER AND LEGAL FEES	18.150 €	21.670 €	23.000 €
VARIOS / SUNDRY	1.000 €	1.021 €	1.100 €
POLIZA RC / INSURANCE	1.000 €	538 €	1.000 €
GASTOS BANCARIOS / BANK COSTS	500 €	199 €	500 €
ASAMBLEAS / GENERAL MEETINGS	0 €	556 €	750 €
FONDO RESERVA / RESERVE FUND	5.000 €	25.000 €	10.000 €
FONDO DE RESERVA / RESERVE FUND	5.000 €	0 €	10.000 €
DOTACION PROVISION DE DUDOSO COBRO / BAD DEBT PROVISION	0 €	25.000 €	0 €
CONVENIO AYUNTAMIENTO / TOWN HALL AGREEMENT	0 €	0 €	-50.000 €
CONVENIO AYUNTAMIENTO / TOWN HALL AGREEMENT			-50.000 €
PRESUPUESTO TOTAL ENTIDAD URBANISTICA / TOTAL BUDGET URBAN ENTITY	1.316.988 €	1.377.649 €	1.341.689 €

With regard to the waste collection service, the President clarified that a provision for contract compensation has been included in the budget, given that even though we are still negotiating with STV, they are claiming this approximate amount.

With their vote, the presidents ratified the combined result of the Level 2/3 Annual General Meetings of the Community of Owners, held on 17th, 18th and 19th February 2023.

Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of the Condado Club.

The list of quarterly fees for 2023 was presented:

PARCELA / PLOT	CUOTA TRIMESTRAL / QUARTERLY FEE	CUOTA UNICA DIFERENCIA PRESUPUESTO 22-23 / SINGLE DIFFERENTIAL FEE 22-23 BUDGET
R-1.1 (C.P. JARDINES I)	42.961,22 €	790,93 €
C-1.2 (CONDADO CLUB)	617,51 €	11,37 €
1.3 (C.P. JARDINES II)	68.000,15 €	1.251,90 €
R-2.1	13.230,40 €	243,58 €
R-2.2 (RESTO)	10.577,83 €	194,74 €
R2.2.1.1	258,00 €	4,75 €
R2.2.1.2	219,30 €	4,04 €
R2.2.1.3	748,19 €	13,77 €
R2.2.1.5	748,19 €	13,77 €
C-3	557,81 €	10,27 €
R-4	4.409,80 €	81,19 €
R-5	5.297,66 €	97,53 €
R-6	11.425,82 €	210,35 €
R-7	9.303,61 €	171,28 €
R-8	4.132,07 €	76,07 €

PARCELA / PLOT	CUOTA TRIMESTRAL / QUARTERLY FEE	CUOTA UNICA DIFERENCIA PRESUPUESTO 22-23 / SINGLE DIFFERENTIAL FEE 22-23 BUDGET
R-9 (C.P. NARANJOS I)	42.998,79 €	791,63 €
R9BIS MANZANA 2.1 VILLAS JANA	219,26 €	4,04 €
R9BIS MANZANA 8.1 VILLAS JANA	159,84 €	2,94 €
R9BIS MANZANA 9 VILLAS JANA	110,32 €	2,03 €
R9BIS MANZANA 10 VILLAS JANA	125,75 €	2,32 €
C-11	243,18 €	4,47 €
R-12 (C.P. NARANJOS II)	61.705,28 €	1.136,01 €
C-13	1.111,59 €	20,46 €
R-14.1	2.901,07 €	53,41 €
R-15	5.258,08 €	96,80 €
R-16	1.677,45 €	30,88 €
R-17 (C.P. LA ISLA)	34.127,20 €	628,29 €
R-18	111,70 €	2,06 €
C-27	13,08 €	0,24 €
EP-28	927,44 €	17,07 €
C-29	988,16 €	18,20 €
ST-59	278,07 €	5,12 €
ST-60	278,07 €	5,12 €
ST-61	278,07 €	5,12 €
ST-62	278,07 €	5,12 €
ST-66	8,39 €	0,16 €
R-2.2.B + R-12B (AL KASAR)	5.033,35 €	92,67 €
R-12 MANZANA 1 VILLAS JANA	71,14 €	1,31 €
R-12 MANZANA 2.3 VILLAS JANA	353,42 €	6,51 €
R-12 MANZANA 2.3.1 VILLAS JANA	119,49 €	2,20 €
R-12 MANZANA 3 VILLAS JANA	117,69 €	2,17 €
R-12 MANZANA 4 VILLAS JANA	216,06 €	3,98 €
R-12 MANZANA 5 VILLAS JANA	118,13 €	2,17 €
R-12 MANZANA 6 VILLAS JANA	156,77 €	2,89 €
R-12 MANZANA 7 VILLAS JANA	292,90 €	5,39 €
R-12 MANZANA 8.2 VILLAS JANA	38,64 €	0,71 €
R-9 SOLARES	756,71 €	13,93 €
R-14-2	1.861,59 €	34,27 €

3. Voting item. - Settlement of the debtor balances on 31st December 2022 and approval, if appropriate, of the settlements made.

