



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
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	\$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
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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
170 Hillsborough Dr. West
Montgomery, TX 77356
Phone: (936) 597-5532
www.bentwaterpoa.com



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

