

## 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

### **ADDITIONAL NEIGHBORHOOD FEES**

#### **THE ESTATES**

Sections: 22, 25, 26, 35, 41  
46, 59, 60, 71, 84, 92

HOME or LOT - \$235 Annually

#### **BENTWATER BAY ESTATES**

Sections: 52, 82

HOME or LOT- \$75 Annually

#### **BENTHAVEN ISLAND**

Sections: 70, 93, 94

HOME or LOT- For Fees Contact

IMC Management for Benthaven Island

Rhonda Roberts at: (936) 756-0032

#### **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

#### **HARBORVIEW**

Sections: 38, 39

HOME- \$163 Monthly for  
single lot homesite and \$200  
for consolidated homesite

#### **YACHT HARBOR**

Sections: 48, 49

HOME- \$160 Monthly

#### **SOMERSET**

Sections: 15,16

HOME- \$168

LOT- \$168

### **LATE FEES**

#### **Annual Late Fee**

\$50 (charged August 1st)

#### **Finance Fee**

10% per annum (charged monthly)

### **TRANSACTION FEES FOR ALL SECTIONS**

#### **CAPITAL RESERVE**

#### **CONTRIBUTION**

HOME - \$ 582.60

LOT - \$ 365.40

Due @ Closing

#### **TRANSFER**

HOME or LOT

\$100 to BWPOA

plus \$15 wire fee

Due @ Closing

#### **REFINANCE HOME**

or LOT

\$100 to BWPOA

Due @ Closing

#### **RESALE CERTIFICATE**

HOME or LOT

\$175 to BWPOA

Due @ Time of Order

Bentwater POA

170 Hillsborough Dr. West

Montgomery, TX 77356

Phone: (936) 597-5532

[www.bentwaterpoa.com](http://www.bentwaterpoa.com)



**BENTWATER**  
ON LAKE CONROE

## Membership Programs – April 1, 2020

### Grand Membership

Privileges include unlimited use of the driving range and unlimited rounds of golf without greens fees at the Grand Pines Golf Club, the Miller course and the Weiskopf course, use of clubhouse and dining facilities at the Grand Pines Golf Club, Yacht Club, Country Club and Sports Club, use of tennis, fitness, Day Spa, Marina and swimming pool facilities.

Initiation Fee	\$65,000
Monthly Dues	\$719

### Country Club Membership

Includes unlimited use of the driving range and unlimited rounds of golf without greens fees on both the Weiskopf & Miller courses, use of the clubhouse and dining facilities at the Yacht Club, Country Club and Sports Club, and use of tennis, fitness, Day Spa, Marina and swimming pool facilities.

Initiation Fee	\$35,000
Monthly Dues	\$520

### Master's Golf Membership

Includes unlimited use of the driving range and unlimited rounds of golf with a 40% discount off the regular posted greens fees on both the Weiskopf & Miller courses, use of the clubhouse and dining facilities at the Yacht Club, Country Club and Sports Club, use of tennis, fitness, Day Spa, Marina and swimming pool facilities.

Initiation Fees	\$20,000
Monthly Dues	\$321

### Sports Club Membership

Includes the use of the clubhouse and dining facilities at the Yacht Club, Country Club and Sports Club, and use of tennis, fitness, Day Spa, Marina and swimming pool facilities.

Initiation Fees	\$10,000
Monthly Dues	\$217

### Social Membership

Includes the use of dining facilities at the Yacht Club and Country Club, use of the Marina, Day Spa and swimming pool facilities.

Initiation Fee	\$5,000
Monthly Dues	\$160

All memberships are fully transferable. Amounts subject to change at any time and do not include 8.25% sales tax.



# BENTWATER

ON LAKE CONROE

## Fee Schedule April 2020\*\*

(revised 3/1/2020)

### Initiation Fees

Grand Pines	\$	65,000.00
Country Club	\$	35,000.00
Master's Golf	\$	20,000.00
Sports Club	\$	10,000.00
Social Club	\$	5,000.00

### Monthly Dues

Grand Pines	\$	719.00
Country Club	\$	520.00
Master's Golf	\$	321.00
Sports Club	\$	217.00
<b>Social Club</b>	<b>\$</b>	<b>160.00</b>

### Upgrade Fees

Social - Sports Club	\$	5,000.00
Social - Master's Golf	\$	15,000.00
Social - Country Club	\$	30,000.00
Social - Grand Pines	\$	60,000.00
Sports Club - Master's	\$	10,000.00
Sports Club - Country Club	\$	25,000.00
Sports Club - Grand Pines	\$	55,000.00
Master's - Country Club	\$	15,000.00
Master's - Grand Pines	\$	45,000.00
Country Club - Grand Pines	\$	30,000.00

### Golf Guest Fees\*

Miller/Weiskopf		
Weekdays - 18/9	\$60/36	
Weekends - 18/9	\$75/45	
Grand Pines		
Weekdays - 18/9	\$75/45	
Weekends - 18/9	\$110/65	

### Golf Family Guest Fees\*

Miller/ Weiskopf	\$	50.00
Grand Pines	\$	75.00

### Group Fitness - Social/Guest Fees\*

Drop In	\$	15.00
Unlimited Monthly	\$	100.00
Punch Card (5 classes/90 days)	\$	60.00

### Gym - Guest Fees\*

Daily	\$10
Weekly	\$50
Monthly	\$150

\*Restrictions Apply

### Transfer Fees

Grand Pines	\$	26,000.00
Country Club	\$	14,000.00
Master's Golf	\$	8,000.00
Sports Club	\$	4,000.00
<b>Social Club</b>	<b>\$</b>	<b>2,000.00</b>

### Exchange Fees\*

Grand Pines	\$	13,000.00
Country Club	\$	7,000.00
Master's Golf	\$	4,000.00
Sports Club	\$	2,000.00
Social Club		n/a

### Administrative Fee

\$ 250.00

### Return Check Fee

\$ 35.00

### Return ACH Fee

\$ 20.00

### Notary Fee

\$ 7.00

### Marina Fees

Daily Slip Rental	\$	15.00
1/2 Day Kayak Rental	\$	35.00
Full Day Kayak Rental	\$	60.00

### Golf - Trail Fee (Mch --> Feb)

Miller/Weiskopf	\$	995.00
Miller/Weiskopf/GP	\$	1,295.00

### Yearly Golf Cart Lease \*

Individual	\$	1,600.00
Member + Spouse	\$	2,200.00
Family	\$	2,500.00

### Golf - Cart Rental

9 holes	\$	15.00
18 holes	\$	25.00

### Yearly Social/Sports Range Plan

Family	\$	350.00
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### Tennis - Fees\*

Daily Guest Fee	\$	10.00
Ball Machine per hour	\$	15.00
Ball Machine - per month	\$	25.00
Annual Ball Fee	\$	165.00

**\*\*Fees are subject to change at any time and do not include 8.25% sales tax**



# *Slip Rental Pricing*

## 12-Month Slip Rental Rates

Boat Slip Dock 1, 36x16	\$265
Boat Slip Dock 2, 32x14	\$244
Boat Slip Dock 2, 32x12	\$237
Boat Slip Dock 2, 30x14	\$231
Boat Slip Dock 2, 30x12	\$223
Boat Slip Dock 3, 28x12	\$217
Boat Slip Dock 3, 26x12	\$209
Boat Slip Dock 4, 24x11	\$185
Marina Electricity	\$41
Jet Ski Lifts	\$72
Dock A Sail Boat	\$181
T Dock 1	\$410
T Dock 2	\$355
T Dock 3	\$305
T Dock 4	\$286