The list of debtor balances on 31st December 2022 was presented for the approval and settlement of balances, with the breakdown of the debt by owners and years, and is attached to these Minutes.

In this item Ms. Cristina Mayans, representing Alhama First Property Investment, indicated that they are updating the debts that they have, given that some sales have taken place. They will have updated them by next week, and this company intends to pay the outstanding balances corresponding to it.

Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved.

3.1. Voting item. - Approval, if appropriate, for claims for the resulting debtor balances via the administrative route or, if appropriate, directly via the judicial route, in accordance with what is expressly provided for in the Statutes.

The resulting debtor balances and claims via the corresponding route were then approved **by a MAJORITY, with plots R-2.2, R-7, EP-28, C-11.2 and R-9BIS voting against**, granting full authorisation to the president for this purpose.

3.2. Voting item. – Approval, if appropriate, of the advisability of bringing a legal action against Alhama de Murcia Council for its unjustified inaction in the fulfilment of its legal and statutory obligation to initiate, at the request of the repeated desire of the Urban Entity, claims for the approved debtor balances via enforced payment proceedings, as well as in claiming compensation for the serious financial damage suffered by the Entity as a result of this lack of municipal action.

The Urban Entity lawyer, Mr. José Montoya, reported that as of the date of this Meeting, Alhama de Murcia council, with no legal justification, had not initiated claims for the approved debtor balances of any of the debtors, some of whom have accumulated extremely high debts that seriously harm the livelihood of the Urban Entity itself, as it happens specifically with the company Agrofruits Levante, S.L., which has a significant outstanding balance, above six hundred and thousand euros, as they have not paid a single fee since they joined the Urban Entity in 2016.

It was stated that, a few days ago, at the initiative of the Urban Entity itself and in direct connection with the Councillor, Mr. Caja, a meeting was held with those responsible for the municipal debt collection service, to find out exactly what are now the new reasons why the Town Hall is not acting administratively against the owners in arrears, and also to personally record that the Entity has been complying with each and every one of the different requests that the Town Hall has been asking for, each time the claiming of the debtor balances by means of the enforcement process has been brought back, especially against Agrofruits Levante, S.L.

For years, the Council has been resisting to initiate the claim process for several reasons, and each time the Entity has complied with the municipal requests, the Council has come up with a new argument to justify its inaction.

Councillor Mr. Caja stated that the Council is totally impartial and that the reason for not starting the process for the collection of the debt owed against Agrofruits Levante, S.L. is because this company has appealed in court against the agreements to approve the settlement of its owed balance, and this specific circumstance prevents it from starting the claim in accordance with the collection regulations.

At this point, he was reminded that the Statutes of the Urban Entity say exactly the opposite and that, if his statement is correct, any person, simply by appealing, could leave inactive or stop the claim of their debts by the administrative means, so the new argument could not be accepted and the continued municipal passivity towards Agrofruits Levante, S.L. could not be considered as legal.

The President of the Entity stated that, to date, no legal action has been taken against the Council to avoid an undesired situation of conflict with them and, for years, we have been complying with all the formal requirements that the Council has been raising each time they were asked to start the legal claims against debtors. Now, in this meeting, the existence of the judicial appeal presented by Agrofruits Levante, S.L. is required.

This continued situation is considered unfair and causes serious damage to the Entity and particularly to the rest of the owners who comply with their obligation to pay, and therefore, **submitted to the consideration of those present and represented with the right to vote, it was approved by a MAJORITY, with plots R-2.2, R-7, EP-28, C-11.2 and R-9BIS voting against, and the abstention of the Condado Club,** to take legal action against the Town Hall of Alhama de Murcia, through the appropriate legal ways, also claiming the damages and losses caused to the Entity by the deliberate and undue persistence over time of a debit balance of such a high amount and its refusal to start the claim, giving full authorisation to the President for this purpose.

The Councillor Mr. Antonio José Caja, present at the Meeting on behalf of the Council, was made formally aware of the scope of this agreement.

3.3. Voting item. - Approval, if appropriate, to authorise the President of the Urban Entity to grant powers to attorneys and lawyers for the purposes provided for in the previous sections.

