

Bentwater POA Assessments & Fees July 1, 2021 – June 30, 2022



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

BENTWATER BAY ESTATES

Sections: 52, 82

HOME or LOT - \$95 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

Sections: 50

HOME or LOT - For Fees Contact

IMC Management for The Island at

Bentwater - Rhonda Roberts at: (936)

756-0032

TRANSACTION FEES FOR ALL SECTIONS

CAPITAL RESERVE

CONTRIBUTION TRANSFER

HOME - \$ 582.60

LOT - \$ 365.40

Due @ Closing

TRANSFER

HOME or LOT

\$100 to BWPOA

plus \$15 wire fee

Due @ Closing

YACHT HARBOR

Sections: 48, 49

HOME - \$164 Monthly

HOME - \$155 Monthly for single lot homesite and \$200 for consolidated homesite

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



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.



BENT WATER

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
Social Club	\$ 160.00

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	
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

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

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

*Restrictions Apply

**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