



## Membership Programs – April 1, 2025

### Grand Membership

- Unlimited rounds of golf without greens fees at Grand Pines Golf Club, the Miller Course, and the Weiskopf Course
- Unlimited use of the Golf Practice Facilities at all three courses
- Dining at Grand Pines Lodge, the Country Club's Crescent Grille & Patio, Midway on the Green, the Sports Club Pool Snack Shack (seasonal), and access to Club Events at the Country Club & Yacht Club.
- Use of Fitness Center, Tennis & Pickleball Courts, and Day Spa
- Use of the Marina and Swimming Pool facilities

Initiation Fee \$65,000  
Monthly Dues \$968

### Country Club Membership

- Unlimited rounds of golf without greens fees on both the Weiskopf and Miller Courses
- Unlimited use of the Golf Practice Facilities at both the Weiskopf and Miller courses.
- Dining at the Country Club's Crescent Grille & Patio, Midway on the Green, the Sports Club Pool Snack Shack (seasonal), and access to Club Events at the Country Club & Yacht Club.
- Use of Fitness Center, Tennis & Pickleball Courts, and Day Spa
- Use of the Marina and Swimming Pool facilities

Initiation Fee \$35,000  
Monthly Dues \$702

### Master's Golf Membership

- Unlimited rounds of golf with a 40% discount off the regular posted greens fees on both the Weiskopf and Miller Courses
- Unlimited use of the Golf Practice Facilities at both the Weiskopf and Miller courses.
- Dining at the Country Club's Crescent Grille & Patio, Midway on the Green, the Sports Club Pool Snack Shack (seasonal), and access to Club Events at the Country Club & Yacht Club.
- Use of Fitness Center, Tennis & Pickleball Courts, and Day Spa
- Use of Marina and Swimming Pool facilities

Initiation Fee \$20,000  
Monthly Dues \$450

### 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, the Sports Club Pool Snack Shack (seasonal), and access to Club Events at the Country Club & Yacht Club.
- Use of Marina and Swimming Pool facilities
- This membership does not include golf privileges

Initiation Fee \$10,000  
Monthly Dues \$288

### Social Membership

- Dining privileges at the Country Club's Crescent Grille & Patio, Midway on the Green, the Sports Club Pool 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 \$217



# BENTWATER

ON LAKE CONROE

## Fee Schedule April 1, 2025\*\*

(revised 4/1/2025)

### 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   | \$ 968.00 |
| Country Club  | \$ 702.00 |
| Master's Golf | \$ 450.00 |
| Sports Club   | \$ 288.00 |
| Social Club   | \$ 217.00 |

### 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 | \$80/42  |
| Fri - Sun       | 18/9 | \$100/55 |
| Grand Pines     |      |          |
| Mon - Thurs     | 18/9 | \$100/55 |
| Fri - Sun       | 18/9 | \$135/75 |

### Yearly Golf Cart Lease \*

### M/W - GP

|                 |               |
|-----------------|---------------|
| Individual      | \$1650 / 1950 |
| Member + Spouse | \$2250 / 2550 |
| Family          | \$2550 / 2850 |

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

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

### Golf - Cart Rental (per person)

|          |          |
|----------|----------|
| 9 holes  | \$ 16.50 |
| 18 holes | \$ 27.50 |

### 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 POA Assessments & Fees

## July 1, 2024– June 30, 2025



### 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 - \$255 Annually

#### **BENTWATER BAY ESTATES**

Sections: 52, 82  
HOME or LOT- \$140 Annually

#### **BENTHAVEN ISLAND**

Sections: 70, 93, 94  
HOME or LOT– For Fees Contact  
IMC Management for Benthaven Island  
Kimberly Jones at: (936) 756-0032

#### **THE ISLAND at BENTWATER**

Sections: 50  
HOME or LOT- For Fees Contact  
IMC Management for The Island at  
Bentwater - Kimberly Jones at:  
(936) 756-0032

#### **HARBORVIEW**

Sections: 38, 39  
HOME- \$175 Monthly for sin-  
gle lot homesite and \$220 for  
consolidated homesite

#### **YACHT HARBOR**

Sections: 48, 49  
HOME- \$190 Monthly

#### **SOMERSET**

Sections: 15,16  
HOME- \$164

### LATE FEES

#### **Annual Late Fee**

\$50 (charged August 1st)

#### **Finance Fee**

10% per annum (charged monthly)

