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**Abaris Realty, Inc.**

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## **APPROVED 2024 BUDGET**

October 3, 2023

Dear Tuckerman Station HOA Homeowners:

The Tuckerman Station HOA Board of Directors met on September 26, 2023 at which time they reviewed and approved the 2024 HOA budget. The final approved HOA budget is enclosed for your records. The budget includes an increase in the monthly HOA fee for next year to \$250.00 per home, per month. The approved 2024 budget will go into effect as of January 1, 2024.

Please see the enclosed flyer containing information about the Montgomery County Commission on Common Ownership Communities. This annual notification is required per Montgomery County law.

If you should have any questions regarding the budget, please feel free to participate in the monthly virtual Board of Directors meetings or contact me directly at [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com)

In 2024, the Board of Directors meetings will be held virtually on the fourth Monday of every month at 7:15 p.m. The meetings are open to all residents who wish to attend and call instructions on how to join the meetings can be found on the HOA's website <http://www.tuckermanstationhoa.net>

On behalf of the Board of Directors, I thank you for your attention to this matter and I hope you are all staying safe and well.

Sincerely,

Shireen Ambush, PCAM, CPM  
Property Manager

**TUCKERMAN STATION HOA**  
**Approved Budget 2024**

2017 AUDITED	2018 AUDITED	2019 AUDITED	2020 AUDITED	2021 AUDITED	2022 AUDITED	ACCT #	TITLE	7 Mos ACTUAL	2023 APPROVED	2024 APPROVED
							<b>Revenue:</b>	<b>2023</b>	\$241.20/home/month	\$250/home/month
354,960	372,708	372,708	372,708	372,708	398,808	41080	Homeowners fee	244,818	419,688	435,000
518	606	511	75	140	316	41400	Late fees	299	500	500
1452	1462.95	1083	135	14,622	14,078	41440	Legal fees	4026.74	500	500
350						41500	Repair/Supplies Fees	-		
365	475	550	50	100	500	41560	Miscellaneous fees	300		
2,160	3,456	4,860	3,489	1,876	3,215	43020	Interest earned	7,884	2,000	13,000
88,148	90,793	91,698	94,447	94,447	94,447	43050	Recreational Fees	63,356	108,610	108,610
						43920	NSF Cost	-		
						43510	Bad Debt Recovery	-		
<b>447,954</b>	<b>469,501</b>	<b>471,410</b>	<b>470,904</b>	<b>483,893</b>	<b>511,364</b>		<b>Total Revenue</b>	<b>320,684</b>	<b>531,298</b>	<b>557,610</b>
							<b>Expenses:</b>			
							<b>Administrative:</b>			
40,950	40,950	43,000	43,000	45,150	55,000	50020	Management fees	33,833	58,000	59,740
3,889	1,573	1,947	4,336	28,582	17,394	50040	Legal	8,741	25,000	10,000
3,400	3,400	3,500	3,550	3,600	3,782	50060	Audit/Tax returns	3,905	3,800	4,000
3,062	2,920	3,079	2,034	2,980	1,968	50120	Postage/Printing	1,126	2,200	2,200
2,900	2,900	2,900	0	3,480	3,770	50190	ACC Inspections	4,060	4,060	4,350
1,823	0	0	0	-	10	50380	Bank Charges	0	100	100
725	725	725	725	725	725	50590	Montgomery Cty Assessment	943	943	943
	2,000					50620	Engineering Study	0	2,500	
88,148	90,793	91,698	94,447	94,447	94,447	50740	Community Membership	63,356	108,610	108,610
	52			143	143	50830	Website	24	200	200
252	3,743		2,938	20,510	17,655	50960	Bad Debt Expenses	0	1,000	
1594.54	1747.22	2261.93	1684.88	9,007	1525	50980	Miscellaneous	1071	1800	1800
<b>146,743</b>	<b>150,803</b>	<b>149,111</b>	<b>152,715</b>	<b>208,624</b>	<b>196,419</b>		<b>Sub Total</b>	<b>117,060</b>	<b>208,213</b>	<b>191,943</b>
							<b>Utilities:</b>			
11,232	10,208	8,844	8,993	8,388	6,099	51020	Electricity	3,370	9,000	7,500
52						51080	Water			
<b>11,284</b>	<b>10,208</b>	<b>8,844</b>	<b>8,993</b>	<b>8,388</b>	<b>6,099</b>		<b>Sub Total</b>	<b>3,370</b>	<b>9,000</b>	<b>7,500</b>



