

Dear Homeowner,

Enclosed is your 2024 dues invoice, totaling this year's dues of \$430, as well as any past-due balances (if applicable). This represents an increase of \$20 over 2023 dues.

Your dues are essential to maintaining the quality of life we enjoy in our community. They help us cover the costs associated with preserving and enhancing our shared amenities, such as landscaping, swimming pools, and playgrounds. Your dues also contribute to the upkeep of common areas, insurance, and administrative expenses. The Bent Creek Board of Directors is committed to being good stewards of your dues and using them effectively to benefit the entire community. We encourage you to stay informed about HOA activities and attend meetings to voice your opinions and concerns.

To help homeowners understand what their dues investment is used for, we have included the 2024 budget in your packet along with a pie chart to provide a visual as to how the expenses break down by category on the budget. We encourage you to review these documents so that you are familiar with the costs associated with operating the HOA.

Here are just a few of the things accomplished in 2023:

- Refresh/ repaired the landscaping at each of the 5 neighborhood entrances.
- Upgraded pool furniture and umbrellas
- Tag Readers for security at each of the 5 neighborhood entrances.
- Replaced & installed new streetlights throughout the neighborhoods
- Legal action taken against homeowner's with open balances of \$2000 or more

A survey will be sent in the coming months to get feedback on what is important to you. Your board uses this important feedback as we consider future amenities and community engagement initiatives. We will continue to harmonize our community and will have initiatives this year to work towards that goal. For our community to achieve this goal we strongly encourage everyone's feedback.

If you have an open balance from prior dues, we strongly encourage you to contact the HOA now and make a plan to have these balances paid in full. The board has taken legal action on several past due accounts and will continue to aggressively pursue and collect all past due balances. We are committed to ensuring every resident pays what is rightfully owed.

Forms of accepted payment include cash, check, or credit/ debit card. If you choose to pay with a card, please complete and return the credit card form below, or you may contact the clubhouse to pay over the phone. Credit/ debit card payments will incur a processing fee of 3.5% + 15 cents per transaction (\$15.75 for the 2024 dues amount). We will employ procedures for the safety of credit card information for those choosing this option.

Payments may be sent to the Bent Creek HOA Clubhouse at **22 Creedmoor, Hattiesburg, MS 39402**

Thank you for being a part of the Bent Creek Homeowners’ Association. We appreciate your prompt response.

Sincerely,
Bent Creek Homeowners’ Association

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Credit Card Form

Name

Address

Card Number

Expiration	CSV	Billing ZIP
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I agree that Bent Creek Homeowners’ Association may charge my card for the full balance of 2024 dues plus any past due balances as stated on the recently supplied invoice.

Signature

Email (for receipt)

2024 Budget

The breakdown below details the HOA budget for the 2024 Fiscal Year

Note: While our total income may appear high at first glance, it's crucial to understand that this figure reflects 100% of anticipated homeowner payments, not guaranteed revenue. Not everyone pays their dues on time or in full each year.

