

Sonterra West Homeowner's Association
PO Box 81
Jarrell, TX 76537

SONTERRA WEST HOMEOWNERS ASSOCIATION – YEAR END LETTER
PO BOX 81, JARRELL, TX 76537 – WWW.SONTERRAHOA.ORG

*****THIS IS NOT A BILL*****

We know everyone is getting pretty excited about the upcoming holidays and the great looking house decorations. Just remember, you might want a Hippopotamus for Christmas, but you can't have them in an HOA. That goes for donkeys, emus, roosters, horses, etc. Dogs and cats are still permitted, but please be a good neighbor and clean up after your pets and control your dog's barking. You may think FLUFFY's bark it cute, but it gets really, really annoying after 30 minutes straight. Merry Christmas & Happy New Year from your Sonterra West Homeowners Association. The growth in Sonterra West grew steadily last year, but most of the growth took place in the two new communities, Sonterra 1 & 2 Condominium Communities, and even more growth next year with the addition of Centex and Starlight Homes. We are extremely excited to announce the partnership between us and the University of Texas Arlington for the planning and development of our Parks and Trails master plan over the next few years.

Please visit www.sonterrahoa.org for the latest information and benefits of living in this great community.

As required by law, the following information must be sent each year, to all residents of Sonterra West association. ***** THIS IS NOT A BILL. NO ACTION IS REQUIRED BY YOU. *****

The 2019 regular assessment for the Property is \$300 per annum, for NEW and RESALE home sales.

The 2019 special assessment for the Property is \$0 per annum.

The HOA has a \$27,534 deficiency of current Property owners for late fees and payments over 60 days old. Many of these Fees will be un-collectable.

The HOA has approved capital expenditures of \$0, for the current fiscal year 2018.

Reserve for capital expenditures is \$75,000, to be used for landscaping, sidewalks, repairs and maintenance.

Unsatisfied judgments against the Association total \$0.

There are no pending suits against the HOA.

The Board has not received any notice, from a governmental authority concerning violations of health or building codes with respect to the Property, the Common Elements assigned to our property, or any other portion of the Common Elements.

The HOA does not maintain a right of first refusal that restricts the right to transfer the Property.

The HOA Vendors Lien does allow foreclosure for failure to pay assessments and is currently involved in litigating a number of past due accounts.

The HOA's transfer fees for changing ownership records is \$200. The HOA's fee for preparation of Resale Certificate (including required attachments) is \$200.

The HOA's working capital fees on all Property sales is \$250.

Attached is a copy of the 2019 Budget for your records.

Sincerely,

Sonterra West HOA Management

P.S. Chickens are okay.

2019 Budget

Homeowner Revenue

HOA Dues	\$70,000
Penalty	\$30,000
Resale Fees	\$25,000
Transfer Fees	\$35,000
Work in Capital	\$45,000
Total: Homeowner Revenue	\$205,000

MUD Revenue

MUD HOA Fee	\$65,000
N/R MUD Loan Payment	\$33,000
Total: MUD Revenue	\$98,000
Total: Revenue	\$303,000

Expense

Cost of Goods Sold

Write-offs	\$3,500
Event expenses	\$12,000
Total: Cost of Goods Sold	\$15,500

Utilities

Bartlett Electric	\$700
Verizon	\$600
Total: Utilities	\$1,300

Office Expenses

Copies Postage Fax	\$100
Rent Expense	\$4,500
Total: Office Expenses	\$4,600

Professional Fees

Contract Labor	\$35,000
Legal Fees	\$13,500
Property Management Fee	\$80,000
Professional Fees	\$7,000
Total: Professional Fees	\$135,500

2019 Projects

\$75,000

Other

Bank Charges	\$100
Dues and Subscriptions	\$500
Insurance Expense	\$6,500
Interest Expense	\$17,000
Landscaping and Grounds	\$40,000
Total: Other	\$64,100

Total: Expense	\$296,000
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Net Income	\$7,000
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