

Dear Owners

The letter from the Junta Board, dated 12 August 2021 (received 13 August 2021, attached) sets out its intentions very clearly. The intention is to secure financial donations in an effort to prop up the regime and stonewall the Court directive.

The patience of the Town Hall has been admirable. They have given the Junta Board two months to implement the court order in a face-saving manner. However, the Junta Board letter demonstrates very clearly that this Junta Board has seen this as a sign of weakness on the part of the Town Hall.

The Junta Board letter should serve as a strong warning signal to the Town Hall and an indicator that this regime is not going to comply with the Court Order immediately. They are simply seeking delaying mechanisms to avoid their obligations. As predicted, they have sunk to the level of holding the Homeowners to ransom by threatening the continuity of the maintenance of the services in Cabrera.

The Town Hall does know what it has to do. It should not delay any further.

We should not be surprised by this. After all, when a Gamekeeper catches a Poacher, he does not leave it to the Poacher to sort out the poaching problem.

As the Junta Board is asking for donations, we have a few questions as usual:

1. How much cash do the Homeowners have in the bank at the moment?
2. What, specifically, do you intend to spend any donations on in the second half of the year? Where is the budget forecast?
3. What donations do the **Developers** intend to make towards the maintenance of the essential services in Cabrera?
4. Has the Junta President recently slunk off to the Turre Cajamar Bank to sign any paperwork which commits **us** to large bank loans? If so, what is the loan amount?
5. Will any of our donations or bank loans be directed towards companies owned by Cabrera Developers?

The Junta Board gives the appearance of creating a 'war chest' to obstruct the implementation of the Law. The sources of finance appear to be Homeowner donations, cash in bank and possible loans from Cajamar Bank.

It is no surprise to hear the usual statements from the Junta Board:

"Considerable time and effort" will be required to follow the Law
The "only way forward" is for you to pay us and for us to pay nothing.

As the Junta Board has indicated that it is very difficult to work out the fee invoices, we have spent 30 minutes doing it for them and the answer is shown in Appendix A. It is our pleasure to be able to help in this small way.

Kind Regards

OPEN CABRERA
www.opencabrera.com

APPENDIX A - 2012 (H2) FEE CALCULATION

		2020 Budget	2020 (6 months)	Junta Outsourced Services and Maintenance Cost	Open Cabrera Proposed Budget 2021 for essential operation only (H2 : 6 months)	Comment
1	Plumbing and leak detection	€ 6,098	€ 3,049	Y	€ 3,049	
2	Building supplies	€ 107	€ 54	Y	€ 54	
3	Asphalt	€ 5,495	€ 2,748	Y	€ 0	Not needed at the moment
4	Gardening & Phytosanitary products	€ 1,266	€ 633	Y	€ 633	
5	Small tools	€ 843	€ 422	Y	€ 422	
6	External Contractors	€ 14,483	€ 7,242	Y	€ 0	Not needed at the moment
7	Machine Repairs	€ 5,843	€ 2,922	Y	€ 2,922	
8	Vehicle repairs	€ 6,430	€ 3,215	Y	€ 0	Done last year
9	Social security	€ 480	€ 240	Y	€ 240	
10	Accountants	€ 800	€ 400	Y	€ 400	
11	Professional services - lawyers	€ 3,337	€ 1,669	Y	€ 0	Not needed
12	Insurance , landrover, civil response	€ 1,676	€ 838	Y	€ 838	
13	Diesel landrover	€ 3,736	€ 1,868	Y	€ 1,868	
14	Diesel well	€ 425	€ 213	Y	€ 213	
15	Electricity supply	€ 10,984	€ 5,492	Y	€ 5,492	Numerous unanswered questions here!
16	Water analysis	€ 1,625	€ 813	Y	€ 813	
17	Administration contribution	€ 12,000	€ 6,000	Y	€ 1000	To raise correct invoices.
18	Office consumables, mobile telephones	€ 2,436	€ 1,218	Y	€ 1,218	Too high
19	Local tax	€ 403	€ 202	Y	€ 202	
20	VAT non recoverable	€ 13,896	€ 6,948	Y	€ 3,000	Halved as not paying all these "outsourced contractors"
21	Wages	€ 53,160	€ 26,580	Y	€ 26,580	
22	Social security	€ 18,068	€ 9,034	Y	€ 9,034	
23	Bank charges	€ 1,623	€ 812	Y	€ 812	Seems excessive
		€ 165,214	€ 82,607		€ 58,787	
			Developers Contribution:		€ 38,388	65%
			Homeowners Contribution:		€ 20,399	35%
			2021 (H2) FEE per Homeowner (estimated):		€ 102	Divided between 200 Homes