

Bentwater POA Assessments & Fees



July 1, 2022– June 30, 2023

ANNUAL PROPERTY OWNER ASSESSMENTS

BENTWATER POA

- All Sections
- HOME - \$996 LOT - \$634

STREET REPAIR FUND

- All Sections
- HOME - \$150 LOT - \$150

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- \$130 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- \$155 Monthly for
- single lot homesite and \$200
- for consolidated homesite

YACHT HARBOR

- Sections: 48, 49
- HOME- \$176 Monthly

SOMERSET

- Sections: 15,16
- HOME- \$151 Monthly
- Half Lot- \$87 Monthly

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 - \$ 597.60
- Lot - \$ 380.40
- Due @ Closing

TRANSFER

- HOME or LOT
- \$115 to BWPOA
- Due @ Closing

REFINANCE HOME

- or LOT
- \$115 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, 2022

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 & Pickleball, Fitness, Day Spa, Marina and swimming pool facilities.

| | |
|----------------|----------|
| Initiation Fee | \$65,000 |
| Monthly Dues | \$776 |

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 & Pickleball, Fitness, Day Spa, Marina and swimming pool facilities.

| | |
|----------------|----------|
| Initiation Fee | \$35,000 |
| Monthly Dues | \$563 |

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 & Pickleball, Fitness, Day Spa, Marina and swimming pool facilities.

| | |
|-----------------|----------|
| Initiation Fees | \$20,000 |
| Monthly Dues | \$348 |

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 & Pickleball, Fitness, Day Spa, Marina and swimming pool facilities.

| | |
|-----------------|----------|
| Initiation Fees | \$10,000 |
| Monthly Dues | \$240 |

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 | \$173 |

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 1 2022**

(revised 2/28/2022)

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 |

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 |

Monthly Dues

| | |
|---------------|-----------|
| Grand Pines | \$ 776.00 |
| Country Club | \$ 563.00 |
| Master's Golf | \$ 348.00 |
| Sports Club | \$ 240.00 |
| Social Club | \$ 173.00 |

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 |

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 |

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 |

Golf Guest Fees*

| | | | |
|-----------------|------|----------|--|
| Miller/Weiskopf | | | |
| Mon - Thurs | 18/9 | \$65/36 | |
| Fri - Sun | 18/9 | \$80/45 | |
| Grand Pines | | | |
| Mon - Thurs | 18/9 | \$90/50 | |
| Fri - Sun | 18/9 | \$125/65 | |

Yearly Golf Cart Lease *

| | |
|-----------------|-----------------|
| | M/W - GP |
| Individual | \$1600 / 1900 |
| Member + Spouse | \$2200 / 2500 |
| Family | \$2500 / 2800 |

Golf Family Guest Fees*

| | |
|------------------|----------|
| Miller/ Weiskopf | \$ 60.00 |
| Grand Pines | \$ 75.00 |

Golf - Cart Rental (per person)

| | |
|----------|----------|
| 9 holes | \$ 15.00 |
| 18 holes | \$ 25.00 |

Group Fitness - Social/Guest Fees*

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

Yearly Social/Sports Range Plan

| | |
|--------|-----------|
| Family | \$ 350.00 |
|--------|-----------|

Gym - Guest Fees*

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

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

BENTWATER®
ON LAKE CONROE

SPORTS CLUB & SPA





COUNTRY CLUB

THE VILLAS
Check In/Out at the Country Club

YACHT CLUB

AMENITIES

| KEY | NAME |
|-----|---|
| 1 | Yacht Club Ballroom |
| 2 | Garden Gazebo |
| 3 | Harborview Room |
| 4 | Yacht Club Pool |
| 5 | Lakefront Gazebo |
| 6 | Ship Store |
| 7 | Boat Launch |
| 8 | Golf Shop |
| 9 | Crescent Grille |
| 10 | Country Club Ballroom |
| 11 | Magnolia Room |
| 12 | Front Office <i>Villa Check In/Out</i> |
| 13 | Fitness Center |
| 14 | Day Spa |
| 15 | Country Club Pool |
| 16 | Tennis Courts |

