Abaris Real Estate Management, Inc.
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abarisrealty.com

PROPOSED 2027 BUDGET

TO: LAKELANDS RIDGE HOA HOMEOWNERS

FROM: ANDREW MOORMAN, CMCA
COMMUNITY MANAGER

DATE: SEPTEMBER 1, 2026

Attached for your review is the proposed 2027 budget for the Lakelands Ridge Homeowners Association. The budget reflects a nominal 2% increase in the HOA fee for next year after 3 years of there being no increase in fees. The main reason for the fee increase is to cover rising operating expenses, namely snow removal.

The 2027 fees will be as follows:

Condo Units	$147.00 per month
Single Family Homes	$191.00 per month

As the community ages, the HOA is having to spend money replacing trees that have died because of disease, insect infestation or age. The HOA is also having to pay for building and grounds infrastructure repairs as they develop. We also have budgeted for legal and consultant fees because of the ongoing development of the former NIST property and the ongoing need to press for traffic safety improvements on Great Seneca Highway.

In 2024, the HOA commissioned for an updated reserve study which is required by Maryland law every 5 years. The new reserve study recommended an annual contribution to the reserves of $87,418 which is reflected in the proposed budget. In accordance with the Maryland law passed in 2021, also enclosed is a chart that summarizes the 2024 reserve study.

Adequate funding of the reserves in accordance with the independent reserve study is very important so that future major projects such as the repaving of High Gables Drive can be comfortably afforded without the need for any special assessment on the homeowners.

The 2027 budget will be formally adopted by the Board of Directors at the next hybrid Board meeting which will be held both in person and virtually on Tuesday, October 6, 2026 at 7:00 p.m. Any homeowner who wishes to participate in the virtual meeting may do so by attending in person at the community clubhouse located at 100 High Gables Drive or by using the following link or call instructions:

https://abarisrealty.zoom.us/j/5311631097?pwd=K1ZxczFXUjZIdldWWjJUaGtFdUxOUT09

Dial-in:
Phone: 301 715 8592
Meeting ID: 531 163 1097

All homeowners will receive the final, approved 2027 budget after it is officially adopted by the Board at the upcoming meeting. If you should have any questions regarding the budget, please feel free to attend the next virtual Board meeting or you may also contact me directly at the letterhead number above or via email at customercare@abarisrealty.com. On behalf of the Board, I thank you for your attention to this matter.

Lakelands Ridge, HOA

Proposed 2027 Budget

Managed by Abaris Real Estate Management, Inc.

