

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*****

Merry Christmas, Happy Holidays and Happy New Year to everyone. Our community continues to grow at an incredible pace. As a reminder, Sonterra West HOA is not the only association in the area. Get to know the CCRs for your community, they are not all the same.

Our annual fireworks display will occur in 2022 including the festival, so stay tuned. Due to the lack of a viable area, we will no longer have designated areas for the community to discharge personal fireworks. We know this is disappointment for many of our homeowners, but safety is our highest priority. Note: **The fines for anyone discharging fireworks on their property was increased to \$2,500 per occurrence.** This amount is in line with many of the surrounding communities.

Congratulations to everyone, we passed a community bond that focuses on parks and trails. Although not the best timing, the new splash pad is open and ready for use. It's located adjacent to the existing pool area. We aren't stopping there, you will start to see several projects being in 2022.

Want to feel good? Bring a neighbor a hot meal or better yet invite them for Christmas. Celebrate the holidays with our families as well as new friends.

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

Please visit www.sonterrahoea.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 2022 regular assessment for the Property is \$300 per annum, for NEW and RESALE home sales.

The 2022 special assessment for the Property is \$0 per annum.

The HOA has a \$ 106,370.99 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 \$200,000.00, for the current fiscal year 2022.

Reserve for capital expenditures is \$0, 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 2022 Budget for your records.

Sincerely,

Sonterra West HOA Management

Sonterra West HOA - 2022 Budget

Projected 4,300 homes

Revenue:

Homeowner Revenue

HOA Dues	\$	175,000.00
Penalty	\$	30,000.00
Resale Fees	\$	45,000.00
Transfer Fees	\$	170,000.00
Work in Capital	\$	210,000.00

Total: Homeowner Revenue	\$	630,000.00
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MUD Revenue

MUD HOA Fee	\$	200,990.00
N/R MUD Loan Payment	\$	20,000.00

Total: MUD Revenue	\$	220,990.00
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Total: Revenue	\$850,990.00
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Expense:

Cost of Goods Sold

Write-offs	\$	2,000.00
Event expenses	\$	18,000.00

Total: Cost of Goods Sold	\$	20,000.00
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Utilities

Electric	\$	800.00
Phone	\$	2,000.00

Total: Utilities	\$	2,800.00
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Office Expenses

Copies Postage Fax	\$	45,000.00
Rent Expense/ Storage	\$	8,000.00
Postage	\$	50,000.00

Total: Office Expenses	\$	103,000.00
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Professional Fees

Contract Labor	\$	20,000.00
Legal Fees	\$	25,000.00
Property Management Fee	\$	175,000.00
Professional Fees	\$	175,000.00

Total: Professional Fees	\$	395,000.00
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Projects

2021	\$	200,000.00
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Total: Projects	\$	200,000.00
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Other

Bank Charges	\$	250.00
Dues and Subscriptions	\$	14,000.00
Insurance Expense	\$	12,000.00
Interest Expense	\$	25,000.00
Landscaping and Grounds	\$	60,000.00

Total: Other	\$	111,250.00
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Total: Expense	\$832,050.00
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Net Income	\$18,940.00
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