

Bentwater POA

Assessment Fee Schedule July 1, 2023 - June 30, 2024



ANNUAL PROPERTY OWNER ASSESSMENTS

BENTWATER POA

All Sections

HOME - \$996 LOT - \$634

STREET REPAIR FUND

All Sections

HOME - \$150 LOT - \$150

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 - \$242 Annually

HARBORVIEW

Sections: 38, 39

HOME- \$175 Monthly for

single lot homestate

and \$220 for consolidated

homestate

CAPITAL RESERVE

CONTRIBUTION

HOME - \$ 597.60

Lot - \$ 380.40

Due @ Closing

TRANSFER

HOME or LOT

\$115 to BWPOA

Due @ Closing

BENTWATER BAY ESTATES

Sections: 52, 82

HOME or LOT- \$140 Annually

YACHT HARBOR

Sections: 48, 49

HOME- \$184 Monthly

REFINANCE HOME

or LOT

\$115 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- \$158 Monthly

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

ON LAKE CONROE

Fee Schedule April 1, 2023**

(revised 2/25/2023)

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	\$	854.00
Country Club	\$	619.00
Master's Golf	\$	397.00
Sports Club	\$	264.00
Social Club	\$	199.00

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

Golf Family Guest Fees*

Miller/ Weiskopf	\$	60.00
Grand Pines	\$	75.00

Group Fitness - Social/Guest Fees*

Drop In	\$	20.00
Unlimited Monthly	\$	125.00
Punch Card (5 classes/90 days)	\$	75.00

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 *

M/W - GP

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

Golf - Cart Rental (per person)

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



BENTWATER
ON LAKE CONROE

Membership Programs – April 1, 2023

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 Lodge, Country Club's Crescent Grille & Patio, Midway on the Green, The Sports Club's Snack Shack (seasonal), use of Tennis & Pickleball courts, Fitness Center, Day Spa, Marina and swimming pool facilities.

Initiation Fee	\$65,000
Monthly Dues	\$854

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 Country Club's Crescent Grille & Patio, Midway on the Green, The Sports Club's Snack Shack (seasonal), use of Tennis & Pickleball courts, Fitness Center, Day Spa, Marina and swimming pool facilities.

Initiation Fee	\$35,000
Monthly Dues	\$619

Master's Golf Membership

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 Country Club's Crescent Grille & Patio, Midway on the Green, The Sports Club's Snack Shack (seasonal), use of Tennis & Pickleball courts, Fitness Center, Day Spa, Marina and swimming pool facilities.

Initiation Fees	\$20,000
Monthly Dues	\$397

Sports Club Membership

Use of Fitness Center, Tennis & Pickleball Courts and Day Spa. Dining at the Country Club's Crescent Grille & Patio, Midway on the Green, Sports Club Snack Shack (seasonal) and access to Club Events at the Country Club & Yacht Club. Use of Marina and swimming pool facilities. Does not include golf privileges.

Initiation Fees	\$10,000
Monthly Dues	\$264

Social Membership

Dining privileges at the Country Club's Crescent Grille & Patio, Midway on the Green, Sports Club Snack Shack (seasonal) and access to Club Events at the Country Club & Yacht Club. Use of Day Spa, Marina and Swimming Pool facilities. This membership does not include golf privileges.





Initiation Fee	\$5,000
Monthly Dues	\$199

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



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