Audited 2022	Audited 2023	Audited 2024	Audited 2025	Acct #	Description	6-Month Actual Jan'26-Jun'26	Approved Budget 2026	Proposed Budget 2027
					REVENUE			
					Member Assessments			
$ 377,619.00	$ 378,182.00	$ 400,855.00	$ 400,855.00	41080	Homeowners Fee	$ 201,308.52	$ 400,841.00	$ 408,858.00
$ 210.00	$ 165.00	$ 225.00	$ 285.00	41400	Late Fees	$ 135.00	$ 200.00	$ 200.00
$ 175.00		$ 38.00	$ 290.00	41440	Legal Fees	$ 250.00	$ 100.00	$ 100.00
$ 30.00	$ 120.00			41460	Keys			
				41500	Repairs/Supplies Fee			
$ 900.00	$ 1,315.00	$ 56.00	$ 280.00	41560	Miscellaneous Fees	$ 250.00		
$ 30.00	$ 330.00		$ 325.00	41570	Party Room Fees		$ 200.00	$ -
$ 378,964.00	**$ 380,112.00**	**$ 401,174.00**	**$ 402,035.00**		**Total Member Assessments**	**$ 201,943.52**	**$ 401,341.00**	**$ 409,158.00**
					Other Revenue			
$ 2,617.00	$ 15,711.00	$ 20,067.00	$ 17,406.00	43020	Interest Earned	$ 9,116.58	$ 17,000.00	$ 16,500.00
$ 7,960.00				43170	Grant	$ 5,000.00		
	$ 25.00			43920	NSF Cost			
$ 10,577.00	**$ 15,736.00**	**$ 20,067.00**	**$ 17,406.00**		**Total Other Revenue**	**$ 14,116.58**	**$ 17,000.00**	**$ 16,500.00**
$ 389,541.00	**$ 395,848.00**	**$ 421,241.00**	**$ 419,441.00**		**TOTAL REVENUE**	**$ 216,060.10**	**$ 418,341.00**	**$ 425,658.00**
					EXPENSES			
					Administrative			
$ 50,715.00	$ 50,715.00	$ 53,250.00	$ 53,250.00	50020	Management Fees	$ 26,625.00	$ 53,250.00	$ 55,913.00
$ 2,590.00	$ 9,290.00	$ 2,195.00	$ 983.00	50040	Legal	$ 210.00	$ 9,000.00	$ 3,000.00
		$ 500.00		50051	CTA Fee		$ -	$ -
$ 3,100.00	$ 3,305.00	$ 3,738.00	$ 3,895.00	50060	Audit/Tax returns	$ 4,291.10	$ 4,250.00	$ 4,800.00
	$ 2,971.00			50070	Consultant Fee		$ 1,000.00	$ 5,000.00
$ 2,259.00	$ 2,895.00	$ 1,197.00	$ 1,024.00	50120	Postage/Printing	$ 370.26	$ 2,000.00	$ 2,000.00
$ 1,399.00	$ 1,456.00	$ 1,504.00	$ 3,885.00	50160	Telephone	$ 1,542.19	$ 3,200.00	$ -
				50190	Community Inspections			
				50300	Annual Meeting Electronic Voting Platform			800
		$ 10.00		50380	Bank Charges		$ 100.00	$ 100.00
				50571	Technology Fee			$ 420.00
$ 280.00		$ 566.00		50590	Montgomery County CCOC Fee			

Audited 2022	Audited 2023	Audited 2024	Audited 2025	Acct #	Description	6-Month Actual Jan'26-Jun'26	Approved Budget 2026	Proposed Budget 2027
		$ 1,800.00		50620	Reserve Study			
				50710	Community Activities		$ 400.00	$ 400.00
$ 2,600.00	$ 2,012.00	$ 2,650.00	$ 1,212.00	50830	Website	$ 500.00	$ 2,400.00	$ 1,200.00
$ 2,022.00	$ 2,005.00	$ 2,111.00	$ 1,077.00	50980	Miscellaneous	$ 175.00	$ 1,914.00	$ 6,207.00
$ 64,965.00	**$ 74,649.00**	**$ 69,521.00**	**$ 65,326.00**		**Total Administrative**	**$ 33,713.55**	**$ 77,514.00**	**$ 79,840.00**
					Utilities			
$ 10,954.00	$ 12,542.00	$ 10,565.00	$ 11,674.00	51020	Electricity	$ 6,825.60	$ 12,500.00	$ 12,500.00
$ 2,148.00	$ 304.00	$ 232.00		51040	Gas			
$ 8,147.00	$ 3,496.00	$ 4,446.00	$ 4,709.00	51080	Water/Sewer	$ 2,013.69	$ 5,500.00	$ 5,500.00
$ 21,249.00	**$ 16,342.00**	**$ 15,243.00**	**$ 16,383.00**		**Total Utilities**	**$ 8,839.29**	**$ 18,000.00**	**$ 18,000.00**
					Contracted Services			
$ 35,053.00	$ 34,943.00	$ 35,168.00	$ 34,597.00	52020	Trash	$ 18,042.00	$ 36,000.00	$ 36,000.00
$ 40,604.00	$ 42,039.00	$ 42,039.00	$ 43,300.00	52040	Grounds/Landscaping	$ 22,303.84	$ 48,000.00	$ 45,500.00
$ 85.00	$ 285.00	$ 898.00	$ 400.00	52060	Exterminating		$ 1,000.00	$ 1,000.00
$ 1,453.00	$ 887.00	$ 908.00	$ 3,392.00	52100	HVAC	$ 1,155.00	$ 2,300.00	$ 2,500.00
$ 41,900.00	$ 44,200.00	$ 48,600.00	$ 50,900.00	52180	Swimming Pool	$ 26,300.00	$ 60,500.00	$ 53,900.00
$ 1,219.00	$ 2,341.00	$ 1,219.00	$ 1,324.00	52280	Security System	$ 1,481.05	$ 200.00	$ 800.00
$ 17,081.00	$ 17,018.00	$ 16,827.00	$ 14,993.00	52300	Cleaning	$ 7,011.15	$ 17,000.00	$ 17,000.00
				52310	Carpet Cleaning		$ 350.00	$ 350.00
$ 15,557.00		$ 15,908.00	$ 31,663.00	52320	Snow removal	$ 22,332.50	$ 16,000.00	$ 24,000.00
$ 2,874.00	$ 3,673.00	$ 4,201.00	$ 1,212.00	52410	Cable/Internet/Telephone		$ -	$ 3,200.00
$ 155,826.00	**$ 145,386.00**	**$ 165,768.00**	**$ 181,781.00**		**Total Contracted Services**	**$ 98,625.54**	**$ 181,350.00**	**$ 184,250.00**
					Maintenance Repairs			
$ 823.00	$ 1,530.00	$ 468.00	$ 3,233.00	53020	Electrical	$ 583.25	$ 1,500.00	$ 1,500.00
	$ 2,061.00	$ 530.00	$ 225.00	53060	Plumbing		$ 1,000.00	$ 1,000.00
$ 1,720.00	$ 977.00	$ 351.00	$ 3,961.00	53120	HVAC		$ 1,000.00	$ 1,000.00
$ 18,470.00	$ 1,950.00	$ 9,355.00	$ 13,161.00	53260	Grounds & Landscaping		$ 8,000.00	$ 8,000.00
	$ 3,244.00	$ 3,000.00	$ 3,000.00	53270	Grounds Improvements		$ 3,000.00	$ 3,000.00
$ 14,275.00	$ 13,260.00	$ 14,975.00	$ 9,660.00	53280	Tree Care		$ 5,000.00	$ 5,000.00
$ 6,089.00	$ 9,298.00	$ 6,422.00	$ 7,584.00	53420	General Repairs	$ 4,766.86	$ 5,000.00	$ 7,000.00
		$ 2,575.00		53550	Pond		$ 2,500.00	$ 500.00