Submitted to the consideration of those present and represented with the right to vote, this was approved by a MAJORITY, with plots R-2.2, R-7, EP-28, C-11.2 and R-9BIS voting against, and the abstention of the Condado Club.

4. Voting item. – Approval, if appropriate, to look for options to implement security measures in the lighting conduits of the outer ring, with the purpose of preventing future cable thefts.

Neil Simpson explained that we need to look for options that the Urban Entity can afford at this time.

Antonio José Caja indicated that the main manholes where the thefts took place have been sealed, and the whole affected area has been repaired. He added that this protective measure will probably be extended to the other manholes on the outer ring. He recommended that the same thing should be done with the manholes on the inner ring.

Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved.

5. Voting item. – Election of the Management Board.

Before going ahead with this item, it was clarified that the election of posts is obligatory every 4 years, therefore given that the last election was at the Annual General Meeting in 2019, this item for the election of the Management Board has been included in the agenda.

Neil Simpson stood as candidate for president.

The election of Mr. Neil Simpson as President of the Urban Entity was unanimously approved.

Ellen Meland stood for the post of vice president.

The election of Ms. Ellen Meland as Vice President of the Urban Entity was unanimously approved.

Svein Erik Gulbrandsen will support her in her role.

In accordance with the stipulations of the Statutes, Ms. Mariola Guevara Cava, Mayor of Alhama de Murcia, was ratified as Honorary President of the Urban Entity of Condado de Alhama.

The official liaison with the Council will be the Urban Planning Councillor, Mr. Antonio José Caja.

The Management Board of the Urban Entity is therefore as follows:

- **Honorary President: Ms. Mariola Guevara Cava, Mayor of Alhama de Murcia.**
- **President of the Urban Entity: Mr. Neil Simpson.**
- **Vice President of the Urban Entity: Ms. Ellen Meland.**

Spokespersons:

- **Mr. José Espadas, Representative of the company Alhama Nature.**
- **Mr. Alan Burge, Level 2 President of Naranjos 2.**
- **Mr. Jorge Peña, Level 2 President of Jardines 2.**
- **Mr. Andrew Watkiss, Level 2 President of La Isla.**
- **Mr. Paul Scott, Level 2 President of Mirador.**

6. Voting item. – Election of the Secretary/Administrator.

Submitted to the consideration of those present and represented with the right to vote, the company inmho Gestión de la Propiedad S.L.U., with tax code B-87789327, was UNANIMOUSLY approved as Secretary/Administrator of the Urban Conservation Entity of Condado de Alhama Partial Plan, represented in this act by Mr. Juan Francisco López, Mr. Fernando Barrios, Mr. Félix Irazusta, Ms. Aránzazu Martínez, and any other representative appointed for this purpose. The legal representatives of the Community, the President and Secretary-Administrator, were ratified for their integration as jointly authorised parties for

the current account of the community of owners. Similarly, the Secretary-Administrator was also authorised to work from the online banking platform and issue the corresponding ordinary and extraordinary remittances.

7. Information item. – Theft of the Condado sign's plates.

It was explained that the cost of removing all the plates in order to use other material is too high, therefore instead of this, the missing ones will be replaced, but material other than copper will be sought.

In addition, it was noted that this is a Council asset and its repair corresponds to them. The documentation was sent to the Councillor together with the complaint submitted, so that they can also report this, claim from their insurance, and repair the monolith.

Antonio José Caja added that the lights in this area have been working since last night.

8. Information item. – Bus service for Condado de Alhama.

Neil Simpson indicated that in previous years, there was a bus service in summer connecting Condado de Alhama with Mazarrón. He would like to have this service again for this summer. He also indicated that he will try and request a permanent bus service for Condado, connecting it with Murcia and other nearby towns.

9. Information item. – La Isla lake infestation situation.

Neil Simpson explained that last year there was a problem with an infestation of rantes on La Isla. We will try to seek solutions to prevent it this year. Nevertheless, this information will also be sent to the new owners of the golf course, because if the problem occurs in the lakes on the golf course, it could entail a problem for the inner ring just like it was for La Isla.

Neil Simpson indicated that the Urban Entity does not have sufficient funds to cover the cost of the estimated treatments for the lake, therefore he will speak to the Level 2 presidents so that, if possible, they lend this money to the Urban Entity.

