

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](http://WWW.SONTERRAHOA.ORG)**

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

“Mumble, mumble, mumble AND mumble, mumble, mumble”. Wait, I forgot to take off the mask. Let's try this again. Merry Christmas, Happy Holidays and Happy New Year to everyone. While it started off a little rocky this year, our community is on fire now! We have seven new home builders and many new communities. Sonterra West, isn't the only MUD or Community anymore. Cool Water, Eastwood, Bailey Park, are just some of the names you will start to hear. Get to know the CCRs for your community, they are not all the same.

Hopefully, we can get back to something close to normal in 2021 and resume our annual Fireworks display. Fingers crossed!!! Speaking of Fireworks, there has been a change to the fireworks policy this year, and it's a big one. **The fines for anyone discharging fireworks on their property has been increased to \$2,500 per occurrence.** This amount is in line with many of the surrounding communities. There is **NOT** a designated area for personal fireworks, all fireworks are **prohibited**, until further notice.

The Holiday decorations are going up everywhere, and man are they getting good. Remember, most of the Christmas music is great, unless it's played 24 hours a day, 7 days a week. Please be respectful of your neighbors.

Have some extra time and/or money? Bring a neighbor a hot meal, some cookies, cut their grass or just get to know them. 2020 has been extremely difficult for many of your neighbors, let's all try and keep this in mind, as we celebrate the holidays with our families.

Merry Christmas & Happy New Year from your Sonterra West Homeowners Association.

Please visit [www.sonterrahhoa.org](http://www.sonterrahhoa.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 2021 regular assessment for the Property is \$300 per annum, for NEW and RESALE home sales.

The 2021 special assessment for the Property is \$0 per annum.

The HOA has a \$ 68,038.29 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 2020.

Reserve for capital expenditures is \$0.00, 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 2021 Budget for your records.

Sincerely,

Sonterra West HOA Management

**Sonterra West HOA - 2021 Budget**

**Projected 4,300 homes**

**Revenue:**

**Homeowner Revenue**

HOA Dues	\$	75,000.00
Penalty	\$	25,000.00
Resale Fees	\$	38,000.00
Transfer Fees	\$	65,000.00
Work in Capital	\$	65,000.00

**Total: Homeowner Revenue** **\$ 268,000.00**

**MUD Revenue**

MUD HOA Fee	\$	120,000.00
N/R MUD Loan Payment	\$	20,000.00

**Total: MUD Revenue** **\$ 140,000.00**

**Total: Revenue** **\$408,000**

**Expense:**

**Cost of Goods Sold**

Write-offs	\$	2,000.00
Event expenses	\$	12,000.00

**Total: Cost of Goods Sold** **\$ 14,000.00**

**Utilities**

Bartlett Electric	\$	800.00
Verizon	\$	2,000.00

**Total: Utilities** **\$ 2,800.00**

**Office Expenses**

Copies Postage Fax	\$	250.00
Rent Expense/ Storage	\$	4,800.00
Postage	\$	50,000.00

**Total: Office Expenses** **\$ 55,050.00**

**Professional Fees**

Contract Labor	\$	15,000.00
Legal Fees	\$	12,500.00
Property Management Fee	\$	175,000.00
Professional Fees	\$	25,000.00

**Total: Professional Fees** **\$ 227,500.00**

**2020 Projects**

**Other**

Bank Charges	\$	250.00
Dues and Subscriptions	\$	9,000.00
Insurance Expense	\$	12,000.00
Interest Expense	\$	25,000.00
Landscaping and Grounds	\$	60,000.00

**Total: Other** **\$ 106,250.00**

**Total: Expense** **\$405,600.00**

**Net Income** **\$2,400.00**