



PROPERTY OWNERS *Association*

2026 Property Owners Association

Upon move-in, Lago Mar residents will appreciate the professional property management company and all the services they provide.

2026 ANNUAL FEES

- \$913.00 Annual Assessments
- \$250.00 Annual Gated Section Maintenance Fee
(Until section reaches 85% completion)
- \$500.00 Annual Gated Section Maintenance Fee
(Once section reaches 85% completion)
- \$500.00 Crystal Clear Lagoon Beach Club

ONE-TIME FEES AT CLOSING

- \$456.50 Operating Fund Cap Fee
(50% of Base Annual Assessment)
- \$228.25 Reserve Fund Cap Fee
(25% of Base Annual Assessment)
- \$100.00 New Account Set-Up Fee
- \$304.33 Administrative Fee
(1/3 of Base Annual Assessment)
- \$950.00 Community Enhancement Fee

ALARM SERVICES

A fee of \$180.00 billed annually for residential alarm monitoring. Does not include taxes and fees. Residential alarm monitoring is provided by Entouch to all residents of Lago Mar.

ADOPT-A-SCHOOL FUND

- (Paid only at sale of property, no proration)
- \$200.00 builder to owner for new home (\$100 each)
- \$228.25 buyers/resale buyers
(1/4th assessment rate owner to owner)

This fund benefits schools in the Dickinson Independent School District, bettering the greater community and helping preserve property values.

PROPERTY TAX RATES*

GC Mud #56	0.9400000
Galveston County	1.13439300
Dickinson ISD.....	1.1420000
Total.....	3.21639300

GC Mud #59	0.980000
Galveston County	1.13439300
Dickinson ISD.....	1.1420000
Total.....	3.256393000



* Some fees and taxes are subject to change. Tax rates are for 2025 12/18/25