Abaris Real Estate Management, Inc.
1101 Wootton Parkway # 820, Rockville MD 20852
Maryland: 301-468-8919 · Fax: 301-468-0983
Virginia: 703-437-5800
abarisrealty.com

September 18, 2026

Dear Tuckerman Station HOA Homeowners:

Enclosed is the proposed 2027 budget for the Tuckerman Station HOA, which has been carefully reviewed by your Board of Directors. We are pleased to announce that the budget does not reflect any increase in the monthly HOA fee for next year. The HOA fee will remain at $270.00 per home, per month. As all homeowners are aware, the single largest capital improvement project in the history of the HOA was the repaving of all roadways within the community last fall. The cost of this project was over $500,000, and was funded from HOA's current reserve fund, a commercial loan in the amount of $250,000 and a 12-month interest-free loan in the amount of $50,000 from the contractor who was awarded the job. The enclosed proposed budget includes the principal and interest repayment on the commercial loan and the interest-free loan will be paid off by the end of 2026.

The HOA obtained an updated replacement reserve study in 2023 which complies with the Maryland law that was passed in 2021 pertaining to the requirement for all Community Associations to have an independent reserve study conducted every 5 years. In accordance with the new law, also enclosed is a chart that summarizes the 2023 reserve study. Adequate funding of the reserves in accordance with the independent reserve study is very important so that future major projects such as replacement of the streetlights can be afforded without the need for any special assessment on the homeowners.

The proposed 2027 budget reflects no increase in the Recreation Association fees. The Recreation Association proposed 2027 budget has not yet been finalized by the Recreation Board of Directors and will be distributed to all homeowners in the coming weeks.

<u>The Board of Directors has a fiduciary responsibility to ensure that the HOA has the appropriate amount of reserve funds, operating funds, and the financial capability to react to emergency situations and to plan for and afford future capital replacement projects, while reducing the likelihood of future special assessments on the homeowners. We must do what is necessary to keep our 40+ year old community in excellent physical condition as it ages. How we maintain the property will directly impact property values in Tuckerman Station.</u>

The Board will vote on the formal adoption of the 2027 budget at the upcoming virtual Board of Directors meeting on Monday, October 26, 2026, at 7:15 pm. Homeowners who wish to participate in the virtual meeting may do so by phone using the following link or call instructions:

Link: https://abarisrealty.zoom.us/j/9144800786?pwd=EeNIFVtGZyAhfhx13R4iVD0zopo8h2.1

Dial In Number: 301-715-8592
Meeting ID: 914 480 0786

If you have any questions regarding the 2027 budget, please feel free to send them to me in advance and/or attend the upcoming virtual Board of Directors meeting. You can contact me directly via email at customercare@abarisrealty.com On behalf of the Board of Directors, I thank you for your attention to this important matter.

Sincerely,

Kaitlyn Ambush

Kaitlyn Ambush, CMCA
Community Manager

Tuckerman Station Homeowners Association, Inc.

Proposed Operating Budget | Fiscal Year 2027

Managed by Abaris Real Estate Management, Inc.

REVENUE

INCOME

Audited 2021	Audited 2022	Audited 2023	Audited 2024	Audited 2025	GL Account	Account Description	Actual 6 Months 2026	Approved Budget 2026	Proposed Budget 2027
$ 372,708.00	$ 398,808.00	$ 419,688.00	$ 435,000.00	$ 448,050.00	41080	Homeowners fee	$ 234,900.00	$ 469,800.00	$ 469,800.00
$ 139.77	$ 315.78	$ 596.62	$ 469.40	$ 858.82	41400	Late fees	$ 391.60	$ 500.00	$ 500.00
$ 14,621.78	$ 14,078.16	$ 5,650.74	$ (2,059.51)	$ 160.00	41440	Legal fees	$ -	$ 500.00	$ 500.00
		$ (165.00)		$ (45.00)	41500	Repair/Supplies Fees			
$ 100.00	$ 500.00	$ 550.00	$ 475.00	$ 1,900.00	41560	Miscellaneous fees	$ 1,840.00		
$ 387,569.55	**$ 413,701.94**	**$ 426,320.36**	**$ 433,884.89**	**$ 450,923.82**		**TOTAL INCOME**	**$ 237,131.60**	**$ 470,800.00**	**$ 470,800.00**