Lakelands Ridge, HOA

Proposed 2027 Budget

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Audited 2022	Audited 2023	Audited 2024	Audited 2025	Acct #	Description	6-Month Actual Jan'26-Jun'26	Approved Budget 2026	Proposed Budget 2027
$ 848.00	$ 662.00	$ 681.00	$ 1,581.00	53620	Exercise/Equip. Repairs	$ 300.00	$ 1,000.00	$ 1,000.00
$ 4,011.00	$ 1,996.00	$ 1,255.00	$ 2,038.00	53870	Swimming Pool Supplies		$ 3,000.00	$ 2,500.00
		$ 767.00	$ 1,001.00	53880	Pool Repairs		$ 1,000.00	$ 1,000.00
			$ 100.00	53990	Miscellaneous			
$ 46,236.00	**$ 34,978.00**	**$ 40,379.00**	**$ 45,544.00**		**Total Maint. Repairs**	**$ 5,650.11**	**$ 32,000.00**	**$ 31,500.00**
					Insurance, Taxes, Licenses			
$ 8,728.00	$ 8,509.00	$ 9,475.00	$ 9,937.00	59100	Insurance-Master Policy	$ 8,466.00	$ 11,000.00	$ 11,500.00
	$ 3,228.00	$ 4,559.00	$ 3,815.00	59300	Corporate Taxes	$ 3,900.00	$ 5,405.00	$ 4,950.00
$ 6,747.00	$ 6,747.00	$ 6,747.00	$ 6,747.00	59400	Taxes: Real Property		$ 7,000.00	$ 7,000.00
	$ 800.00	$ 800.00	$ 835.00	59900	Licenses		$ 1,200.00	$ 1,200.00
$ 15,475.00	**$ 19,284.00**	**$ 21,581.00**	**$ 21,334.00**		**Total Ins., Taxes, Lic.**	**$ 12,366.00**	**$ 24,605.00**	**$ 24,650.00**
$ 303,751.00	**$ 290,639.00**	**$ 312,492.00**	**$ 330,368.00**		**TOTAL OPERATING EXPENSES**	**$ 159,194.49**	**$ 333,469.00**	**$ 338,240.00**
					REPLACEMENT RESERVES			
$ 80,000.00	$ 80,000.00	$ 80,000.00	$ 82,400.00	63110	Replacement Fund	$ 42,436.02	$ 84,872.00	$ 87,418.00
$ 80,000.00	**$ 80,000.00**	**$ 80,000.00**	**$ 82,400.00**		**Total Replacement Reserves**	**$ 42,436.02**	**$ 84,872.00**	**$ 87,418.00**
$ 383,751.00	**$ 370,639.00**	**$ 392,492.00**	**$ 412,768.00**		**TOTAL EXPENSES (INCL. RESERVES)**	**$ 201,630.51**	**$ 418,341.00**	**$ 425,658.00**
$ 5,790.00	**$ 25,209.00**	**$ 28,749.00**	**$ 6,673.00**		**NET INCOME (LOSS)**	**$ 14,429.59**	**$ -**	**$ -**

