

From: Open Cabrera [mailto:OpenCabrera@outlook.com]
Sent: Saturday, November 12, 2022 8:58 AM
To: juntadecompensacion@hotmail.com; juntadecompensacioncabrera@gmail.com
Subject: Junta Fee Invoices - Please Comply with the Law

Dear Mr Bailey

Thank you for your response below but unfortunately, while it sheds some light, it is wholly inadequate.

The Statutes do not make provision for payments 'on account to enable Cabrera to survive'. You will know that the Statutes call for the costs to be apportioned according to quota's of land ownership – essentially the voting rights % of each owner.

You have stated that:

“The amount of invoice is calculated on property build size, based on land size/ build quota. i.e. larger properties on larger plots will pay more than those on smaller plots.”

Please could you communicate the **formula** that you intend to use so that we can scrutinise the calculation. This should be well known and very easy to do. Please bear in mind that the Treasurer cannot simply make up a formula of his own.

In addition, we attach an example of how well organised matters were in 1994. This attachment shows each plot, its land area, ownership and buildability. The present Junta de Compensation Board is obliged to have this information up to date and at their finger-tips at all times. It is their duty.

This format should be used to provide exact amounts which are due from each owner in Cabrera. You could simply add two more columns showing the allocation of the 2021 actual expenditure and the 2022 budgeted spend. This would be very straightforward and should be published in full to all members of the Junta.

If you did this simple task, everyone would be clear about the integrity of the invoicing and we would not be asked to pay money on account to an Administration that we simply cannot trust. There is no reason to stall and deliberately obstruct the implementation of the Court Order of 17 June 2021 any further.

One last point. We have surveyed many of the Invoices ('Requests for payments on account') that have been issued. Essentially, it seems that the payments requested are a rough average of what everyone has paid in the past. This does not give us any comfort that the amounts requested from the Homeowners are correct or, to be blunt, that the Developers are being invoiced appropriately if at all.

Please could you publish the fee calculations for 2021 and 2022 immediately using the attached format in the interest of openness and transparency.

Many Thanks

OPEN CABRERA
www.opencabrera.com

From: Junta De Compensacion [mailto:juntadecompensacion@hotmail.com]
Sent: Friday, November 11, 2022 4:38 PM
To: Junta De Compensacion
Subject: JUNTA DE COMPENSACION CORTIJO CABRERA POL 1 Invoices Notification

Junta de Compensación de Cortijo Cabrera

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

Dear owners,

We have been requested to clarify the procedure on the payment of the recently issued invoices for maintaining Cabrera services and utilities.

To enable Cabrera to survive whilst the ongoing legal situation is being addressed, the Junta has issued this invoice as a payment on account as is catered for in the current statutes

The amount of invoice is calculated on property build size, based on land size/ build quota. i.e. larger properties on larger plots will pay more than those on smaller plots.

A full explanation of the reasons and necessity for issuing this invoice will be presented at the AGM.

For those that have previously given permission for the Junta to apply their Direct Debit instructions for voluntary payments, the amount will be invoked in the week beginning 5 December 2022.

Payments via bank transfer to the Junta can similarly be made from that date.

Atentamente,

Mr. John Bailey

Secretario de la Junta de Compensación de Cortijo Cabrera Pol 1