2024

Income

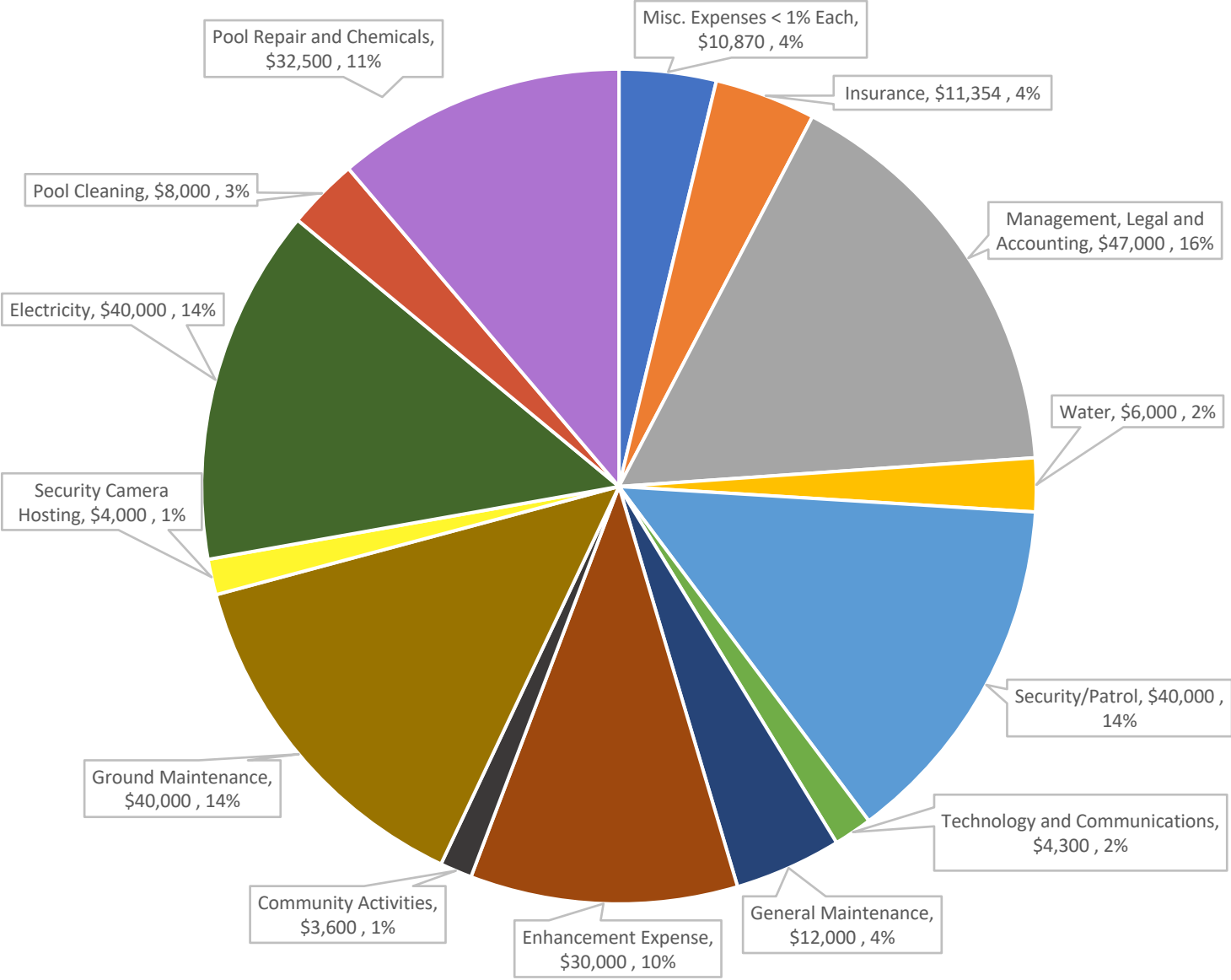
Membership Dues	317,770
Past Due Balance Interest and Lien Fees	1,500
Interest from Cash Investments (T-Bills)	2,000
Clubhouse Rental	1,500
Total Income	\$ 322,770

Expenses

Bank Charges and Credit Card Fees	1,000
Insurance	11,354
Management, Legal and Accounting	47,000
Security/Patrol	40,000
Security Camera Hosting	4,000
Office Supplies	2,500
Mileage	1,500
Technology and Communications	4,300
Postage and Printing	2,000
Pest Control	200
General Maintenance	12,000
Enhancement Expense	30,000
Ground Maintenance	40,000
Taxes	500
Water	6,000
Electricity	40,000
Sewage	420
Pool Cleaning	8,000
Pool Repair and Chemicals	32,500
Recording and Filing Fees	200
Storage	550
Legal	2,000
Community Activities	3,600
Total Expenses	\$ 289,624

Net Gain (Loss)	\$ 33,146
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Bent Creek Homeowners' Association
2024 Expense Budget



2024 Total Expense Budget: **\$289,624**