OTHER REVENUE

Audited 2021	Audited 2022	Audited 2023	Audited 2024	Audited 2025	GL Account	Account Description	Actual 6 Months 2026	Approved Budget 2026	Proposed Budget 2027
$ 1,875.92	$ 3,214.69	$ 15,570.63	$ 15,280.47	$ 12,957.97	43020	Interest earned	$ 3,741.91	$ 6,000.00	$ 7,000.00
$ 94,447.20	$ 94,447.20	$ 108,610.80	$ 108,610.80	$ 108,610.80	43050	Recreational Fees	$ 49,355.10	$ 108,610.00	$ 108,610.00
		$ 10,246.89	$ 30,855.81		43060	Credit Loss			
				$ (12.50)	43920	NSF Cost			
					43510	Bad Debt Recovery			
$ 96,323.12	**$ 97,661.89**	**$ 134,428.32**	**$ 154,747.08**	**$ 121,556.27**		**TOTAL OTHER REVENUE**	**$ 53,097.01**	**$ 114,610.00**	**$ 115,610.00**
$ 483,892.67	**$ 511,363.83**	**$ 560,748.68**	**$ 588,631.97**	**$ 572,480.09**		**TOTAL REVENUE**	**$ 290,228.61**	**$ 585,410.00**	**$ 586,410.00**

EXPENSES

ADMINISTRATIVE EXPENSES

Audited 2021	Audited 2022	Audited 2023	Audited 2024	Audited 2025	GL Account	Account Description	Actual 6 Months 2026	Approved Budget 2026	Proposed Budget 2027
$ 45,150.00	$ 55,000.00	$ 57,999.96	$ 59,739.96	$ 61,500.00	50020	Management fees	$ 31,672.50	$ 63,345.00	$ 64,929.00
$ 28,582.41	$ 17,394.36	$ 9,171.24	$ 3,980.80	$ 13,745.99	50040	Legal	$ -	$ 5,000.00	$ 5,000.00
			$ 500.00		50051	Corporate Transparency ACT Fee			
$ 3,600.00	$ 3,782.00	$ 3,905.00	$ 4,425.60	$ 4,569.70	50060	Audit/Tax returns	$ 5,483.30	$ 5,150.00	$ 5,550.00
$ 2,979.83	$ 1,967.68	$ 2,206.89	$ 2,585.70	$ 3,486.99	50120	Postage/Printing	$ 1,080.50	$ 2,300.00	$ 2,300.00
$ 3,480.00	$ 3,770.00	$ 4,060.00	$ 4,350.00	$ 4,350.00	50190	ACC Inspections	$ 4,350.00	$ 4,350.00	$ 4,350.00
$ -	$ 10.00				50380	Bank Charges	$ 30.00	$ 100.00	$ 100.00
					505710	Technological Adminstration Fee			$ 420.00
$ 725.00	$ 725.00	$ 833.75	$ 471.25	$ 471.25	50590	Montgomery Cty Assessment	$ -	$ 943.00	$ 943.00
		$ 2,000.00			50620	Engineering Study		$ -	$ -
$ 94,447.20	$ 94,447.20	$ 108,610.80	$ 108,610.80	$ 108,610.80	50740	Community Membership	$ 49,355.10	$ 108,610.00	$ 108,610.00
$ 143.40	$ 143.40	$ 203.88	$ 548.33	$ 24.00	50830	Website	$ 24.72	$ 210.00	$ 210.00
$ 20,509.71	$ 17,654.50				50960	Bad Debt Expenses		$ -	$ -
$ 9,006.51	$ 1,525.00	$ 1,721.48	$ 445.70	$ 3,068.12	50980	Miscellaneous	$ 1,747.38	$ 1,800.00	$ 1,800.00
$ 208,624.06	**$ 196,419.14**	**$ 190,713.00**	**$ 185,658.14**	**$ 199,826.85**		**TOTAL ADMINISTRATIVE**	**$ 93,743.50**	**$ 191,808.00**	**$ 194,212.00**

UTILITIES

Audited 2021	Audited 2022	Audited 2023	Audited 2024	Audited 2025	GL Account	Account Description	Actual 6 Months 2026	Approved Budget 2026	Proposed Budget 2027
$ 8,387.95	$ 6,099.26	$ 6,085.71	$ 6,082.81	$ 5,642.52	51020	Electricity	$ 2,514.22	$ 6,500.00	$ 6,500.00

Tuckerman Station Homeowners Association, Inc.

Proposed Operating Budget | Fiscal Year 2027

Managed by Abaris Real Estate Management, Inc.