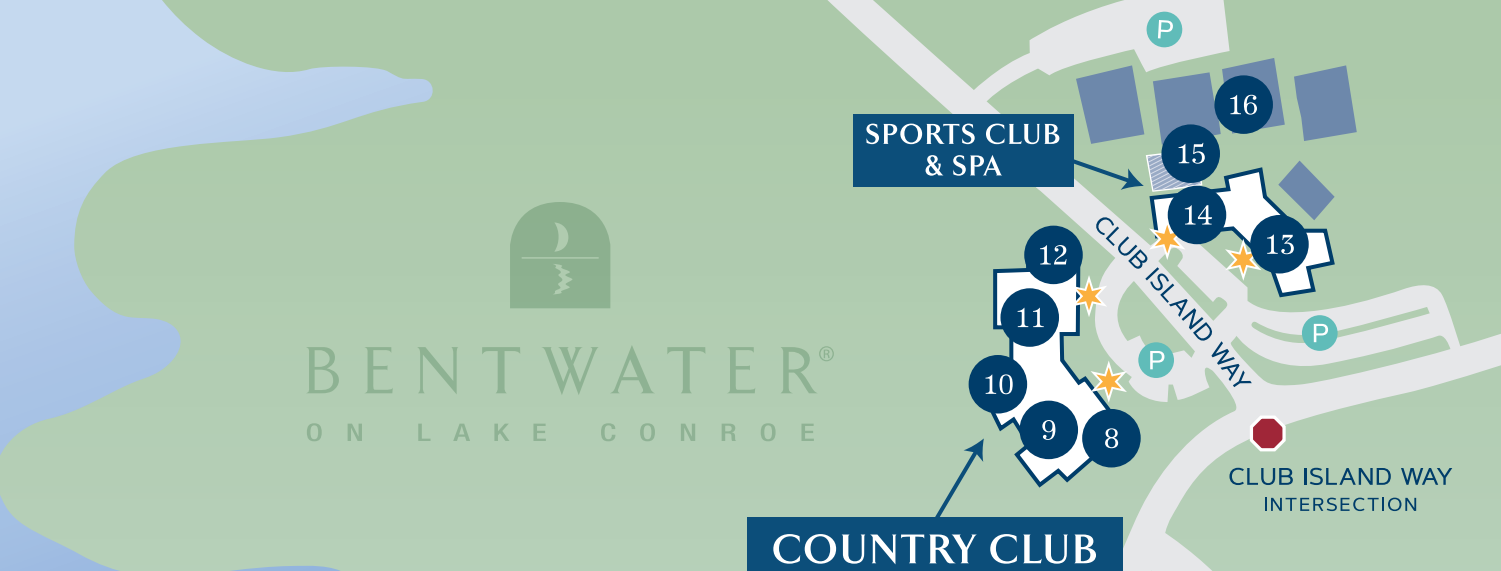
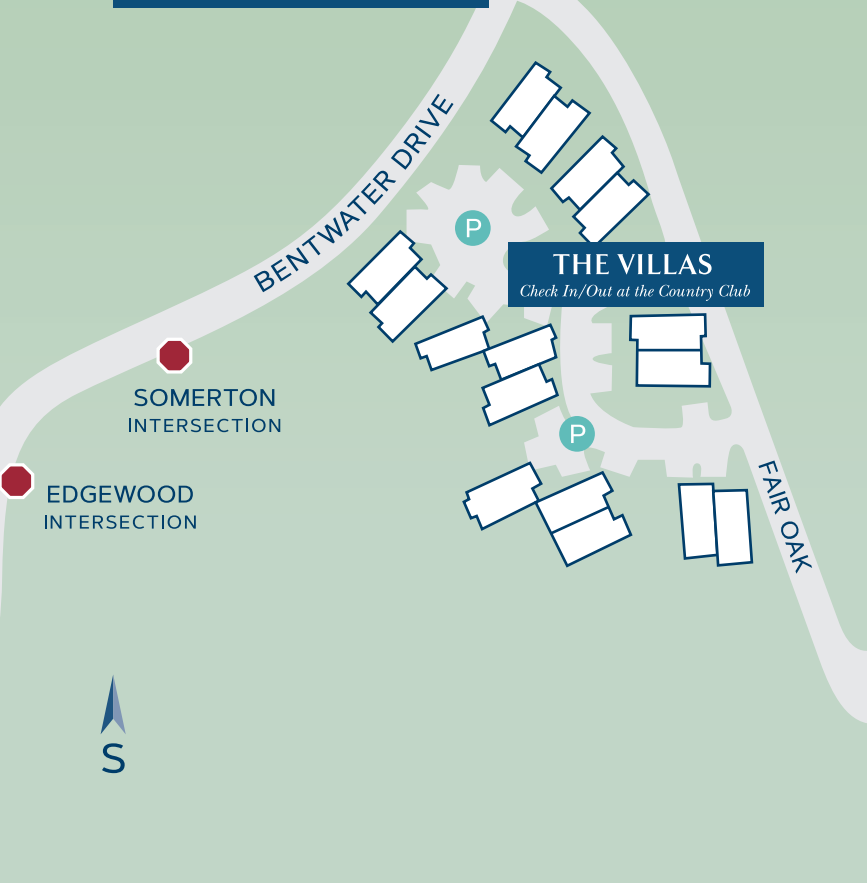
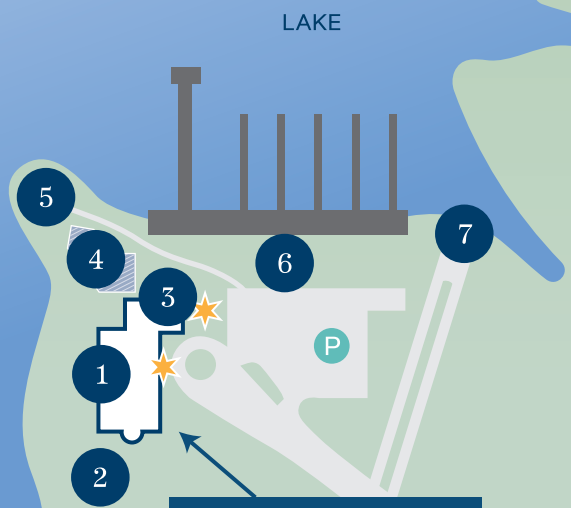
| | |
|---|-------------------|
|  | FRONT GATE |
|  | GUEST PARKING |
|  | STOP SIGN |
|  | BUILDING ENTRANCE |