**TUCKERMAN STATION HOA**  
**Approved Budget 2024**

2017 AUDITED	2018 AUDITED	2019 AUDITED	2020 AUDITED	2021 AUDITED	2022 AUDITED	ACCT #	TITLE	7 Mos ACTUAL	2023 APPROVED	2024 APPROVED
							<b>Contracts</b>			
10,883	11,807	11,062	11,107	10,755	18,629	52020	Trash	11,745	17,400	18,000
90,218	99,367	93,011	95,731	97,167	98,360	52040	Grounds/Landscaping	72,907	103,046	106,000
302	692	628	899	0	1,302	52060	Exterminating	955	1,000	1,500
7,051	7,065	7,582	7,565	7,491	7,766	52300	Cleaning	4,530	8,250	8,250
14,130	18,399	26,991	9,550	40,269	25,039	52320	Snow removal	0	35,000	35,000
	0	2,880	7,835	1,425	0	52790	Stormwater Maintenance	0	7,500	7,500
<b>122,585</b>	<b>137,330</b>	<b>142,153</b>	<b>132,687</b>	<b>157,107</b>	<b>151,096</b>		<b>Sub Total</b>	<b>90,138</b>	<b>172,196</b>	<b>176,250</b>
							<b>Maintenance, Repairs</b>			
11,899	6,806	6,792	3,029	6,889	4,034	53240	Lighting maintenance	2,190	7,000	5,000
64,694	6,587	32,560	6,322	21,248	17,638	53260	Grounds/Landscaping	6,710	20,000	20,000
	4,505	17,870	16,930	8,445	11,095	53280	Trees	2,685	15,000	15,000
1,170	4,390	3,475	985	4,714	(437)	53420	General repairs	3,691	5,000	5,000
7,500	3,270	5,000	250	7,500	4,800	53580	Masonry (Brick/Walks)	140	4,000	4,000
<b>85,263</b>	<b>25,558</b>	<b>65,697</b>	<b>27,516</b>	<b>48,796</b>	<b>37,131</b>		<b>Sub Total</b>	<b>15,416</b>	<b>51,000</b>	<b>49,000</b>
							<b>Insurance, Taxes, Licenses</b>			
3,672	3,378	4,109	5,045	5,809	6,073	59100	Insurance-Master policy	3,710	5,750	7,000
0	242	454	0	0	0	59300	Taxes-Corp Inc Taxes	1,300	100	3,250
7,267	3,633	7,267	7,384	7,795	7,669	59400	Taxes: Real Estate	732	8,000	8,800
						59500	Taxes: other			
<b>10,939</b>	<b>7,253</b>	<b>11,830</b>	<b>12,429</b>	<b>13,604</b>	<b>13,743</b>		<b>Sub Total</b>	<b>5,742</b>	<b>13,850</b>	<b>19,050</b>
<b>376,813</b>	<b>331,153</b>	<b>377,636</b>	<b>334,340</b>	<b>436,519</b>	<b>404,487</b>		<b>Total Operating Expenses</b>	<b>231,726</b>	<b>454,259</b>	<b>443,743</b>
							<b>Replacement Reserves</b>			
66,471	72,397	72,397	72,397	72,397	73,446	63110	Replacement Fund	42,232	72,397	113,867
-	-	-	-	-	-	63980	Reserve Deficit Recovery	2,708	4,642	
<b>66,471</b>	<b>72,397</b>	<b>72,397</b>	<b>72,397</b>	<b>72,397</b>	<b>73,446</b>		<b>Sub Total</b>	<b>44,939</b>	<b>77,039</b>	<b>113,867</b>
<b>443,284</b>	<b>403,550</b>	<b>450,033</b>	<b>406,737</b>	<b>508,916</b>	<b>477,933</b>		<b>Total Expenses &amp; Reserves</b>	<b>276,665</b>	<b>531,298</b>	<b>557,610</b>
<b>4,670</b>	<b>65,951</b>	<b>21,377</b>	<b>64,167</b>	<b>(25,023)</b>	<b>33,431</b>		<b>NET INCOME ( LOSS )</b>	<b>44,019</b>	<b>-</b>	<b>-</b>







Montgomery County  
Commission on Common Ownership Communities Department of Housing & Consumer Affairs  
1401 Rockville Pike, 4<sup>th</sup> Floor Rockville, Maryland 20852  
[www.montgomerycountymd.gov/ccoc](http://www.montgomerycountymd.gov/ccoc) or [ccoc@montgomerycountymd.gov](mailto:ccoc@montgomerycountymd.gov)

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## Annual Notice

### We Want You to Know About The Montgomery County Commission on Common Ownership Communities

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium, cooperative, and homeowner associations, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the county created the **Commission on Common Ownership Communities**, operating under the authority of Chapter 10B of the Montgomery County Code.

The commission has 3 basic duties:

**Education:** The commission provides free information to both members and governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association, and avoid complaints. Among other tools, it offers a "Manual and Resource Guide" for boards of directors, and detailed information on such topics as architectural control, assessments, and meetings – all of which can be found on the commission website. It publishes a newsletter summarizing recent developments affecting common ownership communities.

**Legislation:** The commission advocates for common ownership communities concerning proposed laws and regulations at the local and state level.

**Dispute resolution:** The commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The commission is composed of 15 volunteers who are appointed for three-year terms. Eight members must be residents of common ownership communities and the other seven must be professionals who work with the communities, such as property managers, lawyers, developers, and realtors. Every fall, the county publishes a request for applicants to the commission to replace those whose terms are due to expire.

For more information on the Commission and its services, or to contact staff:  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov) or [ccoc@montgomerycountymd.gov](mailto:ccoc@montgomerycountymd.gov)

If you have questions or need advice, the CCOC prefers to be contacted by email at:  
[CCOC@montgomerycountymd.gov](mailto:CCOC@montgomerycountymd.gov)