Audited 2021	Audited 2022	Audited 2023	Audited 2024	Audited 2025	GL Account	Account Description	Actual 6 Months 2026	Approved Budget 2026	Proposed Budget 2027
			$ 301.78		51080	Water			
$ 8,387.95	**$ 6,099.26**	**$ 6,085.71**	**$ 6,384.59**	**$ 5,642.52**		**TOTAL UTILITIES**	**$ 2,514.22**	**$ 6,500.00**	**$ 6,500.00**
CONTRACTED SERVICES									
$ 10,755.00	$ 18,628.50	$ 17,725.00	$ 17,865.50	$ 18,405.50	52020	Trash	$ 9,280.00	$ 18,000.00	$ 19,000.00
$ 97,167.00	$ 98,360.00	$ 103,046.04	$ 107,930.54	$ 110,383.00	52040	Grounds/Landscaping	$ 57,949.99	$ 115,900.00	$ 110,000.00
$ -	$ 1,302.00	$ 1,414.37	$ 2,245.43	$ 1,005.12	52060	Exterminating	$ 540.00	$ 1,000.00	$ 1,000.00
$ 7,491.39	$ 7,766.28	$ 7,766.28	$ 7,766.28	$ 7,766.28	52300	Cleaning	$ 2,588.76	$ 8,250.00	$ 8,250.00
$ 40,269.00	$ 25,039.00		$ 17,358.00	$ 39,787.25	52320	Snow removal	$ 48,536.50	$ 37,928.00	$ 55,000.00
$ 1,425.00	$ -		$ 4,150.00	$ 3,198.00	52790	Stormwater Maintenance	$ 6,315.15	$ 7,500.00	$ 7,500.00
					52981	BenchMarking			
$ 157,107.39	**$ 151,095.78**	**$ 129,951.69**	**$ 157,315.75**	**$ 180,545.15**		**TOTAL CONTRACTED SERVICES**	**$ 125,210.40**	**$ 188,578.00**	**$ 200,750.00**
MAINTENANCE & REPAIRS									
$ 6,889.02	$ 4,034.24	$ 3,957.95	$ 2,909.08	$ 2,545.90	53240	Lighting maintenance	$ 1,306.69	$ 4,000.00	$ 4,000.00
$ 21,248.00	$ 17,638.00	$ 10,147.50	$ 5,503.75	$ 12,186.25	53260	Grounds/Landscaping	$ 1,465.10	$ 20,000.00	$ 20,000.00
$ 8,445.00	$ 11,095.00	$ 27,770.00	$ 11,595.00	$ 24,090.80	53280	Tree Care	$ 1,565.00	$ 15,000.00	$ 15,000.00
$ 4,713.68	$ (436.64)	$ 5,216.00	$ 2,328.36	$ 1,317.50	53420	General repairs	$ 680.50	$ 5,000.00	$ 3,000.00
$ 7,500.00	$ 4,800.00	$ 140.00		$ 4,800.00	53580	Masonry (Brick/Walks)	$ -	$ 4,000.00	$ 6,500.00
$ 48,795.70	**$ 37,130.60**	**$ 47,231.45**	**$ 22,336.19**	**$ 44,940.45**		**TOTAL MAINTENANCE & REPAIRS**	**$ 5,017.29**	**$ 48,000.00**	**$ 48,500.00**
LOAN & INTEREST									
				$ 3,570.42	57010	Note Payable - Interest	$ 7,592.92	$ 15,171.89	$ 13,893.00
					57020	Note Payable - Principal			$ 19,928.00
$ -	**$ -**	**$ -**	**$ -**	**$ 3,570.42**		**TOTAL LOAN & INTEREST**	**$ 7,592.92**	**$ 15,171.89**	**$ 33,821.00**
INSURANCE, TAXES & LICENSES									
$ 5,808.93	$ 6,073.10	$ 5,721.13	$ 7,110.28	$ 7,665.22	59100	Insurance-Master policy	$ 4,241.97	$ 8,500.00	$ 9,000.00
$ -	$ -	$ 3,445.00	$ 2,498.00	$ 1,886.00	59300	Taxes-Corp Inc Taxes	$ 2,050.00	$ 3,900.00	$ 2,100.00
$ 7,795.11	$ 7,669.42	$ 8,556.56	$ 9,620.33	$ 10,352.25	59400	Taxes: Real Estate	$ 5,123.48	$ 8,800.00	$ 8,800.00
					59500	Taxes: other			
$ 13,604.04	**$ 13,742.52**	**$ 17,722.69**	**$ 19,228.61**	**$ 19,903.47**		**TOTAL INSURANCE, TAXES & LICENSES**	**$ 11,415.45**	**$ 21,200.00**	**$ 19,900.00**
$ 436,519.14	**$ 404,487.30**	**$ 391,704.54**	**$ 390,923.28**	**$ 454,428.86**		**TOTAL OPERATING EXPENSES**	**$ 245,493.78**	**$ 471,257.89**	**$ 503,683.00**
REPLACEMENT RESERVES									
$ 72,397.00	$ 73,446.00	$ 72,397.00	$ 113,867.00	$ 123,214.00	63110	Replacement Fund	$ 29,047.02	$ 58,094.00	$ 82,727.00
					638110	SPECIAL PROJECT - PAVING	$ 9,317.84	$ 18,558.00	
					638111	SPECIAL PROJECT - 2		$ 37,500.00	
$ -	$ -	$ -	$ -		63980	Reserve Deficit Recovery			
$ 72,397.00	**$ 73,446.00**	**$ 72,397.00**	**$ 113,867.00**	**$ 123,214.00**		**TOTAL REPLACEMENT RESERVES**	**$ 38,364.86**	**$ 114,152.00**	**$ 82,727.00**