10. Information item. – Update on judicial matters that concern the Urban Entity.

The Entity lawyer José Montoya explained the following legal issues:

- He indicated that in the legal proceeding brought again by Agrofruits Levante, S.L. against the previous agreements of settlement and approval of its debtor balance, the Town Hall has already presented its response to the lawsuit filed by the aforementioned company to the Court. The response of the Urban Entity has already been drafted and will be presented tomorrow, within the period granted by the Court particularly to the Entity.
- Also, the new criminal proceedings brought by the AVPCA were commented on. This is a complaint for an alleged crime of administrative malfeasance in which the Association accuses the Council of Alhama de Murcia and the Entity for alleged illegal actions, especially related, again, to the contracts between the Entity and STV and also the Agreements with the Council.

It was reminded that the Association, for several years, has repeatedly raised on previous occasions, without the slightest success, the illegality of the maintenance contracts with STV. At the moment, the Association, in its ongoing legal battle against the Urban Entity, is broadening its accusations at the courts, without the slightest concern for the serious personal and reputational damage caused, especially in the latter case, to the Councillor Mr. Antonio José Caja.

The lawyer Mr. Montoya explained that, both on the part of the representatives of the Urban Entity and of the Councillor Mr. Caja himself, there has been absolutely no reproachable behaviour, as is demonstrated by all the documentation that has already been presented in the Court Number 2 of Totana, before which, on the 25th of April 2023, the President of the Entity, its administrator and the Councillor will have to testify. His professional opinion was that, once all these proceedings have been held, the Court will file the Association's complaint.

10. AOB.

- Alan Burge commented on the issue of the Municipal Park kiosk, as last year there was no time to put it out to tender before the summer, and the same thing should not happen this year. The Councillor indicated that the tender will start at the end of the month.
- Alan Burge indicated that toilets on the Municipal Park are not open and should be open. Antonio José Caja replied that they could be opened, but someone must be responsible for their maintenance. This is intended to be included in the tender for the kiosk, but if the Urban Entity takes charge of their maintenance, they can be opened earlier.
- Neil Simpson raised the issue of the container on Mirador, which is still pending installation. José Montoya explained that the architect was checking whether any of the developer's documents referred to the containers. In addition, he indicated that there is no legal basis to require the Council to install it, therefore we would need to look at who would be responsible for providing the container, whether this is the developer or the Urban Entity.
- Ellen Meland asked about the situation with the postboxes on Naranjos 1 and 2, which need to be removed from the area as it belongs to the new owners of the golf course. Neil Simpson indicated that he and Alan Burge are looking at this.
- With regard to the pharmacy, Antonio José Caja indicated that as a result of the appeal brought by the other pharmacies, they have sent all the required documentation to the Department of Health, and they are awaiting resolution on their part.
- The administration asked about the request presented in September 2022, repeated this year, regarding disabled (parking) spaces and numbered spaces, asking for instructions on how to proceed, so that the police can take action on this, as last year they gave very confusing information to security staff and some owners. The Councillor asked that these requests should be sent to him in order to be able to answer them.

- Finally, Antonio José Caja indicated that he had been in contact with Agrofruits this week, and that he had continued to insist that they meet the Board of Condado in order to try to reach a payment agreement.

There being no further business, the meeting was adjourned at 14:10 hours, in the place and on the date indicated at the beginning of this document, whose content I bear witness to and sign as Secretary/Administrator, with the approval of the President.



SIGNED: SECRETARY-ADMINISTRATOR



APPROVAL OF THE PRESIDENT

ANNEXE 1. ITEM 3. SETTLEMENT OF DEBTOR BALANCES ON 31ST DECEMBER 2022

PROPIETARIOS/OWNERS	
R-1.1 JAR-I COM. OWNERS JARDINES I	15.546 €
C-1.2 SPORTS EQUIPMENT CONDADO CLUB, S.L.	0 €
1.3 JAR-II COM. OWNERS JARDINES II	24.630 €
R-2.1 AGROFRUITS LEVANTE S.L.	310.220 €
R-2.2 ALHAMA PROPERTY INVESTMENT S.L.	195.641 €
C-3 AGROFRUITS LEVANTE S.L.	15.064 €
R-4 SAREB (BANKIA)	47.095 €
R-5 POLARIS WORLD REAL ESTATE,	179.278 €
R-6 AGROFRUITS LEVANTE S.L.	264.211 €
R-7 ALHAMA PROPERTY INVESTMENT S.L.	142.300 €
R-8 ALISEDA, S.A.	0 €
R-9 NAR-I COM. OWNERS NARANJOS I	13.637 €
9BIS GNK DESARROLLOS S.L.	0 €
C-11.2 GNK DESARROLLOS S.L.	0 €
R-12 NAR-II COM. OWNERS NARANJOS II	18.331 €
C-13 AGROFRUITS LEVANTE S.L.	32.178 €
R-14.1 SAREB (BMN)	2.623 €
R-15 ALISEDA, S.A.	0 €
R-16 AGROFRUITS LEVANTE S.L.	38.789 €
R-17 ISLA COM. OWNERS LA ISLA DE	9.315 €
R-18 ALISEDA, S.A.	421 €
C-27 ALISEDA, S.A.	-149 €
EP-28 GNK DESARROLLOS S.L.	0 €
C-29 SHOWROOM SAREB, S.A.	477 €
ST-59 POLARIS WORLD REAL ESTATE	9.408 €
ST-60 POLARIS WORLD REAL ESTATE	9.408 €
ST-61 POLARIS WORLD REAL ESTATE	9.408 €
ST-62 POLARIS WORLD REAL ESTATE	9.408 €
ST-66 POLARIS WORLD REAL ESTATE	3.171 €
AL KASAR COM. OWNERS COMMERCIAL CENTRE	0 €
R-12	34.322 €
R-9 LOTS GNK DESARROLLOS S.L.	0 €
R-14.2 ALISEDA, S.A.	7.052 €
TOTAL PROPIETARIOS/TOTAL OWNERS	1.391.781 €

