

Annual Governance Announcement 2026



 **LAKE POINTE**
ON LAKE AUSTIN



Dear Lake Pointe Homeowner,

On behalf of the Lake Austin Lake Pointe Homeowners Association, Inc., the Board of Directors ("Board") is pleased to share the 2026 Annual Governance Package with the community.

The 2026 budget and assessments reflect the thoughtful collaboration between the Board and the Community Life Team to ensure responsible stewardship of Lake Pointe's resources. We are happy to share that the quarterly assessment will remain at \$175 for 2026.

Assessment Payments

- **Due Dates:** Assessments are billed quarterly in January, April, July, and October, with payment due on the 1st of each month.
- **Online (Recommended):** Pay securely and quickly through the Vantaca homeowner portal at home.coherelife.com. Make sure to sign up for auto-draft rather than recurring payments.
- **By Mail:** Send payments to the address listed on your statement.
- **Payment Plans:** To request a payment plan, email connect@coherelife.com or call 480-367-2626.

Questions?

For any inquiries regarding the Annual Governance Package, please contact the Community Life Director at LakePointe@CohereLife.com or call 512-737-2626.

Thank you for your continued support and partnership in making Lake Pointe a wonderful place to live.

Sincerely,

Abbie Ordoñez, CMCA, AMS
Executive Director, Lake Austin Lake Pointe





Lake Pointe on Lake Austin 2026 Operating Budget Summary

FEES	
Association Quarterly Assessment	\$ 175
REVENUE	
Assessment Revenue	\$ 658,000
Other Revenue	\$ 25,800
NET REVENUE	<u>\$ 683,800</u>
OPERATING EXPENSES	
Administrative	\$ 269,386
Utilities	\$ 47,800
Landscaping	\$ 52,736
Amenity Maintenance	\$ 182,066
Community Engagement	\$ 38,444
NET OPERATING EXPENSES	<u>\$ 590,432</u>
Reserve Contribution	<u>\$ 93,368</u>
TOTAL SURPLUS (DEFICIT)	<u>\$ -</u>



Lake Austin Lake Pointe Homeowners Association, Inc.

2026 Quarterly Assessments	
Due on the 1 st of January, April, July, and October	\$175

Transfer Fees	
Resale Certificate Fee	\$375
Ownership Transfer Fee	\$175

Property Setup Fees	
Tenant Account Set-up Fee	\$25
Third-Party Disclosure Fees (www.homewisedocs.com)	\$50/Disclosure
Update to previously issued resale certificate (per update)	\$50
Resale Rush Fee – 72 hours	\$150 + Third Party Fee
Resale Rush Fee – 24 hours	\$300 + Third Party Fee
Resale Update Fee – After 30 days	\$50 + Third Party Fee
Lender Documentation Fee	\$100
Foreclosure Monitoring Fee	\$75
Payment Plan Administration Fee	\$50

Amenity Access Fees	
Only 2 per household. Amenity Access Form can be found on www.lakepointehoa.org .	
Key Fob	\$35/Key Fob
App Access	\$10/App

Design Review Submittal Fees	
Architectural Control Committee (ACC) Application (www.lakepointehoa.org)	\$35/Application

Amenity Retail Fees	
Clubhouse Rental (www.lakepointehoa.org)	\$100 for the first 2 hours \$25 each additional hour
Security Deposit (Fully refundable if facilities are returned clean, undamaged, and in their original condition.)	\$300



Schedule of Monetary Penalties for Non-Compliance	
Community Manual, Attachment 6, Fine and Enforcement Policy	
New Violation	
Courtesy Notice	No Fine
1st Notice (209 Notice of Violation - Certified)	Warning
2nd Notice	\$25
3rd Notice	\$50
4th Notice	\$100
Each Subsequent Notice	\$125
Repeat Violation	
209 Notice of Violation - Certified	Warning
1st Notice	\$50
2nd Notice	\$75
3rd Notice	\$100
4th Notice	\$125
Each Subsequent Notice	\$150
Construction Fines	
Construction Past Deadline - As determined by the Board, for each day after the applicable (or extended) deadline that construction continues or any improvement remains incomplete.	\$100/day

Delinquency Fees	
Community Manual, Attachment 7, Assessment Collection Policy	
Late Fee (Assessed monthly after the 1st)	\$25
Interest (Assessed monthly on the 1st)	1.5%/month
Insufficient Funds Fee	\$25
Collection Demand Letter Fee (30 Days Delinquent)	\$75
Collection Final Demand Letter Fee (75 Days Delinquent)	\$75
Collection Pre-Lien Letter Fee (105 Days Delinquent)	\$125
Amenity Suspension	Accounts 30 Days Delinquent