

**2026  
ANNUAL GOVERNANCE  
PACKAGE**



**VERAMENDI**  
**New Braunfels, TX**

# VERAMENDI

November 2025

Dear Veramendi homeowner,

On behalf of the Veramendi Residential Master Community, the board of directors is pleased to share the 2026 Annual Governance Package with you.

The 2026 budgets and assessments reflect careful collaboration between the Board and the Community Life team to ensure responsible stewardship of Veramendi's resources. Our shared goal remains the same – to uphold the community's long-term vision by maintaining high-quality amenities, caring for our distinctive landscapes, and supporting the unique programming that enriches daily life for all residents.

## **How to pay your 2026 assessments**

1. Assessments are billed quarterly – January, April, July, and October – and are due by the 1st of each month. In-office payments are not accepted.
2. Online (recommended): Pay securely through the Vantaca portal at <https://home.coherelife.com/>
3. By mail: Send payments to the address listed on your statement.
4. Payment plans: To request a payment plan, email [connect@coherelife.com](mailto:connect@coherelife.com) or call 480-367-2626.

For additional details, visit <https://lifeatveramendi.org/assessments/>.

## **Questions?**

If you have any questions about the Annual Governance Package, please contact the Community Life team at [veramendi@coherelife.com](mailto:veramendi@coherelife.com) or call 830-229-0452.

Thank you for your continued support and partnership in making Veramendi a wonderful place to call home.

Sincerely,  
**Veramendi Residential Master Community**

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## **Veramendi Residential Master Community, Inc. 2026 assessment rate increase summary**

The board of directors has approved the following changes to the 2026 assessments and special common area assessments. These adjustments reflect the Association's commitment to maintaining the high standards of our amenities, landscaping, and community programming, while responsibly managing rising operational costs.

### **Veramendi Residential Master Community**

Quarterly assessment will increase by 10% in 2026.

New quarterly total amount: \$183

### **Vista Alta Special Common Area Assessment**

Quarterly assessment will increase by 10% in 2026

New quarterly total amount: \$528

# VERAMENDI

Veramendi Residential Master Community, Inc.  
assessment & fee schedules  
Effective January 1, 2026

Quarterly assessments & special common area assessments	
Veramendi Residential Master Community Assessment (Master Covenant, Article 5, Section 5.9)	\$183
Vista Alta Special Common Area Assessment (Master Covenant Article 5, Section 5.05)	\$345 + \$183

Transfer fees when purchasing or selling a home in Veramendi	
Transfer fee	\$175
Resale certificate fee	\$375
Working Capital assessment (builder to owner, and owner to owner transfers)	\$500
Reserve Fund	\$150
Prepaid quarterley assessment collected at closing (one quarter)	\$183
Vista Alta prepaid quarterly assessment collected at closing (one quarter)	\$345

Additional property setup fees when purchasing a home in Veramendi	
Disclosure rush fee - 1 business day	\$300 +third party disclosure fee
Disclosure rush fee - 3 business day	\$150 +third party disclosure fee
Disclosure update fee - after 30 days	\$50
Lender documentation fee	\$100
Foreclosure monitoring fee	\$75
Tenant account set-up fee	\$25
Third-Party disclosure fees (homewisedocs.com)	\$50

<b>Additional Property Setup Fees</b>		
Disclosure rush fee - 1 business day	\$300 +third party disclosure fee	
Disclosure rush fee - 3 business day	\$150 +third party disclosure fee	
Disclosure update fee - after 30 days	\$50	
Lender documentation fee	\$100	
Foreclosure monitoring fee	\$75	
Tenant account set-up fee	\$25	
Third-party disclosure fees (homewisedocs.com)	\$50	
<b>Schedule of Monetary Penalties for Non Compliance</b>		
(Community Manual, Attachment 3, Residential Fine & Enforcement Policy)		
	<b>New Violation</b>	<b>Repeat Violation</b>
New Violation	Courtesy letter	N/A
209 violation (certified demand letter)	No fine, 30 days to correct	No fine, 30 days to correct
3rd Notice	\$25	\$50
4th Notice	\$50	\$75
5th Notice	\$75	\$100
6th Notice	\$100	\$125
Each subsequent notice	\$125	\$150
<b>Delinquency &amp; Legal Fees</b>		
(Community Manual, Attachment 3, Residential Fine & Enforcement Policy)		
Late fee (accessed monthly on the 1st)	\$25	
Interest (accessed monthly on the 1st)	State maximum or 1.5% per month	
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	
Payment plan administration fees	\$50 per payment plan	
Amenity suspension	Two quarter payments delinquent	

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## 2026 Veramendi Residential Master Community Budget

Veramendi Residential Master Community, Inc.	
2026 quarterly assessment	2026 operating budget
\$183	There will be a 10% increase
REVENUE CATEGORIES	TOTAL ANNUAL REVENUE
Assessments	\$932,319.00
Property transfer fees	\$120,000.00
Program & amenity revenues	\$4,000.00
Other revenue	\$33,860.00
<b>TOTAL</b>	<b>\$1,090,179.00</b>
EXPENSE CATEGORIES	TOTAL ANNUAL EXPENSES
Administrative	\$368,625.00
Communications	\$7,308.00
Utilities	\$201,420.00
Landscaping	\$335,910.00
Amenity maintenance	\$193,198.00
Community engagement	\$43,400.00
<b>TOTAL</b>	<b>\$1,149,861.00</b>
<b>TOTAL SURPLUS/(DEFICIT)</b>	<b>\$59,682.00</b>

# VERAMENDI

## 2026 Vista Alta del Veramendi budget

<b>Veramendi - Vista Alta Special Common Area</b>	
2026 quarterly special common area assessment	2026 operating budget
\$345	There will be a 10% increase
REVENUE CATEGORIES	TOTAL ANNUAL REVENUE
Special common area assessments	\$52,272.00
<b>TOTAL</b>	<b>\$52,272.00</b>
EXPENSE CATEGORIES	TOTAL ANNUAL EXPENSES
Utilities	\$4,200.00
Landscaping	\$31,548.00
Facility maintenance	\$16,524.00
<b>TOTAL</b>	<b>\$52,272.00</b>
<b>TOTAL SUPLUS/(DEFICIT)</b>	<b>\$0.00</b>



[LifeAtVeramendi.org](http://LifeAtVeramendi.org)  
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