

Osprey Cove HOA of Hobe Sound Financial Information - 2024

HOA Assessments: Assessments are paid quarterly to Coastal Property Management. Quarterly assessments in 2024 are \$1050.00. The quarterly assessments include contributions to the HOA savings account for maintaining the common areas.

Special Assessments: There has not been a special assessment in over 17 years.

Reserve Study: A reserve study is conducted to predict future replacement/repair costs for HOA properties. The reserve study is used by the Board of Directors to complete annual budgets and to reduce the likely of special assessments. Reserve studies were conducted in 2021, 2017 and 2012.

Capital Contributions: Capital Contributions of \$5,000 are collected for the purchase of each new home in Osprey Cove.

Infrastructure Improvements: The past few years the Board of Directors has made significant infrastructure improvements to the community. Some of the improvements were:

Replaced the clubhouse roof and the gatehouse roof

Replaced pool equipment

Replaced mailboxes

Resurfaced pickleball/tennis court, replaced wind screens and the net plus added court side seating and a canopy

Storm Water Management System inspection and clean out

Roadway repairs & sealing

Elimination of trip hazards along the sidewalks

Replaced surveillance camera systems in the clubhouse & gatehouse

Replaced clubhouse and gatehouse AC systems

Installed LED landscape lighting at the entry to the community

Replaced lake fountains

Added commercial grade exercise equipment to the clubhouse gym

Landscaping improvements in the common areas

Marina Association: The Marina Association operates as a separate entity under the Master HOA with it's own association dues. Please contact the Marina Board for further information.

Detailed information about the community is available to members only. Prospective buyers are encouraged to contact the homeowner or their agent to obtain more detailed information. Neither our Property Management Company nor our Board of Directors will provide detailed financial information to non-members.