



## **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, tee time requests can be made 8 days in advance
- 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, tee time requests can be made 8 days in advance
- 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, tee time requests can be made 7 days in advance
- 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 or access to the fitness center, however drop in group fitness passes can be purchased at the fitness front desk.

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.*



**Fees Schedule as of March 1st, 2025\*\***  
**Monthly Dues as of April 1st, 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	\$ 25.00
1/2 Day Kayak Rental	\$ 35.00
Full Day Kayak Rental	\$ 60.00

**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	

**Golf - Trail Fee (March --> February)**

Miller/Weiskopf	\$ 1,095.00
Miller/Weiskopf/GP	\$ 1,495.00

**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

**Gym - Guest Fees\***

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

**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 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  
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