Breakdown of debtor balances:

1. PLOT R-1.1. OWNER C.P. JARDINES 1

OUTSTANDING DEBT 15.546 €. BREAKDOWN BY YEARS:

FIN. YEAR 2022	15.546 €
TOTAL	15.546 €

2. PLOT R-1.3. OWNER C.P. JARDINES 2

OUTSTANDING DEBT 24.630 €. BREAKDOWN BY YEARS:

FIN. YEAR 2022	24.630 €
TOTAL	24.630 €

- 3. PLOT R-2.1. OWNERS SINCE 26/10/2016, AGROFRUITS LEVANTE, S.L. (4/5), VILLAESCUSA CERRAJERÍA, S.L. (2/25), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25), PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25). SINCE 09/11/2021, GRUS SKY SOCIEDAD LIMITADA (4/25) HAS TAKEN ON THE OWNERSHIP OF THE PARTS THAT CORRESPONDED TO VILLAESCUSA CERRAJERÍA, S.L. (2/25) AND PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25), THEREFORE OWNERSHIP SINCE THAT DATE IS AS FOLLOWS: AGROFRUITS LEVANTE, S.L. (4/5), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25) AND GRUS SKY SOCIEDAD LIMITADA (4/25).**

OUTSTANDING DEBT 310.220,06 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2016	4.280,14€
FINANCIAL YEAR 2017	51.361,76€
FINANCIAL YEAR 2018	48.892,92€
FINANCIAL YEAR 2019	49.641,52€
FINANCIAL YEAR 2020	50.799,91€
ADJUST. COEFF. ACC. RULING	2.082,41€
FINANCIAL YEAR 2021	51.214,12€
FINANCIAL YEAR 2022	51.947,28€
TOTAL	310.220,06€

- 4. PLOT R-2.2. OWNER SINCE 31/07/2018, ALHAMA FIRST PROPERTY INVESTMENT, S.L. ON 25TH JUNE 2019, ADMINISTRATIVE AUTHORISATION WAS GRANTED FOR THE MODIFICATION AND SEGREGATION OF PLOT R-2.2, LEAVING IT AS FOLLOWS ACCORDING TO THE NOTIFICATION SENT FROM THE COUNCIL:**

	SURFACE (M2)	BUILDABILITY (M2)	COEFFICIENT (%)
R2.2 (REST)	162449,38	87776,95	8,2
R2.2.2.1.1	6292,87	1874,42	0,2
R2.2.2.1.2	4760,8	1549,61	0,17

R2.2.2.1.3	5032,41	5208,51	0,58
R2.2.2.1.4	1094,3	0	0
R2.2.2.1.5	5324,35	5208,51	0,58
OTHER ROADS	7715,89	0	0

SINCE 3RD SEPTEMBER 2020, ORBESOL GRUPO INMOBILIARIO, S.L. HAS BEEN THE OWNER OF PLOT R-2.2.1.5.

ON 6TH JULY 2021, THE COMMUNITY OF OWNERS OF MIRADOR DEL CONDADO BLOCK 1 WAS CONSTITUTED. THIS PHASE 1 HAS A PARTICIPATION COEFFICIENT IN PLOT R-2.2.1.5 OF 17.60%, AS ESTABLISHED IN ITS FOUNDATIONAL TITLE. UP TO NOW, THE REST HAS CONTINUED TO BE THE PROPERTY OF ORBESOL GRUPO INMOBILIARIO, S.L., ACCORDING TO THE INFORMATION THAT WE HAVE.

