

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*****

Happy Holidays to everyone. Our community continues to grow, in fact Sonterra West was ranked 9th in the country this year. While growth is good is good for a number of reason, i.e. gets retail businesses to want to move here to support the community, it can bring some unwanted issues, i.e. traffic, crime, etc. The best way to combat the negative issues, is to get to know your neighbors. You don't have to like them, but it's good to know what is normal and what isn't. This is a great time of the year. Holiday decorations are going up everywhere, and the community is looking great. Remember, most the Christmas music is great, unless it's played 24 hours a day, 7 days a week. It's kind of like having your DOG bark, 24 hours, 7 days a week. Unless your dog sounds like Beyonce, control your dog's barking and clean up after your pets (it's not a flower, nor does it smell like one). Merry Christmas & Happy New Year from your Sonterra West Homeowners Association. The University of Texas Arlington, has finalized the Master Parks and Trails plan, which can be found on Facebook (Sonterra West Parks and Trails).

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 2020 regular assessment for the Property is \$300 per annum, for NEW and RESALE home sales.

The 2020 special assessment for the Property is \$0 per annum.

The HOA has a \$61,957.34 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 2019.

Reserve for capital expenditures is \$65,000, 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 2020 Budget for your records.

Sincerely,

Sonterra West HOA Management

Sonterra West HOA - 2020 Budget

Revenue:

Homeowner Revenue

HOA Dues	\$70,000
Penalty	\$20,000
Resale Fees	\$38,000
Transfer Fees	\$4,000
Work in Capital	\$85,000
Total: Homeowner Revenue	\$217,000

MUD Revenue

MUD HOA Fee	\$115,000
N/R MUD Loan Payment	\$33,000
Total: MUD Revenue	\$148,000

Total: Revenue **\$365,000**

Expense:

Cost of Goods Sold

Write-offs	\$1,000
Event expenses	\$12,000
Total: Cost of Goods Sold	\$13,000

Utilities

Bartlett Electric	\$800
Verizon	\$2,000
Total: Utilities	\$2,800

Office Expenses

Copies Postage Fax	\$100
Rent Expense	\$4,800
Postage	\$30,000
Total: Office Expenses	\$34,900

Professional Fees

Contract Labor	\$35,000
Legal Fees	\$18,000
Property Management Fee	\$95,000
Professional Fees	\$15,000
Total: Professional Fees	\$163,000

2020 Projects **\$65,000**

Other

Bank Charges	\$100
Dues and Subscriptions	\$500
Insurance Expense	\$8,500
Interest Expense	\$20,000
Landscaping and Grounds	\$56,000
Total: Other	\$84,100

Total: Expense **\$362,800**

Net Income **\$2,200**