

Junta de Compensación de Cortijo Cabrera

Apartado 2, Cortijo Cabrera, E-04639 Turre, Almería, España
Email: juntadecompensacion@hotmail.com Tel: 950 528 440.

INVITATION TO ATTEND THE ANNUAL GENERAL ASSEMBLY

This English translation is a courtesy to the homeowners.

Turre, 16th November 2021

In compliance to article 24 of the Statutes of the Junta de Compensación: Polígono 1, Sector R3 de las Normas Subsidiarias de Planeamiento de Turre “Cortijo Cabrera”. You are hereby invited to attend the Annual General Assembly on **Friday 26th November 2021 at 11:00 hours** at the first call, and 12:00 hours on the same day for the second call, at the Edificio de Usos Múltiples of the Ayuntamiento of Turre with the following order of the day:

AGENDA

1. Approval minutes of Annual General Assembly 29th November 2019
2. Ratification of Annual Accounts for the year ending 2019-2020
3. Reading and approval of the maintenance and investment budget for year 2021
4. Approval of the completion works in the Action Units
5. Approval of the proposal for the initiation for the modification of the Statutes in compliance with the order of provisional execution of the sentence
6. Inform of the nomination of technicians who will be in charge of the assessment of infrastructure costs
7. In compliance with the Statutes the following delegates must resign:

Sr. Segundo Ramirez Perez, President, willing to re-stand for election

Sr. Jose Luis Jerez Requena, Treasurer, willing to re-stand for election

Sr. John Bailey, Secretary, willing to re-stand for election

Sr. Bob Hall, Minority Delegate, willing to re-stand for election

Sra. Noeline Ramsay – Estate Manager Delegate willing to re-stand for election

The presentation of the candidatures of the people who voluntarily offer themselves for the position of Delegate, must be notified to the Secretary before noon on 18th November, 2021.

8. Any other business -- Items arising under A.O.B. cannot be voted on

Sincerely

Mr. John Bailey

Acting Secretary of Junta de Compensación de Cortijo Cabrera Pol.1

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Turre, 11 Noviembre 2021

Informe del Tesorero

Dear Cabrera owners.

The AGM is announced for the 26th of November 2021, 11:00 am, hopefully it will be held in the usual meeting room, in the market square, Edificio de Multiusos, (Multipurpose Building) Turre, as previous years, however it is subject to last minute changes due to the pandemic.

To assist new owners understanding of the reasons for the current upheaval we repeat the historic reason for the 1993 agreement.

The 1993 AGM was convened to approve the formation of the Junta de compensación, which required a unanimous approval vote to formalise the legal statutory obligations for Cabrera. The homeowners at that meeting insisted they did not want to become developers liable for future infrastructure costs as defined by the 1991 statutes.

As a result, the 1993 agreement was proposed as a compromised solution, Peter Grosscurth, the developer, will exonerate property owners from future new infrastructure contribution, and the property owners will assume full responsibility for the services and maintenance. The Junta de Compensación was implemented. Without that, Cabrera would have had no legal recognition and there would be no further future urbanisation development.

Now having to adapt to comply with these Statutes, with the various legal and financial implications after all these past years, it is necessary to also celebrate an Extraordinary Meeting in January possibly February. This is depending on the time that the Accountant, Lawyers and Architects require to scrutinise and finalise the accounts, attributing credit and debit due to all properties for the past 28 years.

The necessity of the Extraordinary General Meeting is for the purpose of analysing the need to update our statutes in-keeping with today's legal urbanisation requirements. In addition, including a presentation detailing the necessary obligated infrastructure work program of the installation of the two Transformers and the consequential supplementary works, programmed for the year, with cost attributed to all owners, according to their land percentage, as established in the statutes.

The budget for the year 2022, is presented in three categories:

Expenses of Urbanising:

This refers to all new infrastructure work, construction of roads, water supply and distribution installation, electrical installation, street lighting, sewage water treatment plant etc. This item will be presented on the agenda for discussion at the extraordinary general meeting.

This cost must be met by all the owners according to the percentage of land they own.

