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Sent: Wednesday, April 5, 2023 5:29 PM
Subject: JDC Technical Report for the Court in a nutshell
Attachments: JC_0125 Informes tecnicos JDC-1-1_Proposed Allocation of Historical Costs_extract_2022.pdf; JC_0126_JDC - Basis For Historical Cost Allocation [in English].pdf

Fellow Homeowners

You will be aware that on June 17, 2021 the Court ordered the JDC to prepare a report detailing how the Maintenance & Conservation costs were apportioned dating back to 1993 and to establish what is due to each owner because the 1993 Agreement had been declared null and void. The JDC Developers have now put in a fanciful claim for historical infrastructure costs to complicate the picture.

The JDC did prepare the report but did not distribute it to the Homeowners electronically because the file was allegedly 'too big'. The JDC did not distribute it by post either.

We now attach an electronic copy of the main extract of the Report in case you have not yet had sight of it. It may be of some use when the EGM is held on 14 April 2023.

In addition, we attach a rough English translation of the main body of the report so that you can determine the basis of the calculations which the Developers have put forward via their 'Expert Representatives'.

For convenience, the Column headings in the **overall summary Table 3** are as follows:

Control number = your plot identifier (may be on your Factura)

PC = your plot reference on the urbanisation plan

Total m2 Parcela = area of plot in m2

Total m2 edif = total buildability

% = your vote share as a % of land ownership

TOTAL 93-21 = Amount paid by your plot between 1993 and 2021

Reparto m2 = Amount that should have been paid (owed) based on 'buildability calculation' and notional idea that 77% of maintenance and conservation costs should be paid by Homeowners alone.

Reparto m2 = Amount that should have been paid (owed) based on 'land ownership calculation' and notional idea that only 23% of maintenance and conservation costs should be paid by ALL Homeowners.

Reparto m2 parcela = portion of historical infrastructure costs totalling € 3,680,246.46 (estimated as no financial records available) attributed to each plot

Saldo Proprietarios / Liquidacion Final = settlement amount Homeowners

Saldo Promotores / Liquidacion Final = settlement amount Developers

JDC Technical Report for the Court in a nutshell

Here is what the Developers and their hand-picked 'Experts' have proposed:

1. €3.736m of conservation and maintenance costs have been paid for by Homeowners since 1993. You Homeowners must pay €2,877m of these costs (77% of the costs) and we Developers will make a contribution based on our land ownership towards the remaining €859k. (23% of the costs)

2. We have got the President's cousin (another Ramirez) to value the infrastructure that we say we have installed since 1993. He has come up with a figure of €3,680m and you all owe us your portion of this money according to land ownership.
3. The Developer thinking is: Once you have paid us the above, you are also going to pay us to provide the remaining infrastructure which we promised but failed to provide the first time round.

Here is what the Homeowners say:

1. You owe us your fair Statutory contribution to the Maintenance and Conservation costs paid since 1993, which will exceed 75% of all the costs (more than €2.802m)
2. We owe you nothing further in Urbanisation costs as we have all paid our Statutory "individualised and concrete quota" towards the cost of providing the infrastructure in the purchase price of our homes. You, Developer-Promoters, need to give us what you promised to the Town Hall and what you sold to us and you need to complete the infrastructure at your own cost. This infrastructure should have been finished in November 2002. We are only in this position because you have been delinquent.

Kind Regards

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