Tuckerman Station Homeowners Association, Inc.

Proposed Operating Budget | Fiscal Year 2027

Managed by Abaris Real Estate Management, Inc.

Audited 2021	Audited 2022	Audited 2023	Audited 2024	Audited 2025	GL Account	Account Description	Actual 6 Months 2026	Approved Budget 2026	Proposed Budget 2027
$ 508,916.14	$ 477,933.30	$ 464,101.54	$ 504,790.28	$ 577,642.86		**TOTAL EXPENSES**	$ 283,858.64	$ 585,409.89	$ 586,410.00
$ (25,023.47)	$ 33,430.53	$ 96,647.14	$ 83,841.69	$ (5,162.77)		**NET INCOME (LOSS)**	$ 6,369.97	$ 0.11	$ -

Prepared by Abaris Real Estate Management, Inc. | 1101 Wootton Parkway, Suite 820, Rockville, MD 20852

TUCKERMAN STATION HOMEOWNERS ASSOCIATION

INFLATED CASH FLOW BREAKDOWN

Year	Total Replacement Costs / 30yrs with 3% Inflation	Option 1's Yearly Contribution with 3% Inflation Match	Current Fund based on Option 1's Contribution	Current Fund based on Option 1's Contribution with 1% Interest Earned
			$ 308,012	
2024	$ 454,779	$ 89,482	$ (57,285)	$ (57,858)
2025	$ -	$ 92,167	$ 34,309	$ 34,652
2026	$ 8,305	$ 94,932	$ 121,279	$ 122,492
2027	$ -	$ 97,780	$ 220,271	$ 222,474
2028	$ 188,833	$ 100,713	$ 134,354	$ 135,698
2029	$ 360,413	$ 103,734	$ (120,981)	$ (122,190)
2030	$ 12,299	$ 106,847	$ (27,643)	$ (27,919)
2031	$ 1,267	$ 110,052	$ 80,866	$ 81,675
2032	$ -	$ 113,353	$ 195,028	$ 196,979
2033	$ 61,964	$ 116,754	$ 251,769	$ 254,286
2034	$ -	$ 120,257	$ 374,543	$ 378,289
2035	$ 970,267	$ 123,864	$ (468,114)	$ (472,796)
2036	$ -	$ 127,580	$ (345,215)	$ (348,667)
2037	$ -	$ 131,408	$ (217,260)	$ (219,432)
2038	$ 121,967	$ 135,350	$ (206,049)	$ (208,110)
2039	$ -	$ 139,410	$ (68,699)	$ (69,386)
2040	$ -	$ 143,593	$ 74,206	$ 74,949
2041	$ -	$ 147,901	$ 222,849	$ 225,078
2042	$ -	$ 152,338	$ 377,415	$ 381,189
2043	$ 12,352	$ 156,908	$ 525,745	$ 531,003
2044	$ 593,806	$ 161,615	$ 98,811	$ 99,800
2045	$ 19,161	$ 166,463	$ 247,102	$ 249,573
2046	$ 76,674	$ 171,457	$ 344,356	$ 347,800
2047	$ -	$ 176,601	$ 524,401	$ 529,645
2048	$ 28,262	$ 181,899	$ 683,282	$ 690,115
2049	$ 369,510	$ 187,356	$ 507,961	$ 513,040
2050	$ -	$ 192,977	$ 706,017	$ 713,077
2051	$ -	$ 198,766	$ 911,843	$ 920,962
2052	$ -	$ 204,729	$ 1,125,691	$ 1,136,948
2053	$ 329,370	$ 210,871	$ 1,018,449	$ 1,028,633