Services of maintenance infrastructure in general. Column of the budget (6)

Refers to existing road surfaces, public areas and gardens are maintained clean and usable.

This cost must be met by all the owners according to the percentage of land they own.

Services and maintenance for the benefit of properties. Column of the budget (5)

Electricity for the pumping water from the well and distribute water from one storage deposit to another, diesel for the generator to extract water from the well, electricity for street lighting, urbanization insurance for third party claims and for the Land Rover, administration, accountancy, lawyers, bank, office facilities, storage facilities for machinery, years of registry files, tools and materials, workmen's telephone, refuse collection, trailer for rubbish collection, electrical repairs, maintenance to post room, Land Rover diesel, maintenance and repairs. operation of and regular maintenance of the two-sewage treatment plant and unblocking drains and overseeing of environmental dept. controls.

Water in Spain is free at source, however, to deliver it to homes including 112 swimming pools and gardens etc. is part of services of workmen's time for daily controlling, ensuring the deposits are kept to maximum capacity by pumping and transferring water from the well and the two natural springs to the three-water deposit, controlling excessive unauthorised usage, daily legal compliance of chemical control, detecting and repairing leaks, emptying, and servicing the two sewage treatment plants, is paid as per usage in Spain as everywhere else.

This expenditure is distributed equally per household irrespective of size.

Water charges is charged in line with those major water supply companies like Galasa.

Basic service water supply charge 150€ per annum per household.

Water consumption from:

1 m³ to 15 m³ charged = 1,30€ per m³.

16 m³ to 45 m³ = 1,95€ m³.

Above 46 m³ abusive wastage usage penalty charge of 5€ m³.

The presentation column numbers the budget explains on a percentage cost attributed to:

- 1) Accounts reference number.
- 2) Details of the item.
- 3) Total budget amount 2022.
- 4) Percentage distribution between services to properties and to the maintenance of infrastructure.
- 5) Amount allocated necessary for the services benefit to the properties.
- 6) Amount allocated for maintenance to Infrastructure to the roads and public areas.

In January owners will be invoice according to the approved budget for the period 1 July to 31 December 2021, as well as for the year 2022. Adjustment will be made to those owners who have voluntary contributed for the 1st of July to the 31st of December 2021.

According to the statutes, 50% of the delegados must resign each year on a rotating system. As we did not celebrate the General Assembly last year, the delegados that should have then resigned continued as Acting delegados to ensure that Cabrera continued to function.

At this coming assembly all the delegados will resign. They will however apply for re-election to implement the funding process that has required so much time and effort by all persons involved in the realistic legal interpretation of the court judgement.

Any paid-up member can offer themselves for any of the post as per the Statutes, President, Secretary, Treasurer, Minority Representative and Estate Manager. If you wish to apply for any of these posts, please submit your intention to the Junta secretary indicating which post you wish to apply and not later than the 18th of November.

It has been requested the date for the assembly be changed from November to a period between June to September, please let the Junta know your opinion.

As is usual after every assembly, we normally organise a refreshments and tapas get together, this year we have provisionally arranged it at the Arch Bar, the Junta cannot now invite the owners, the last celebration after the assembly held in Turre 2019, was financed by individual owners' contribution for the benefit of all, if owners wish to do same, please communicate with the Arch Bar, otherwise each must pay their own.

Please let the Arch Bar know if you wish to accompany.

Jose Luis Jerez Requena.

Tesorero en Funciones de la Junta de compensación Cortijo Cabrera, polg. 1.