### TRANSACTION FEES FOR ALL SECTIONS

#### **CAPITAL RESERVE**

#### **CONTRIBUTION TRANSFER**

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

BENTWATER®  
ON LAKE CONROE

SPORTS CLUB & SPA

COUNTRY CLUB

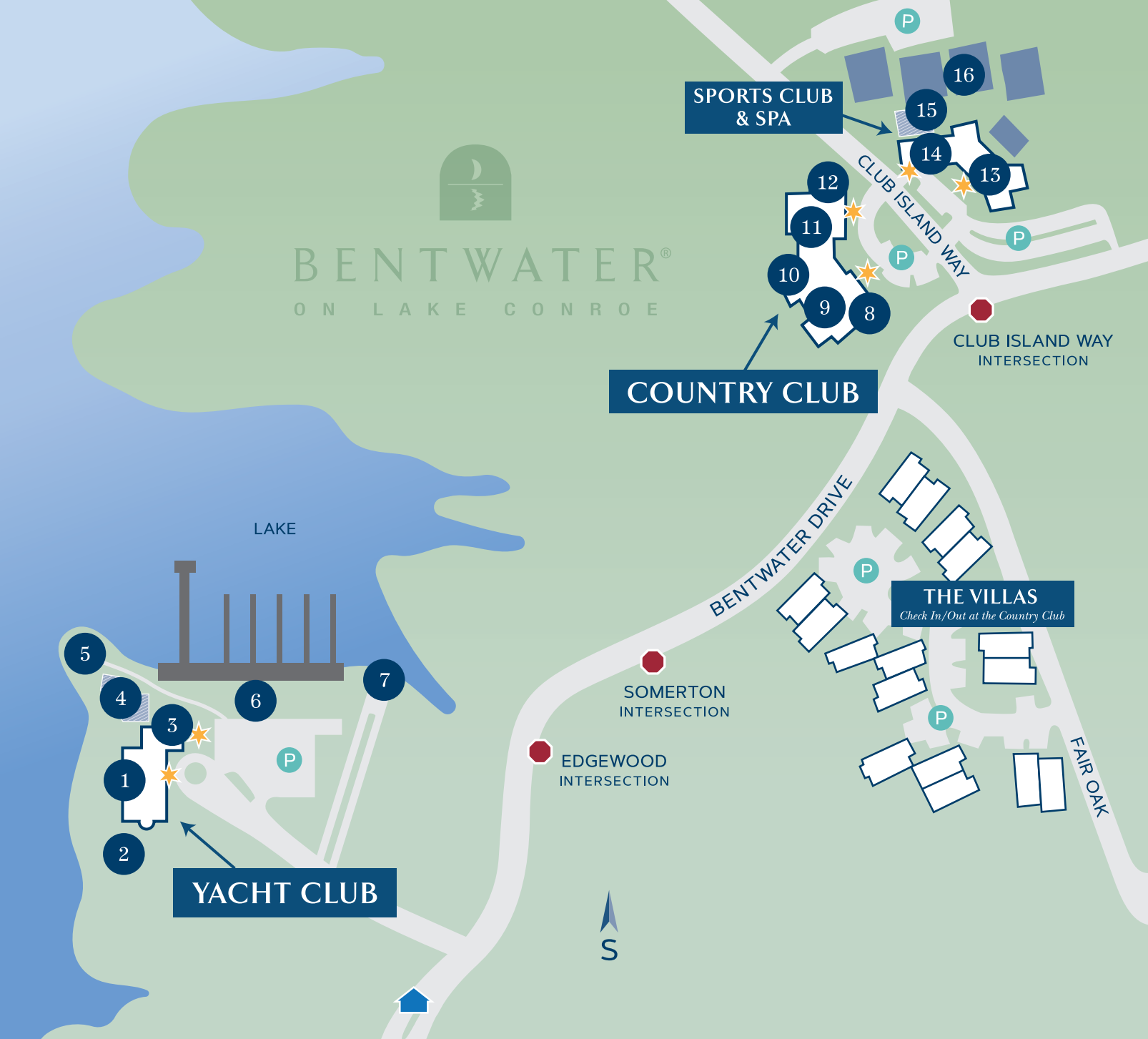
THE VILLAS  
*Check In/Out at the Country Club*

