



BENTWATER

ON LAKE CONROE

(revised 3/1/2021)

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	\$	739.00
Country Club	\$	536.00
Master's Golf	\$	331.00
Sports Club	\$	224.00
Social Club	\$	165.00

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			
Mon - Thurs	18/9	\$60/36	
Fri - Sun	18/9	\$75/45	
Grand Pines			
Mon - Thurs	18/9	\$75/45	
Fri - Sun	18/9	\$110/65	

Golf Family Guest Fees*

Miller/ Weiskopf	\$	55.00
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

Transfer Fees

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

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

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	\$	1,395.00

Yearly Golf Cart Lease *

Individual	\$1600 / 1900
Member + Spouse	\$2200 / 2500
Family	\$2500 / 2800

M/W - GP

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

*Restrictions Apply

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



BENT WATER
ON LAKE CONROE

Membership Programs – April 1, 2021

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, tee time requests can be made 8 days in advance, 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	\$739

Country Club Membership

Includes unlimited use of the driving range and unlimited rounds of golf without greens fees on both the Weiskopf & Miller courses, tee time requests can be made 8 days in advance, 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	\$536

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, tee times can be made 7 days in advance, 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	\$331

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	\$224

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	\$165

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

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)

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 homesite and \$200 for consolidated homesite

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 wife 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 BWPOA
- Due @ Closing

RESALE CERTIFICATE

- HOME or LOT
- \$175 to BWPOA
- 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

SOMERSET

- Sections: 15, 16
- HOME- \$140
- LOT- \$140

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

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