

Bentwater POA Assessments & Fees July 1, 2020—June 30, 2021



ANNUAL PROPERTY OWNER ASSESSMENTS

BENTWATER POA

- All Sections
- HOME - \$971 LOT - \$609
- STREET REPAIR FUND**
- All Sections
- HOME - \$120 LOT - \$90

LATE FEES

- Annual Late Fee**
- \$50 (charged August 1st)
- Finance Fee**
- 10% per annum (charged monthly)

TRANSACTION FEES FOR ALL SECTIONS

ADDITIONAL NEIGHBORHOOD FEES

THE ESTATES

- Sections: 22, 25, 26, 35, 41
- 46, 59, 60, 71, 84, 92
- HOME or LOT - \$235 Annually

HARBORVIEW

- Sections: 38, 39
- HOME - \$163 Monthly for single lot homeste and \$200 for consolidated homeste

CAPITAL RESERVE CONTRIBUTION

- HOME - \$ 582.60
- LOT - \$ 365.40
- Due @ Closing

TRANSFER HOME or LOT

- \$100 to BWP OA
- plus \$15 wire fee
- Due @ Closing

BENTWATER BAY ESTATES

- Sections: 52, 82
- HOME or LOT - \$75 Annually

YACHT HARBOR

- Sections: 48, 49
- HOME - \$160 Monthly

REFINANCE HOME or LOT

- \$100 to BWP OA
- Due @ Closing

RESALE CERTIFICATE HOME or LOT

- \$175 to BWP OA
- Due @ Time of Order

BENTHAVEN ISLAND

- Sections: 70, 93, 94
- HOME or LOT - For Fees Contact IMC Management for Benthaven Island
- Rhonda Roberts at: (936) 756-0032

POA = Approx \$815⁰⁰

THE ISLAND at BENTWATER






- Section: 50
- HOME or LOT - For Fees Contact IMC Management for The Island at Bentwater
- Rhonda Roberts at: (936) 756-0032

Bentwater POA

170 Hillsborough Dr. West
 Montgomery, TX 77356
 Phone: (936) 597-5532
www.bentwaterpoa.com



Bentwater Fee Chart

Country Club Fees

<p>Grand (Pines) Membership</p> 	<p>Includes unlimited golf at the Grand Pines Golf Club, Miller course and Weiskopf course, plus all Country Club Membership amenities.</p>	<p>Initiation Fee: \$65,000 Monthly Dues: \$719</p>
<p>Country Club Membership</p> 	<p>Includes unlimited use of the driving range and unlimited golf (without green fees) on the Weiskopf course and Miller course, plus all Master's Golf Membership amenities.</p>	<p>Initiation Fee: \$35,000 Monthly Dues: \$520</p>
<p>Master's Golf Membership</p> 	<p>Includes unlimited use of the driving range and unlimited golf (with 40% green fees) on the Weiskopf course and Miller course, plus all Sports Club Membership amenities.</p>	<p>Initiation Fee: \$20,000 Monthly Dues: \$321</p>
<p>Sports Club Membership</p> 	<p>Includes the use of tennis and fitness facilities, plus all the Social Membership amenities.</p>	<p>Initiation Fee: \$10,000 Monthly Dues: \$217</p>
<p>Social Membership</p> 	<p>Includes the use of dining facilities at the Yacht Club and Country Club, use of the Marina, Day Spa and swimming pool facilities.</p>	<p>Initiation Fee: \$5,000 Monthly Dues: \$160</p>

** Membership Transfer Fee = 40% of Initiation Fee plus sales tax **

Property Owners Assessments (POA) Fees

<p>Home</p> 	<p>Annual POA (maintenance) Fee \$1,091.00</p>	<p>One time Transfer (transaction) Fee \$697.60</p>
<p>Lot (vacant)</p> 	<p>Annual POA (maintenance) Fee \$699.00</p>	<p>One time Transfer (transaction) Fee \$480.40</p>



AREA PRO GROUP

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