



Abaris Real Estate Management, Inc.
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abarisrealty.com

PROPOSED 2027 BUDGET

TO: CLOISTERS HOA HOMEOWNERS

FROM: KAITLYN AMBUSH, CMCA
COMMUNITY MANAGER

DATE: SEPTEMBER 14, 2026

Enclosed is the proposed 2027 budget for the HOA which has been reviewed by the Board of Directors. The budget reflects an increase in the monthly HOA fee for next year to \$165 per home per month which was unavoidable due to increased operating expenses caused by inflation and the need to increase the annual contribution to the reserve fund in accordance with an updated Reserve Study that was conducted by Property Diagnostics in 2026. The law requires that a reserve study be conducted every 5 years. In accordance with the law, enclosed is a chart that summarizes the 2026 reserve study. The 2027 budget will go into effect January 1, 2027.

The Board of Directors has a fiduciary responsibility to ensure that the HOA has the amount of appropriate reserves, operating funds and the financial capability to react to emergency situations and comfortably afford future capital replacement projects without a need for any special assessments on the homeowners.

The Board will vote on formal adoption of the budget at the next virtual Board of Directors meeting which will be held on Monday, December 7, 2026, at 7:00 p.m. Homeowners who wish to participate in the meeting may do so by phone using the following link or call instructions:

Link: <https://abarisrealty.zoom.us/j/9144800786?pwd=EeNlFVtGZvAhfhx13R4iVD0zopo8h2.1>

Dial In: 301-715-8592
Meeting ID: 914 480 0786
Passcode: 151661

If you should have any questions regarding the budget, please feel free to participate in the upcoming virtual meeting or you may also send your comments to customercare@abarisrealty.com. On behalf of the Board, I thank you for your attention to this matter.

Cloisters, HOA

Proposed 2027 Budget

Managed by Abaris Real Estate Management, Inc.

Audited 2022	Audited 2023	Audited 2024	Mgmt 2025	Acct #	Description	6-Month Actual Jan'26-Jun'26	Approved Budget 2026	Proposed Budget 2027
REVENUE								
Member Assessments								
\$ 160,579	\$ 166,860	\$ 166,860	\$ 176,820	41080	Homeowners fee	\$ 100,580.00	\$ 191,580.00	\$ 203,940.00
\$ 35	\$ 990	\$ 857		41440	Legal fees			
		\$ (1,650)		41500	Repairs/Supplies Fee			
\$ 445	\$ 115	\$ 50	\$ 15	41560	Miscellaneous fees	\$ 200.00		
\$ 161,059	\$ 167,965	\$ 166,117	\$ 176,835		Total Member Assessments	\$ 100,780.00	\$ 191,580.00	\$ 203,940.00
Other Revenue								
			\$ 7,451	43020	Interest Revenue	\$ 3,584.33	\$ 6,720.00	\$ 6,100.00
\$ (25)		\$ 25	\$ 75	43920	NSF Cost			
\$ (25)	\$ -	\$ 25	\$ 7,526		Total Other Revenue	\$ 3,584.33	\$ 6,720.00	\$ 6,100.00
\$ 161,034	\$ 167,965	\$ 166,142	\$ 184,361		TOTAL REVENUE	\$ 104,364.33	\$ 198,300.00	\$ 210,040.00
EXPENSES								
Administrative								
\$ 26,000	\$ 28,000	\$ 28,840	\$ 29,300	50020	Management fees	\$ 15,089.52	\$ 30,179.00	\$ 30,933.00
\$ 35	\$ 1,469	\$ 3,185	\$ 9,716	50040	Legal	\$ -	\$ 1,000.00	\$ 1,000.00
		\$ 500		50051	CTA Fee	\$ -		
\$ 2,100	\$ 2,200	\$ 2,300	\$ 2,450	50060	Audit/Tax returns	\$ 2,750.00	\$ 2,750.00	\$ 3,000.00
\$ 1,893	\$ 1,445	\$ 1,720	\$ 1,587	50120	Postage/Printing	\$ 677.35	\$ 1,500.00	\$ 1,500.00
\$ 2,678	\$ 2,884	\$ 3,090	\$ 3,090	50190	Community Inspection	\$ 3,090.00	\$ 3,090.00	\$ 3,090.00
	\$ 35			50380	Bank Charges			
\$ 258	\$ 510	\$ 335	\$ 670	50590	Montgomery County Assess.	\$ -	\$ 670.00	\$ 670.00
				505710	Technological Fee			\$ 420.00
				50620	Engineering Study		\$ 2,500.00	
\$ 400	\$ 300	\$ 652	\$ 512	50830	Website	\$ 200.00	\$ 500.00	\$ 500.00
\$ 175	\$ 175	\$ 184	\$ 185	50980	Miscellaneous	\$ 175.00	\$ 583.00	\$ 801.00
\$ 33,539	\$ 37,018	\$ 40,806	\$ 47,510		Total Administrative	\$ 21,981.87	\$ 42,772.00	\$ 41,914.00
Utilities								