TOTAL OUTSTANDING DEBT 195.641,22 €. BREAKDOWN BY YEARS AND OWNERS:

- ALHAMA FIRST PROPERTY INVESTMENT, S.L.

FINANCIAL YEAR 2018	511,76 €
FINANCIAL YEAR 2019	47.096,44 €
FINANCIAL YEAR 2020	47.427,53 €
ADJUST. COEFF. ACC. RULING	1.852,88 €
FINANCIAL YEAR 2021	45.689,97 €
FINANCIAL YEAR 2022	46.344,03 €
TOTAL	188.922,60 €

- ORBESOL GRUPO INMOBILIARIO, S.L.

FINANCIAL YEAR 2020	767,32 €
ADJUST. COEFF. ACC. RULING	117,45 €
FINANCIAL YEAR 2021	2.641,33 €
FINANCIAL YEAR 2022	2.420,63 €
TOTAL	5.946,73 €

- C.P. MIRADOR DEL CONDADO BLOCK 1

FINANCIAL YEAR 2021	254,87 €
FINANCIAL YEAR 2022	517,03 €
TOTAL	771,89 €

- PLOT C-3.** OWNERS SINCE 26/10/2016, AGROFRUITS LEVANTE, S.L. (4/5), VILLAESCUSA CERRAJERÍA, S.L. (2/25), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25), PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25). SINCE 09/11/2021, GRUS SKY SOCIEDAD LIMITADA (4/25) HAS TAKEN ON THE OWNERSHIP OF THE PARTS THAT CORRESPONDED TO VILLAESCUSA CERRAJERÍA, S.L. (2/25) AND PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25), THEREFORE OWNERSHIP SINCE THAT DATE IS AS FOLLOWS: AGROFRUITS LEVANTE, S.L. (4/5), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25) AND GRUS SKY SOCIEDAD LIMITADA (4/25).

OUTSTANDING DEBT 15.064 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2016	2.164,96€
FINANCIAL YEAR 2017	4.329,92€
FINANCIAL YEAR 2018	4.123,52€
FINANCIAL YEAR 2019	4.186,64€
FINANCIAL YEAR 2020	3.712,05€
ADJUST. COEFF. ACC. RULING	-7.802,73€
FINANCIAL YEAR 2021	2.159,24€
FINANCIAL YEAR 2022	2.190,16€
TOTAL	15.063,76 €

6. **PLOT R-4.** OWNER SOCIEDAD DE GESTIÓN DE ACTIVOS PROCEDENTES REESTRUCTURACIÓN BANCARIA (SAREB) SINCE 11/06/2013.

OUTSTANDING DEBT 47.095 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2020	12.008,80€
ADJUST. COEFF. ACC. RULING	701,62€
FINANCIAL YEAR 2021	17.070,08€
FINANCIAL YEAR 2022	17.314,44€
TOTAL	47.094,94 €

7. **PLOT R-5.** COMPOSED OF SUBPLOTS R5.1 TO R5.6, ALL OWNED BY POLARIS WORLD REAL ESTATE, S.L. SINCE 17TH OCTOBER 2013.

OUTSTANDING DEBT 179.277,76 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2014	15.642,52 €
FINANCIAL YEAR 2015	20.566 €
FINANCIAL YEAR 2016	20.566 €
FINANCIAL YEAR 2017	20.566 €
FINANCIAL YEAR 2018	19.577,24 €
FINANCIAL YEAR 2019	19.876,96 €
FINANCIAL YEAR 2020	20.340,89 €
ADJUST. COEFF. ACC. RULING	834,67 €
FINANCIAL YEAR 2021	20.506,96 €
FINANCIAL YEAR 2022	20.800,52 €
TOTAL	179.277,76 €

8. **PLOT R-6.** OWNERS SINCE 26/10/2016, AGROFRUITS LEVANTE, S.L. (4/5), VILLAESCUSA CERRAJERÍA, S.L. (2/25), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25), PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25). SINCE 09/11/2021, GRUS SKY SOCIEDAD LIMITADA (4/25) HAS TAKEN ON THE OWNERSHIP OF THE PARTS THAT CORRESPONDED TO VILLAESCUSA CERRAJERÍA, S.L. (2/25) AND PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25), THEREFORE OWNERSHIP SINCE THAT DATE IS AS FOLLOWS:

AGROFRUITS LEVANTE, S.L. (4/5), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25) AND GRUS SKY SOCIEDAD LIMITADA (4/25).

