BENTWATER®
ON LAKE CONROE

# 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

***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, 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 |

## Monthly Dues

| | | |
|---|---|---|
| Grand Pines | $ | 968.00 |
| Country Club | $ | 702.00 |
| Master's Golf | $ | 450.00 |
| Sports Club | $ | 288.00 |
| Social Club | $ | 217.00 |

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

## 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 |
| Monthy | $150 |

*Restrictions Apply

## 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 | $1650 / 1950 |
| Member + Spouse | $2250 / 2550 |
| Family | $2550 / 2850 |

## Golf - Cart Rental (per person)

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

## Yearly Social/Sports Range Plan

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

## Tennis - Fees*

| | | |
|---|---|---|
| Daily Guest Fee | $ | 10.00 |
| Ball Machine per hour | $ | 15.00 |
| Ball Machine - per month | $ | 25.00 |
| Annual Ball Fee | $ | 165.00 |

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

BWPOA—273—Rev. 7-1-2024

# 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 single 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

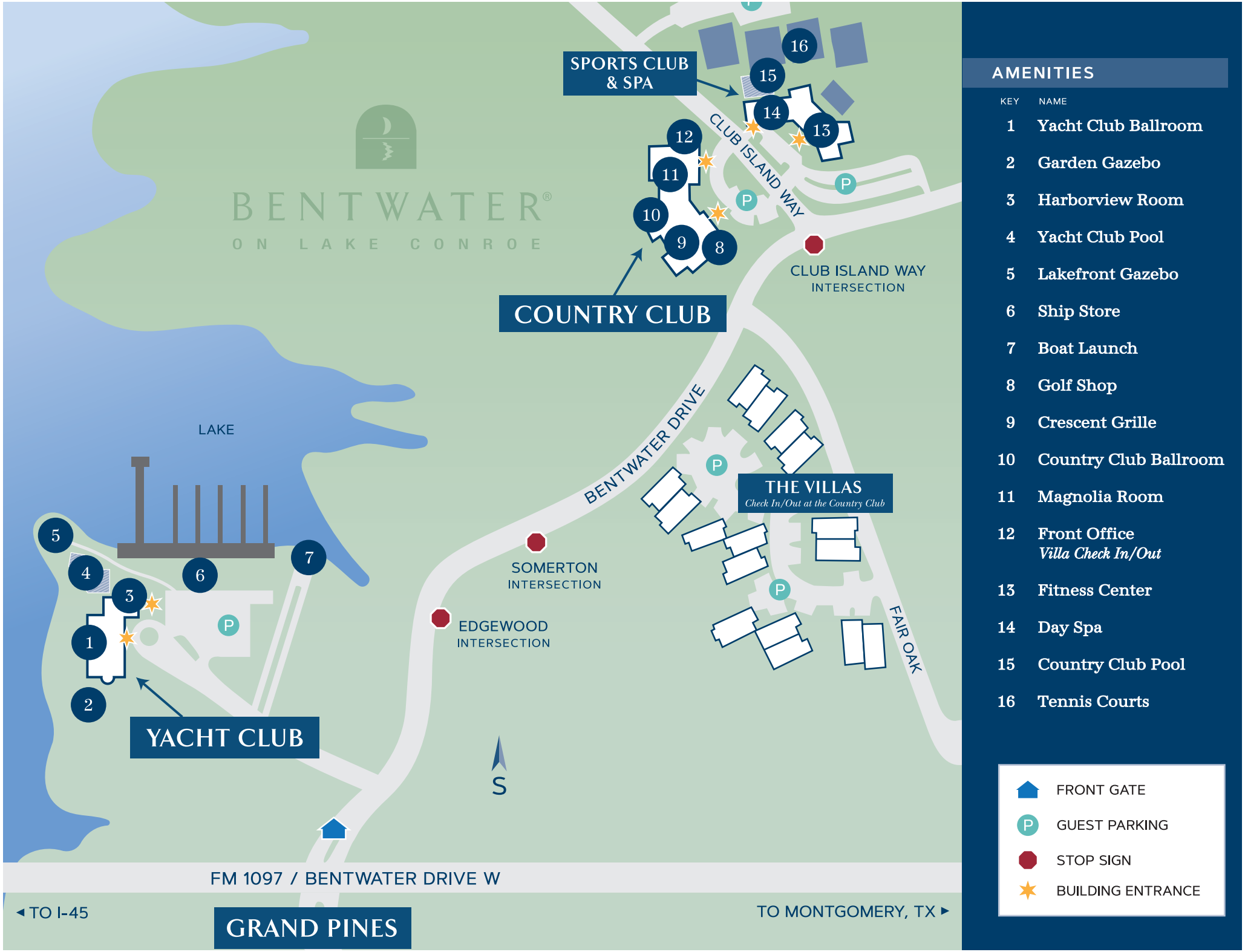
**CAPITAL RESERVE CONTRIBUTION TRANSFER**
HOME - $ 597.60
LOT - $ 380.40
Due @ Closing