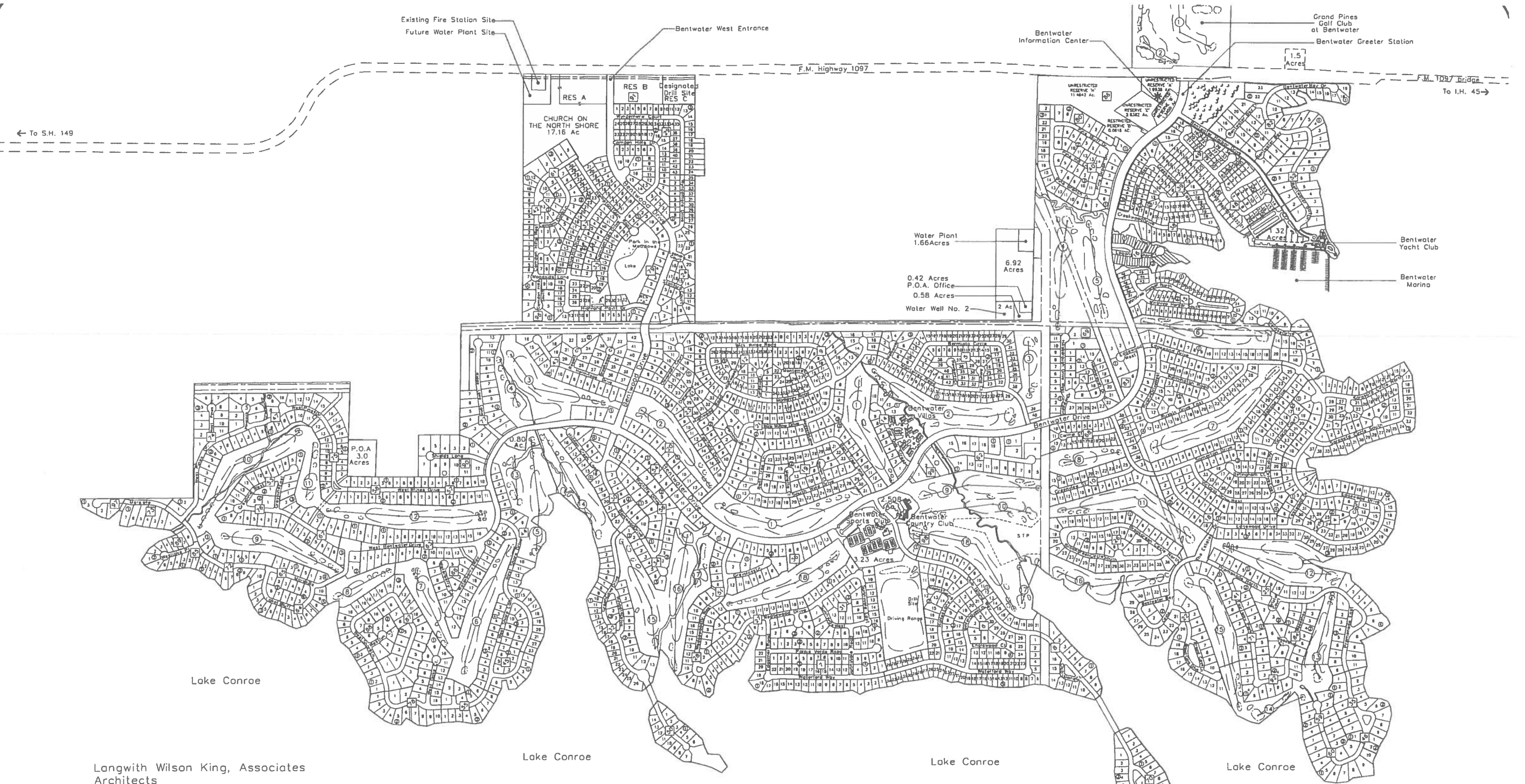
YACHT CLUB

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<br><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 |





Langwith Wilson King, Associates  
Architects

Bleyl & Associates  
Civil Engineers

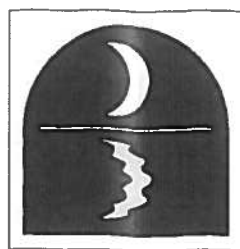
Wieskopf / Morrhish Associates, Ltd.  
Golf Course Architects

Scott Miller Design, Inc.  
Golf Course Architects



**Bleyl & Associates**

Project Engineering & Management



**BENTWATER**  
MASTER PLAN

