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## **APPROVED 2026 BUDGET**

October 21, 2025

Dear Tuckerman Station HOA Homeowners:

The Tuckerman Station HOA Board of Directors met on September 29, 2025 at which time they reviewed and approved the 2026 HOA budget. The final approved HOA budget is enclosed for your records. The budget includes a 5% increase in the monthly HOA fee for next year from \$257.50 to \$270.00. The approved budget will go into effect as of January 1, 2026.

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 [customercare@abarisrealty.com](mailto:customercare@abarisrealty.com)

In 2026, 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.

Sincerely,

Kaitlyn Ambush, CMCA  
Community Manager

# Tuckerman Station HOA

## 2026 Approved Annual Budget

	2025	2026
<b>Income</b>		
<b>Income</b>		
410800 - HOMEOWNER ASSOC FEES	448,050.00	469,800.00
414000 - LATE/INTEREST FEES	500.00	500.00
414400 - LEGAL FEES	500.00	500.00
<b>Total Income</b>	<b>449,050.00</b>	<b>470,800.00</b>
<b>Other Income</b>		
430200 - INTEREST REVENUE	12,000.00	6,000.00
430500 - RECREATIONAL FEES	108,610.00	108,610.00
<b>Total Other Income</b>	<b>120,610.00</b>	<b>114,610.00</b>
<b>Total Income</b>	<b>569,660.00</b>	<b>585,410.00</b>
<b>Expense</b>		
<b>Administrative</b>		
500200 - MANAGEMENT FEE	61,500.00	63,345.00
500400 - LEGAL	5,000.00	5,000.00
500510 - CORPORATE TRANSPARENCY ACT FEE	750.00	-
500600 - AUDIT/TAX RETURNS	4,450.00	5,150.00
501200 - POSTAGE,PRINTING	2,300.00	2,300.00
501900 - COMMUNITY INSPECTIONS	4,350.00	4,350.00
503800 - BANK CHARGES	100.00	100.00
505900 - MONTG.COUNTY ASSMT.	943.00	943.00
507400 - COMM. MEMBERSHIP FEES	108,610.00	108,610.00
508300 - WEBSITE	210.00	210.00
509800 - MISCELLANEOUS	1,800.00	1,800.00
<b>Total Administrative</b>	<b>190,013.00</b>	<b>191,808.00</b>
<b>Utilities</b>		
510200 - ELECTRICITY	6,500.00	6,500.00
<b>Total Utilities</b>	<b>6,500.00</b>	<b>6,500.00</b>
<b>Contracted Serv.</b>		
520200 - TRASH	18,000.00	18,000.00
520400 - GROUNDS/LANDSCAPING	110,383.00	115,900.00
520600 - EXTERMINATING	1,500.00	1,000.00
523000 - CLEANING	8,250.00	8,250.00
523200 - SNOW REMOVAL	35,000.00	37,928.00
527900 - STORM WATER MAINT	7,500.00	7,500.00
<b>Total Contracted Serv.</b>	<b>180,633.00</b>	<b>188,578.00</b>
<b>Maintenance &amp; Repairs</b>		
532400 - LIGHTING MAINTENANCE	4,000.00	4,000.00
532600 - GROUNDS/LANDSCAPING	20,000.00	20,000.00
532800 - TREE CARE	15,000.00	15,000.00
534200 - GENERAL REPAIRS	5,000.00	5,000.00
535800 - MASONRY	4,000.00	4,000.00
<b>Total Maintenance &amp; Repairs</b>	<b>48,000.00</b>	<b>48,000.00</b>

# Tuckerman Station HOA

## 2026 Approved Annual Budget

	2025	2026
<b>Loan Note &amp; Interest</b>		
570100 - NOTE PAYABLE - INTEREST	-	15,172.00
570200 - NOTE PAYABLE - PRINCIPAL	-	18,558.00
570400 - NOTE PAYABLE #2 - PRINCIPAL	-	37,500.00
<b>Total Loan Note &amp; Interest</b>	-	<b>71,230.00</b>
<b>Ins. Taxes, Licenses</b>		
591000 - INSURANCE-MASTER POLICY	7,500.00	8,500.00
593000 - TAXES-CORP INC TAXES	5,000.00	3,900.00
594000 - TAXES-REAL ESTATE	8,800.00	8,800.00
<b>Total Ins. Taxes, Licenses</b>	<b>21,300.00</b>	<b>21,200.00</b>
<b>Reserves Allocations</b>		
631100 - REPLACEMENT RESERVE	123,214.00	58,094.00
<b>Total Reserves Allocations</b>	<b>123,214.00</b>	<b>58,094.00</b>
<b>Total Expense</b>	<b>569,660.00</b>	<b>585,410.00</b>



## Annual Notice to Residents of COC's



### We want you to know about the Montgomery County Commission on Common Ownership Communities

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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 "Community 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 also publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will speak to communities and their boards on request and welcome invitations to do so.

**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, visit its website at:

[www.montgomerycountymd.gov/ccoc](http://www.montgomerycountymd.gov/ccoc)

If you have questions or need advice, the CCOC prefers to be contacted by email at:

[CCOC@montgomerycountymd.gov](mailto:CCOC@montgomerycountymd.gov)

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