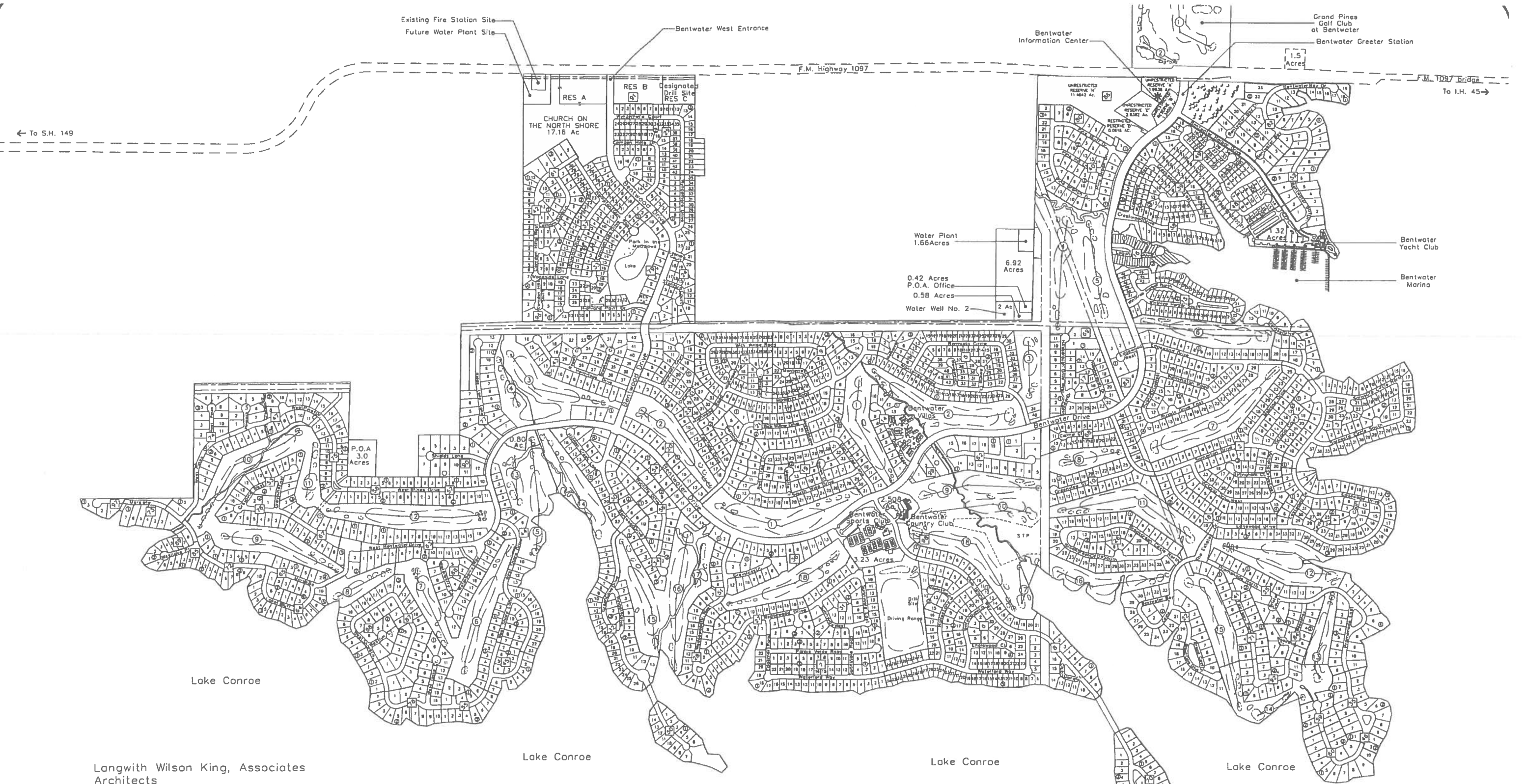
FM 1097 / BENTWATER DRIVE W

TO I-45

GRAND PINES

TO MONTGOMERY, TX





Langwith Wilson King, Associates
Architects

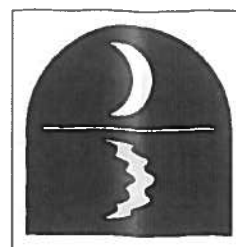
Bleyl & Associates
Civil Engineers

Wieskopf / Morrhish Associates, Ltd.
Golf Course Architects

Scott Miller Design, Inc.
Golf Course Architects



Bleyl & Associates
Project Engineering & Management



BENTWATER
MASTER PLAN

↑
NORTH
0 100' 300' 500' 1000'
Revised May 2010