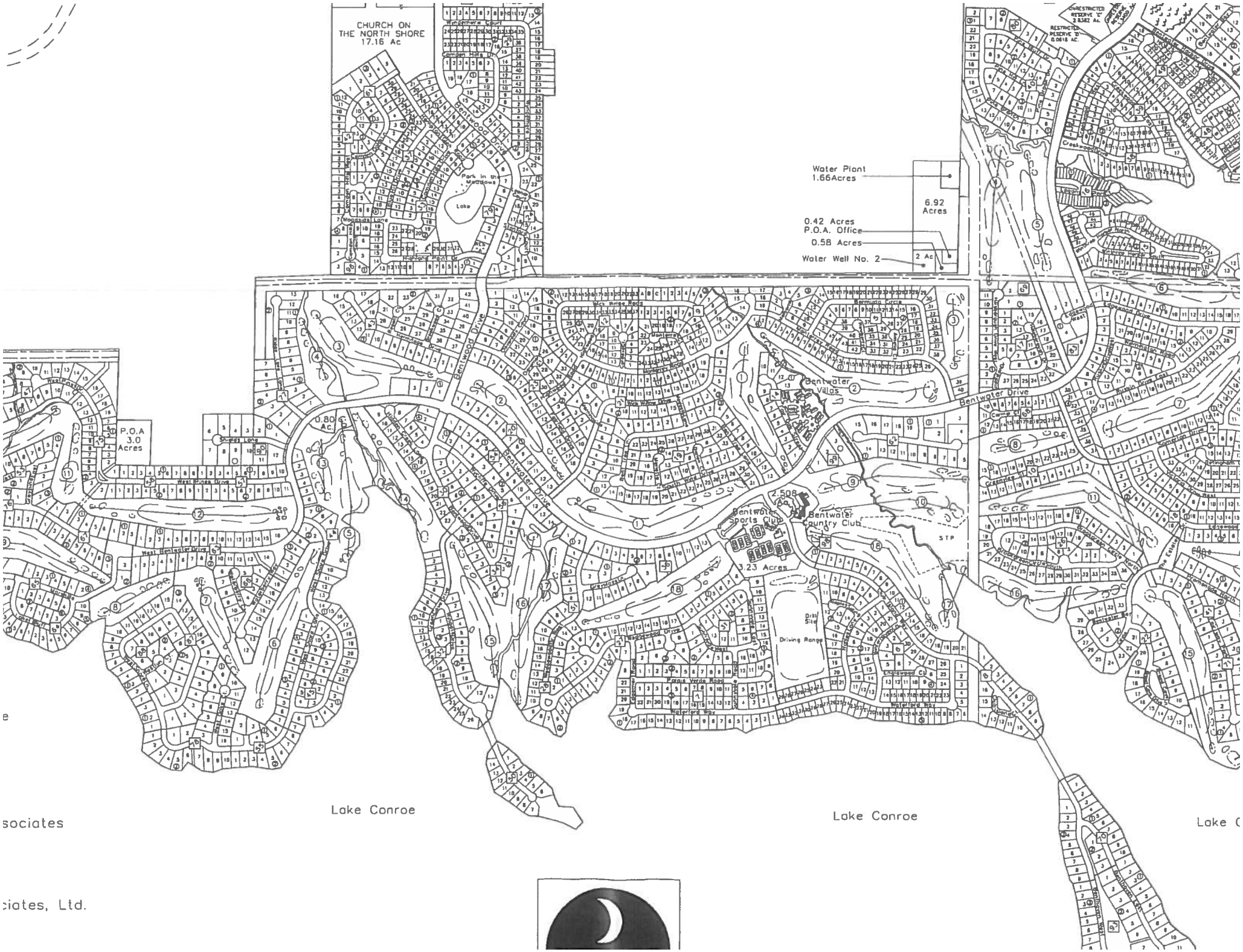
**TRANSFER**
HOME or LOT
$115 to BWPOA
Due @ Closing

**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


BENTWATER®
ON LAKE CONROE
SPORTS CLUB & SPA
COUNTRY CLUB
CLUB ISLAND WAY
CLUB ISLAND WAY INTERSECTION
BENTWATER DRIVE
THE VILLAS
Check In/Out at the Country Club
SOMERTON INTERSECTION
EDGEWOOD INTERSECTION
FAIR OAK
LAKE
YACHT CLUB
S
FM 1097 / BENTWATER DRIVE W
◂ TO I-45
TO MONTGOMERY, TX ▸
GRAND PINES
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
Villa Check In/Out
13 Fitness Center
14 Day Spa
15 Country Club Pool
16 Tennis Courts
FRONT GATE
GUEST PARKING
STOP SIGN
BUILDING ENTRANCE


CHURCH ON
THE NORTH SHORE
17.16 Ac
Water Plant
1.66Acres
6.92
Acres
0.42 Acres
P.O.A. Office
0.58 Acres
Water Well No. 2
2 Ac
P.O.A
3.0
Acres
0.80
Ac.
Bentwater
Villas
Bentwater Drive
Bentwater
Sports Club
Bentwater
Country Club
2.508
3.23 Acres
STP
Driving Range
Lake Conroe
Lake Conroe