OUTSTANDING DEBT 264.210,96 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2017	44.355,40 €
FINANCIAL YEAR 2018	42.225,12 €
FINANCIAL YEAR 2019	42.871,64 €
FINANCIAL YEAR 2020	43.871,78 €
ADJUST. COEFF. ACC. RULING	1.796,42 €
FINANCIAL YEAR 2021	44.228,72 €
FINANCIAL YEAR 2022	44.861,88 €
TOTAL	264.210,96 €

9. PLOT R-7. OWNER SINCE 31/07/2018, ALHAMA FIRST PROPERTY INVESTMENT, S.L.

OUTSTANDING DEBT 142.300 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2019	24.405,60 €
FINANCIAL YEAR 2020	35.720,78 €
ADJUST. COEFF. ACC. RULING	1.470,06 €
FINANCIAL YEAR 2021	36.013,76 €
FINANCIAL YEAR 2022	36.529,32 €
TOTAL	142.299,60 €

10. PLOT R-9. OWNER C.P. NARANJOS 1

OUTSTANDING DEBT 13.637 €. BREAKDOWN BY YEARS:

FIN. YEAR 2022	13.637 €
TOTAL	13.637 €

11. PLOT R-12. OWNER C.P. NARANJOS 2

OUTSTANDING DEBT 18.331 €. BREAKDOWN BY YEARS:

FIN. YEAR 2022	18.331 €
TOTAL	18.331 €

12. PLOT C-13. OWNER AGROFRUITS LEVANTE, S.L. SINCE 8TH JUNE 2016.

OUTSTANDING DEBT 32.177,73 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2016	6.473,25 €
FINANCIAL YEAR 2017	8.631 €
FINANCIAL YEAR 2018	8.221,92 €
FINANCIAL YEAR 2019	8.347,84 €

FINANCIAL YEAR 2020	7.400,93 €
ADJUST. COEFF. ACC. RULING	-15.564,65 €
FINANCIAL YEAR 2021	4.302,92 €
FINANCIAL YEAR 2022	4.364,52 €
TOTAL	32.177,73 €

13. PLOT R-14.1. OWNER SOCIEDAD DE GESTIÓN DE ACTIVOS PROCEDENTES REESTRUCTURACIÓN BANCARIA (SAREB) SINCE 23/07/2013.

OUTSTANDING DEBT 2.623 €. BREAKDOWN BY YEARS:

FIN. YEAR 2022	2.623 €
TOTAL	2.623 €

14. PLOT R-16. OWNER AGROFRUITS LEVANTE, S.L. SINCE 8TH JUNE 2016.
OUTSTANDING DEBT 38.789,40 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2017	6.512,52 €
FINANCIAL YEAR 2018	6.204,04 €
FINANCIAL YEAR 2019	6.299,04 €
FINANCIAL YEAR 2020	6.444,63 €
ADJUST. COEFF. ACC. RULING	249,57 €
FINANCIAL YEAR 2021	6.493,32 €
FINANCIAL YEAR 2022	6.586,28 €
TOTAL	38.789,40 €

14. PLOT R-17. OWNER C.P. ISLA

OUTSTANDING DEBT 9.315 €. BREAKDOWN BY YEARS:

FIN. YEAR 2022	9.315 €
TOTAL	9.315 €

15. PLOT R-18. OWNER ALISEDA, SAU, SINCE 29TH JULY 2015.

OUTSTANDING DEBT 421 €. BREAKDOWN BY YEARS:

FIN. YEAR 2022	421 €
TOTAL	421 €

16. PLOT C-29 (SHOWROOM). OWNER SOCIEDAD DE GESTIÓN DE ACTIVOS PROCEDENTES REESTRUCTURACIÓN BANCARIA (SAREB) SINCE 31ST JULY 2015.

OUTSTANDING DEBT 477 €. BREAKDOWN BY YEARS:

FIN. YEAR 2022	477 €
TOTAL	477 €

17. PLOT ST-59. OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.) SINCE 25TH JUNE 2007.

OUTSTANDING DEBT 9.407,50 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2014	819,74 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	1.067,78 €
ADJUST. COEFF. ACC. RULING	43,94 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
TOTAL	9.407,50 €

18. PLOT ST-60. OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.) SINCE 25TH JUNE 2007.

OUTSTANDING DEBT 9.407,50 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2014	819,74 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	1.067,78 €
ADJUST. COEFF. ACC. RULING	43,94 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
TOTAL	9.407,50 €

19. PLOT ST-61. OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.) SINCE 25TH JUNE 2007.

OUTSTANDING DEBT 9.407,50 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2014	819,74 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	1.067,78 €
ADJUST. COEFF. ACC. RULING	43,94 €
FINANCIAL YEAR 2021	1.076,36 €