Junta de Compensación de Cortijo Cabrera

Ref.	Expenditure Items	Budget 2022	% Services & Infrastructure	Housing services	General Infrastructure
1	2	3	4	5	6
		€	%	€	€
6000000001	Plumbing Materials & Tools	7.100	100%	7.100	
6000000002	Building Suppliers	2.100	85/15%	1.785	315
6000000003	Asphalt	8.400	70/30%	5.880	2.520
6000000004	Gardening products	700	100%	700	
6000000005	Ironmonger and Small Tools	2.000	85/15%	1.700	300
6020000001	Product. Water Sanitation Control	400	100%	400	
6070000001	Water and sewage pump replacement and repairs	6.000	100%	6.000	
6070000002	Sewage pipes Unblocking Services	1.500	100%	1.500	
6070000003	Various small contractors	5.100	75/25%	3.825	1.275
6070000005	Leak detection services	1.500	100%	1.500	
6210000001	Sand and gravel	700	90/10%	630	70
6210000002	Machinery JCB hire water Leaks etc.	12.000	100%	12.000	
6220000002	Machine Repairs	8.600	100%	8.600	
6220000008	Repairs, mainten.Vehicles Transport	9.000	75/25%	6.750	2.250
6230000001	Gestoria laboral Social Securities	600	75/25%	450	150
6230000002	Legal fees Consultation and for reclaiming outstanding maintenance charges.	10.000	75/25%	7.500	2.500
6230000006	Professional Services, Accountants	1.000	75/25%	750	250
6250000001	Insurance for Civil responsibility & Land Rover	2.200	75/25%	1.650	550
6260000001	Bank Charges	400	75/25%	300	100
6280000001	Diesel for the Land Rover.	5.500	90/10%	4.950	550
6280000002	Electricity supply for the 2 treatment plant,	17.500	100%	17.500	
6280000004	Diesel for the Generator.	1.500	100%	1.500	
6290000003	Administration contribution.	15.600	75/25%	11.700	3.900
6290000005	General office consumables expenses etc	2.000	75/25%	1.500	500
6290000006	Workmen Mobile telephone. 689 116 429	350	90/10%	315	35
6290000007	Miscellaneous expenses, Flags, Signs, light bulbs	1.200	100%	1.200	
6290000009	Monthly and yearly water analysis. (ACCA)	1.100	100%	1.100	
6290000010	Emptying and cleaning 2 treatment plants.	1.100	100%	1.100	
6310000001	IVA non recoverable (49) (135)	22.500	90/10%	20.250	2.250
6310000002	Other Taxes (discharged rate)	500	100%	500	
6400000003	Diego wages	27.500	85/15%	23.375	4.125
6400000005	Damian wages	27.500	85/15%	23.375	4.125
6420000001	Two workmen Social Security	18.600	85/15%	15.810	2.790
6630000004	Interest on guarantees	1.600	0/100%		1.600
6810000001	Depreciation	9.000	85/15%	7.650	1.350
	Total 5 and 6	<u>232.350</u>			
	Corresponding to Properties		5)	<u>200.845</u>	
	Corresponding to maintenance of general infrastructure		6)		<u>31.505</u>

Forecast amount for technicians and adviser's.
Provision for the instalation of the 2 Transformers

12.000
250.000

Junta de Compensación de Cortijo Cabrera

Income		Ud.	€	Total €	Total €
Total Expenditure No. 5 y 6					<u>232.335</u>
Budget for General infrastructure maintenance	m2.	780.000	0,06		46.800
Services as required to the properties	ud.	204	800	163.200	
Water Supply / Sanitation / Purification / Canon of homes, inc. 2 large swimming pools.	ud.	206	150	30.900	
Water Consumption from 1 to 14 m3	m3.	7.500	1,55	11.625	
Water consumption from 15 to 45 m3	m3.	3.000	1,95	5.850	
Consumption abuse Water penalty greater than 46 m3	m3.	500	5	2.500	
Apartado de correos	ud.	3,00	30	90	
Bank Interest		1,00		150	
Total budget for the maintenance of the Infrastructures.	B)				<u>46.800</u>
Total budget for Housing Services.	A)			<u>214.315</u>	
TOTAL REVENUE FORECAST FOR A & B				<u>261.115</u>	
Provisional Forecast Debtors of doubtful collection				<u>28.780</u>	
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Exemplary contribution house with plot of land of 1.000m2			€	€	
1.000 m2 Parcel of land	M2	1.000	0,06 €	60 €	
Housing Irrespective of size	1		800 €	800 €	
Water Supply, Sanitation, Purification Annual fee	1		150 €	150 €	
Total Contribution Anual.				<u>1.010 €</u>	

