

## Revised 2023 JDC Budget Proposal

**OPEN CABRERA**  
22 September 2023

Homeowners recently received their Fee invoices for H2 of 2023. Open Cabrera has done an assessment of the proposed budget for 2023 (€ 301,802) and concluded that the Junta de Compensacion budget should really stand at around €124,550. This could be optimised even further with appropriate management.

Our findings are presented below:

Expenditure Items Budget 2023	JUNTA DECLARED BUDGET 2023		OPEN CABRERA REVISED JDC BUDGET 2023
Material-Fontaneria/ Plumbing.. materials. 7.100	7100	What for? 7100 was allocated last year	0
Material De Construccion/ Building, .. materials. 2.100	2100	What for? 2100 was allocated last year	0
Material Asfalto/Asphalt, repairs and re-surfacing. 8.400	8400	Where are these repairs going to be done?	8400
Productos de Jardin / Fitosanit / Garden.. materials. 700	700		700
Material Ferreteria / Tools... materials. 2.000	2000	What for? By now the Junta is better stocked than Lopez hardware in Mojacar	0
Product. Control Sanidad Aguas Potable/Product. Drinking Water Sanitation Control 400	400		400
Reparacion Bombas Agua Potable Y Residuales/Repair of Drinking Water and Wastewater Pumps 6.000	6000	What is wrong with them? € 6000 was allocated last year.	0
Servicios Desatascos Alcantarillado/Sewer Unblocking Services 1.500	1500		1500
Contratas de Construcciones// Works carried out by outside contractors etc. 5.100	5100	What are these works?	0
Servi. Detector Fugas De Agua/Plumbing and Machine for leak detection 1.500	1500	€ 5,737.05 was spent on this machine in 2021. What is this for?	1500
Contenedor arena y grava/Sand and gravel container 700	700		700
Arrendamientos Maquinaria Averias Fugas de Agua / Machine plant hire. 12.000	12000	What for? This is a substantial sum.	0
Reparac. Y Conserv. Inst. Tecnicas/Bombe Planta tratamiento / Plant maintenance. 8.600	8600	What plant maintenance is required?	0
Reparac. Conserv. Elem.Transporte / Land Rover maintenance. 9.000	9000	Homeowners may have spent almost €38,000 repairing by this very special Landrover by the end of 2023 (€9000.00 budget in 2023 – (don't know if this was spent as JDC haven't told us yet) , €9000 budget in 2022 (don't know if this was spent as JDC haven't told us yet), €11,101.21 in 2021, € 6,430.53 in 2020, € 2,285.67 in 2019. All the work is, of course, carried out by Ramos Garcia, who also receives a large proportion of the Junta fees for remedial works, wall construction and asphaltting. What is this €9000 sum for?	0
Gastos Gestoria y A. Laboral/ Professional services Labour Social Securities. 600	600	What is this?	600
Gastos De Abogado Asesoramiento y Reclamar Deudores/ Legal fees allowed for reclaiming outstanding maintenance charges. 10.000	10000	This is an unwarranted expense which would not be required if the Junta de Compensacion operated according to the Law.	0

Asesoría Fiscal y Contable / Accountant 1.000	1000		1000
Seguros Land Rover y responsabilidad Civil / Insurance Land Rover & Civil Respons 2.200	2200		2200
Servicios Bancarios y Similar / Bank Charges 400	400		400
Carburante Land Rover / Diesel for the Land Rover 5.500	5500		5500
Suministro Eléctrico Bombeo Agua Portable y Residuales / Electricity supply for the 2 Treatment Plant, Water pumps & Street Lighting 17.500	17500		17500
Gasoleo B Para El Grupo Bombeo Agua del Pozo / Diesel for the Generator 1.500	1500		1500
Gastos de Administración / Administration contribution 15.600	15600	This self-awarded money should not be taken by the Treasurer. This is an abuse of his position.	0
Gastos Varios, Consumibles de Oficina / General office consumables expenses, post, etc 2.000	2000	Ridiculous - legal and accounting services are outsourced.	0
Teléfono Móvil Trabajadores 689 116 429 / phone (Diego&Damian) 350	350		350
Varios, Banderas, Señales, bombillas / Miscellaneous expenses (Flags, Signals, lights bulbs) 1.200	1200	1200 made available last year	0
Análisis de Agua Potable / Quarterly and yearly potable water analysis 1.100	1100		1100
Análisis de Vertido / Quarterly wastewater analysis 1.100	1100		1100
Tributos Iva No Deduc. Trimest / Non-recoverable VAT 22.500	22500	Adjusted down to reflect expenses approved by Open Cabrera	6000
Otros Tributos (tasa vertido) / Local tax : Vehicle, Treatment plant 500	500		500
Sueldo / Wages 27.500	27500	Total annual wage bill for 2 employees with social security is € 73.600	27500
Sueldo / Wages 27.500	27500	Total annual wage bill for 2 employees with social security is € 73.600	27500
S.S.Cargo Empresa / Soc Security Costs 18.600	18600	Total annual wage bill for 2 employees with social security is € 73.600	18600
Interés Aval/ Interest Guarantee 1.600	1600	This is a Developer bank guarantee which should be paid for by the Developers, not the Homeowners.	0
Gastos Extraordinarios Lluvias Feb2022 / Extraordinary Rainy Expenses Repair (Feb2022) 35.000	35000	<b>NEW item</b> - ridiculous - you can't have €35,000 without specifying exactly what it is used for. Most of the "rainy day repairs" in 2022 were on privately owned land. You cannot put forward a budget for expenses that were incurred in the past.	0
Previsión Revisión precios 8% / Forecast Price revision 8% 7.452	7452	<b>NEW item</b> - a ridiculous entry just there to inflate the fee demand.	0
Amor.Inmov.Material / Depreciation 9.000	9000	<b>NEW item</b> - ridiculous - Depreciation is not a cash expense.	0
Previsión cuantía en concepto de pagos a técnicos y asesores./ Forecast amount for payments to technicians and advisors. 27.000	27000	<b>NEW item</b> - ridiculous - the Developers can't have €27,000 without specifying exactly what it is used for. And we certainly don't want our fees paid to their friends and family for biased 'Technical Reports' or used for their personal legal obstructive activities.	0
<b>Total presupuesto para Servicios de las Vivienda / Total budget for Housing Services 301.802</b>	<b>€ 301,802</b>		<b>€ 124,550</b>