

Bentwater POA Assessments & Fees

July 1, 2025 – June 30, 2026

ANNUAL PROPERTY OWNERS ASSESSMENTS

BENTWATER POA

All Sections

Home - \$996.00 UNIMPROVED Lot - \$634

STREET REPAIR FUND

All Sections – \$150

LATE FEES:

Annual Late Fee - \$50 (charged August 1st)

Finance Fee – 10% per annum (charged monthly)

TRANSACTION FEES FOR ALL SECTIONS

CAPITAL RESERVE

FEE(60% of Annual POA Assessment)

Home - \$597.60

Lot - \$380.40

Due at Closing

TRANSFER FEE

Home or Lot

\$500

Due at Closing

REFINANCE FEE

Home or Lot (Due at closing)

\$200.00

RESALE CERTIFICATE FEE

{not required by the POA}

Home or Lot

\$375.00

Due at time of order

TRANSFER FEE-Name Change

(Example person to LLC or Trust)

\$200.00

\$75 update fee, if needed

ADDITIONAL NEIGHBORHOOD FEES

THE ESTATES

Sections: 22, 25, 26, 35, 41, 46,

59, 60, 71, 84, 92

Home or Lot - \$266 Annually

HARBORVIEW

Sections: 38, 39

Home - \$175 monthly Single homesite

\$220 monthly for consolidated

BENTWATER BAY ESTATES

Sections: 52, 82

Home or Lot - \$160 Annually

YACHT HARBOR

Sections: 48, 49

Home - \$193 monthly

BENTHAVEN ISLAND

Sections: 70, 93, 94

THE ISLAND at BENTWATER

Sections: 50

BOTH Islands have a second management

IMC Management Company

Atlanta Austin – 346-831-0087

SOMERSET

Sections: 15, 16

Home - \$169 monthly

Bentwater POA
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www.BentwaterPOA.com

Updated: 10/14/2025