Historical columns (2022-2025) reflect audited year-end balances. 6-Month Actual reflects Jan–Jun 2026 activity from HOA management software.

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

LAKELANDS RIDGE HOMEOWNERS ASSOCIATION				
INFLATED CASH FLOW BREAKDOWN				
Year	Total Replacement Costs / 30yrs with 3% Inflation	Lakelands Ridge HOA's Yearly Contribution with 3% Inflation Match	Current Fund based on Lakelands Ridge HOA's Contribution	Current Fund based on Lakelands Ridge HOA's Contribution with 1% Interest Earned
			$ 427,877	
2025	$ 5,562	$ 82,400	$ 504,715	$ 509,762
2026	$ 327,691	$ 84,872	$ 266,943	$ 269,613
2027	$ 36,300	$ 87,418	$ 320,730	$ 323,938
2028	$ 4,052	$ 90,041	$ 409,926	$ 414,026
2029	$ 252,215	$ 92,742	$ 254,553	$ 257,098
2030	$ -	$ 95,524	$ 352,622	$ 356,148
2031	$ 155,997	$ 98,390	$ 298,541	$ 301,527
2032	$ 102,102	$ 101,342	$ 300,767	$ 303,774
2033	$ 30,819	$ 104,382	$ 377,337	$ 381,111
2034	$ 255,469	$ 107,513	$ 233,155	$ 235,486
2035	$ 4,111	$ 110,739	$ 342,114	$ 345,535
2036	$ 63,945	$ 114,061	$ 395,651	$ 399,607
2037	$ 99,258	$ 117,483	$ 417,832	$ 422,010
2038	$ 55,210	$ 121,007	$ 487,808	$ 492,686
2039	$ 206,576	$ 124,637	$ 410,747	$ 414,855
2040	$ 5,777	$ 128,377	$ 537,455	$ 542,829
2041	$ 20,809	$ 132,228	$ 654,248	$ 660,790
2042	$ 93,974	$ 136,195	$ 703,010	$ 710,040
2043	$ 15,378	$ 140,280	$ 834,943	$ 843,292
2044	$ 350,192	$ 144,489	$ 637,589	$ 643,965
2045	$ 110,855	$ 148,824	$ 681,933	$ 688,753
2046	$ 712,963	$ 153,288	$ 129,078	$ 130,369
2047	$ 33,058	$ 157,887	$ 255,198	$ 257,750
2048	$ 1,830	$ 162,624	$ 418,544	$ 422,729
2049	$ 509,707	$ 167,502	$ 80,524	$ 81,330
2050	$ -	$ 172,527	$ 253,857	$ 256,396
2051	$ 97,759	$ 177,703	$ 336,340	$ 339,703
2052	$ 403,838	$ 183,034	$ 118,900	$ 120,089
2053	$ 118,747	$ 188,525	$ 189,867	$ 191,765
2054	$ 160,394	$ 194,181	$ 225,553	$ 227,808