Cloisters, HOA

Proposed 2027 Budget

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Audited 2022	Audited 2023	Audited 2024	Mgmt 2025	Acct #	Description	6-Month Actual Jan'26-Jun'26	Approved Budget 2026	Proposed Budget 2027
\$ 1,009	\$ 1,212	\$ 1,299	\$ 1,281	51020	Electricity	\$ 630.96	\$ 1,600.00	\$ 1,700.00
\$ 1,009	\$ 1,212	\$ 1,299	\$ 1,281		Total Utilities	\$ 630.96	\$ 1,600.00	\$ 1,700.00
Contracted Services								
\$ 11,974	\$ 12,360	\$ 12,505	\$ 12,360	52020	Trash	\$ 6,180.00	\$ 12,600.00	\$ 12,600.00
\$ 46,784	\$ 46,002	\$ 46,002	\$ 49,682	52040	Grounds/Landscaping	\$ 20,574.34	\$ 50,675.00	\$ 52,196.00
				52060	Exterminating	\$ -	\$ 200.00	\$ 200.00
\$ 18,554	\$ 3,376	\$ 11,637	\$ 23,596	52320	Snow removal	\$ 17,965.25	\$ 26,000.00	\$ 28,500.00
				52790	Storm Water	\$ -	\$ 5,000.00	\$ 5,000.00
\$ 77,312	\$ 61,738	\$ 70,144	\$ 85,638		Total Contracted Services	\$ 44,719.59	\$ 94,475.00	\$ 98,496.00
Maintenance Repairs								
\$ 347	\$ 982			53020	Electrical	\$ 723.20	\$ 1,000.00	\$ 1,000.00
		\$ 318	\$ 507	53240	Lighting Maintenance			
\$ 5,012	\$ 9,565	\$ 10,123	\$ 9,893	53260	Grounds & Landscaping	\$ 500.00	\$ 13,000.00	\$ 13,000.00
\$ 4,695	\$ 9,760	\$ 6,650	\$ 1,350	53280	Tree Care	\$ 3,345.00	\$ 8,630.00	\$ 9,600.00
\$ 568			\$ 1,940	53420	General Repairs	\$ -	\$ 1,000.00	\$ 1,000.00
\$ 10,622	\$ 20,307	\$ 17,091	\$ 13,690		Total Maint. Repairs	\$ 4,568.20	\$ 23,630.00	\$ 24,600.00
Insurance, Taxes, Licenses								
\$ 4,589	\$ 4,951	\$ 5,338	\$ 6,390	59100	Insurance-Master policy	\$ 5,896.00	\$ 7,200.00	\$ 8,500.00
\$ 40	\$ 2,495	\$ 1,911	\$ 3,911	59300	Corporate Taxes	\$ 1,095.00	\$ 2,020.00	\$ 1,830.00
\$ 2,593	\$ 2,732	\$ 2,921	\$ 3,272	59400	Taxes: Real Estate	\$ -	\$ 3,000.00	\$ 3,000.00
\$ 7,222	\$ 10,178	\$ 10,170	\$ 13,573		Total Ins., Taxes, Lic.	\$ 6,991.00	\$ 12,220.00	\$ 13,330.00
\$ 129,704	\$ 130,453	\$ 139,510	\$ 161,692		TOTAL OPERATING EXPENSES	\$ 78,891.62	\$ 174,697.00	\$ 180,040.00
REPLACEMENT RESERVES								
\$ 25,000	\$ 21,600	\$ 22,248	\$ 23,000	63110	Replacement Fund	\$ 11,801.52	\$ 23,603.00	\$ 30,000.00
\$ 25,000	\$ 21,600	\$ 22,248	\$ 23,000		Total Replacement Reserves	\$ 11,801.52	\$ 23,603.00	\$ 30,000.00
\$ 154,704	\$ 152,053	\$ 161,758	\$ 184,692		TOTAL EXPENSES (INCL. RESERVES)	\$ 90,693.14	\$ 198,300.00	\$ 210,040.00
\$ 6,330	\$ 15,912	\$ 4,384	\$ (331)		NET INCOME (LOSS)	\$ 13,671.19	\$ -	\$ -