FINANCIAL YEAR 2022	1.091,80 €
TOTAL	9.407,50 €

20. PLOT ST-62. OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.) SINCE 25TH JUNE 2007.

OUTSTANDING DEBT 9.407,50 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2014	819,74 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	1.067,78 €
ADJUST. COEFF. ACC. RULING	43,94 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
TOTAL	9.407,50 €

21. PLOT ST-66. OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.) SINCE 25TH JUNE 2007.

OUTSTANDING DEBT 3.171,42 €. BREAKDOWN BY YEARS:

FINANCIAL YEAR 2014	819,74 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	791,24 €
ADJUST. COEFF. ACC. RULING	-3.812,84 €
FINANCIAL YEAR 2021	32,48 €
FINANCIAL YEAR 2022	32,92 €
TOTAL	3.171,42 €

22. PLOT R-12.

BREAKDOWN OF PLOTS AND OWNERSHIP:

PLOT/BLOCK		PROP. NO.	OWNER
VILLAS JANA	1	49609	24/10/2018 RIMINI VENTURES
VILLAS JANA	2.3	49611	26/10/2016 AGROFRUITS LEVANTE, S.L.,

			GRUPO VILLAESCUSA DESARROLLO, S.L, PATRIMONIO Y GESTION ALVE S.L. AND PROFESIONALES DE FINCAS RUSTICAS S.L.
VILLAS JANA	2.3.1	2/49982	24/10/2018 RIMINI VENTURES
VILLAS JANA	3	49613	24/10/2018 RIMINI VENTURES
VILLAS JANA	4	49615	24/10/2018 RIMINI VENTURES
VILLAS JANA	5	49617	24/10/2018 RIMINI VENTURES
VILLAS JANA	6	49619	24/10/2018 RIMINI VENTURES
VILLAS JANA	7	49621	26/10/2016 AGROFRUITS LEVANTE, S.L., GRUPO VILLAESCUSA DESARROLLO, S.L, PATRIMONIO Y GESTION ALVE S.L. AND PROFESIONALES DE FINCAS RUSTICAS S.L.
VILLAS JANA	8.2	49623	26/10/2016 AGROFRUITS LEVANTE, S.L., GRUPO VILLAESCUSA DESARROLLO, S.L, PATRIMONIO Y GESTION ALVE S.L. AND PROFESIONALES DE FINCAS RUSTICAS S.L.

TOTAL DEBT 34.321,72€. BREAKDOWN OF DEBT BY OWNERS AND YEARS:

- AGROFRUITS LEVANTE, S.L. (4/5), GRUPO VILLAESCUSA DESARROLLO, S.L (2/25), PATRIMONIO Y GESTION ALVE S.L. (1/25) AND PROFESIONALES DE FINCAS RUSTICAS S.L (2/25). TOTAL DEBT: 15.839,23€.

PLOT/BLOCK		PROP NO.	2017	2018	ADJUST. COEFF. ACC. RULING	2021	2022	TOTAL
VILLAS JANA	2.3	49611	1.372,14 €	1.304,18 €	60,72 €	1.368,07 €	1.387,65 €	8.172,47 €
VILLAS JANA	7	49621	1.137,20 €	1.080,87 €	50,33 €	1.133,82 €	1.150,05 €	6.773,16 €
VILLAS JANA	8.2	49623	150,04 €	142,60 €	6,64 €	149,59 €	151,73 €	893,61 €

- RIMINI VENTURES. TOTAL DEBT: 18.482,49 €.

PLOT/BLOCK		PROP. NO.	2017	2018	2019	2020	2022	TOTAL
VILLAS JANA	1	49609	276,20 €	262,52 €	266,54 €	272,86 €	279,32 €	1.645,05 €
VILLAS JANA	2.3.1		463,92 €	440,94 €	447,69 €	458,31 €	469,16 €	2.763,08 €
VILLAS JANA	3	49613	456,93 €	434,29 €	440,94 €	451,41 €	462,09 €	2.721,45 €
VILLAS JANA	4	49615	838,84 €	797,28 €	809,49 €	828,70 €	848,31 €	4.996,09 €
VILLAS JANA	5	49617	458,63 €	435,91 €	442,59 €	453,09 €	463,81 €	2.731,60 €
VILLAS JANA	6	49619	608,67 €	578,52 €	587,37 €	601,31 €	615,55 €	3.625,21 €

23. PLOT R-14.2. OWNER ALISEDA, SAU, SINCE 29TH JULY 2015.

OUTSTANDING DEBT 7.052 €. BREAKDOWN BY YEARS:

FIN. YEAR 2022	7.052 €
TOTAL	7.052 €