

CALCULATION OF 2022/2023 INVOICES

From: **Junta De Compensacion** <juntadecompensacion@hotmail.com>
Date: Thu, Jan 26, 2023, 15:39
Subject: invoice explanation
To:

To All Junta Members,

The accounts department has received a number of queries on the method of calculation of the 2022 2023 invoices.

The formula for the calculation of the amounts was given at the AGM and is considered to fully abide to the requirements of the court ruling.

However, to further clarify the situation, the following is the implications of the court judgement on of the calculation of invoices.

This was arrived at after many hours of discussion and advice given to the Junta delegados by their legal advisors and agreed by the Town Hall.

Firstly, the budgets for 2022 and 2023 are taken as the amounts to be received from the Junta members to enable Cabrera to function in the following year.

The budgets include the supply of services and the maintenance.

The work and materials involved in the budget has been analysed in a report by a qualified assessor estimating that 77% of the costs are for the supply and maintenance of user services and 23% as the cost of general maintenance.

The 77% total representing the cost for services is then split between all Junta members that use those services.

Hence each individual invoiced amount is based on their built area as a percentage of the total actual amount of built properties in Cabrera so far.

This will be a moving amount as and when more properties are constructed, or individual owners extend the size of their buildings.

The 23% of maintenance is split between ALL Junta members owning buildable land whether properties have been built on it or not.

Thus the users of the services pay for their supply and operation based purely on the size of their own property.

The maintenance is paid for by all members of the Junta who own land that is identified as having legal building rights.

Thus, all land in Cabrera that is or can be built on contributes to the maintenance.

Those that made voluntary payments, that have enabled Cabrera to continue operating. will have had the last amount that they contributed deducted from the 2022 invoice.

Voluntary payments made to enable us to live in Cabrera in 2021 will be applied once the complex task of analysing and apportioning the charges made between 1993 and 2021 has been completed.

I trust that the above helps in the understanding of the complexities of implementing the revised funding system.

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Un saludo

Junta de Compensacion Cortijo Cabrera Polygono 1