CLOISTERS HOMEOWNERS ASSOCIATION				
RECOMMENDED CONTRIBUTION - CASH FLOW BREAKDOWN				
Year	Total Replacement Costs / 30yrs with 3.1% Inflation	Recommended Annual Contribution (2.5% Annually)	Current Fund based on Recommended Contribution	Current Fund based on Recommended Contribution with 2.7% Interest Earned
			\$ 175,335	
2027	\$ -	\$ 24,193	\$ 199,528	\$ 204,915
2028	\$ 15,865	\$ 24,798	\$ 213,848	\$ 219,622
2029	\$ 6,904	\$ 25,418	\$ 238,136	\$ 244,565
2030	\$ 83,216	\$ 26,053	\$ 187,403	\$ 192,462
2031	\$ 9,873	\$ 26,705	\$ 209,294	\$ 214,945
2032	\$ 35,430	\$ 27,372	\$ 206,887	\$ 212,473
2033	\$ -	\$ 28,056	\$ 240,530	\$ 247,024
2034	\$ 40,916	\$ 28,758	\$ 234,865	\$ 241,207
2035	\$ -	\$ 29,477	\$ 270,684	\$ 277,992
2036	\$ 36,334	\$ 30,214	\$ 271,872	\$ 279,212
2037	\$ 28,402	\$ 30,969	\$ 281,780	\$ 289,388
2038	\$ 128,018	\$ 31,743	\$ 193,113	\$ 198,327
2039	\$ 138,307	\$ 32,537	\$ 92,556	\$ 95,055
2040	\$ -	\$ 33,350	\$ 128,405	\$ 131,872
2041	\$ 149,347	\$ 34,184	\$ 16,709	\$ 17,160
2042	\$ 9,534	\$ 35,039	\$ 42,665	\$ 43,817
2043	\$ -	\$ 35,915	\$ 79,731	\$ 81,884
2044	\$ -	\$ 36,813	\$ 118,697	\$ 121,901
2045	\$ 11,253	\$ 37,733	\$ 148,382	\$ 152,388
2046	\$ 26,380	\$ 38,676	\$ 164,684	\$ 169,131
2047	\$ -	\$ 39,643	\$ 208,774	\$ 214,411
2048	\$ 43,847	\$ 40,634	\$ 211,198	\$ 216,900
2049	\$ -	\$ 41,650	\$ 258,550	\$ 265,531
2050	\$ 12,172	\$ 42,691	\$ 296,050	\$ 304,044
2051	\$ 18,181	\$ 43,759	\$ 329,622	\$ 338,522
2052	\$ -	\$ 44,852	\$ 383,374	\$ 393,725
2053	\$ 14,366	\$ 45,974	\$ 425,333	\$ 436,817
2054	\$ 13,753	\$ 47,123	\$ 470,187	\$ 482,882
2055	\$ 164,335	\$ 48,301	\$ 366,848	\$ 376,753
2056	\$ 61,162	\$ 49,509	\$ 365,100	\$ 374,957