



Abaris Real Estate Management, Inc.

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abarisrealty.com

PROPOSED 2027 BUDGET

October 7, 2026

Dear Old Georgetown Village HOA Homeowners,

Attached for your review is the proposed 2027 budget for the Old Georgetown Village HOA, which has been reviewed by your Board of Directors. After holding the HOA fee unchanged for the past four years, the Board has approved a 3.5% increase for 2027, in line with the current rate of inflation. **The HOA fee will increase from \$2,414.00 to \$2,500.00 per year, or from \$1,207.00 to \$1,250.00 every six months** (an increase of \$43.00 per semi-annual payment).

For the past four years, rising operating expenses caused by inflation, increases in minimum wage and fuel prices were offset in large part by the higher interest earned on the HOA's reserve investments. The Board chose to pass those savings on to homeowners by keeping assessments unchanged. That is no longer enough to keep pace, particularly with the cost of the contracted services the community relies on. Snow removal costs reached nearly \$45,000 this past winter, well above the \$30,000 budgeted, so the 2027 snow removal budget has been increased to \$40,000. The grounds maintenance budget has been increased to reflect the 2027 contract pricing, and the non-contract landscaping budget has been increased by \$5,000 to fund the planting of new trees and shrubs throughout the community. The budget also funds the HOA's next reserve study, which is due in 2027. At the same time, the Board reviewed every line item to keep the increase as small as possible, trimming the budgets for tree care, erosion control, exterminating and miscellaneous expenses, and Abaris has agreed to hold its management fee at the 2026 level.

The proposed budget also includes the full annual contribution to the replacement reserves in accordance with the reserve study conducted in 2022, as required by Maryland law that was passed in 2021. It is the Board's fiduciary duty to ensure that the replacement reserves are fully funded in order for the HOA to comfortably afford future major capital projects without the need for any special assessment to be levied on homeowners. In accordance with the law, also enclosed is a chart that summarizes the 2022 reserve study. The 2027 budget will be officially adopted by the Board at the upcoming virtual Board meeting which will be held on **Monday, November 9, 2026 at 7:30 p.m.** Homeowners who wish to participate in the meeting may do so using the following link or call instructions:

<https://abarisrealty.zoom.us/j/5311631097?pwd=K1ZxczFXUjZlIdlWWjJUaGtFdUxOUT09>

Dial-in:

Phone: 301 715 8592

Meeting ID: 531 163 1097

If you should have any questions or comments on the proposed budget, please participate in the Board meeting or send them in writing to my office at the above letterhead address or fax number or via email at customercare@abarisrealty.com. The final approved budget will be sent to homeowners via email and posted on the HOA's website. **PLEASE VISIT the OGV Website at:** <https://www.ogvhoa.com/>

The OGV website is full of essential and valuable information. Residents can view and download documents and forms, find answers in the FAQ, see the Calendar of upcoming events, explore pictures of the community, and contact the Board of Directors. The "Residents Only" area contains approved Board of Directors meeting minutes, annual budgets, rules and regulations, and lots more. The password to access this page is (case sensitive): 4meetingminutes. To be added to the official email distribution list for important announcements and notices from the Board of Directors and our management company, send your name and address to: webmaster@ogvhoa.com. If you have any questions, comments, or suggestions for the site, please contact: webmaster@ogvhoa.com. OGV also has a resident-to-resident Google Group listserv, which you can join by visiting: <https://groups.google.com/g/old-georgetown-village>. On behalf of the Board of Directors, I thank you for your attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'AM', is positioned below the word 'Sincerely,'.

Andrew Moorman, CMCA, AMS
Community Manager



Old Georgetown Village 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
REVENUE									
MEMBERS ASSESSMENTS									
\$ 455,400.00	\$ 455,400.00	\$ 477,972.00	\$ 477,972.00	\$ 477,972.00	41080	HOA fees	\$ 238,986.00	\$ 477,972.00	\$ 494,701.00
\$ 195.00	\$ 255.00	\$ 405.00	\$ 405.00	\$ 360.00	41400	Late fees	\$ -	\$ 300.00	\$ 300.00
\$ 5,197.65	\$ 4,092.20	\$ 7,755.75	\$ 370.00	\$ 794.80	41440	Legal fees	\$ 484.75	\$ 1,500.00	\$ 500.00
\$ -	\$ 475.00	\$ 75.00	\$ (75.00)		41500	Repairs/Supplies fee		\$ -	\$ -
					41410	Bad Debt Recovery			
\$ 1,092.63	\$ 340.00				41560	Miscellaneous fees	\$ 90.00		
\$ 461,885.28	\$ 460,562.20	\$ 486,207.75	\$ 478,672.00	\$ 479,126.80		TOTAL MEMBER ASSESSMENTS	\$ 239,560.75	\$ 479,772.00	\$ 495,501.00
OTHER INCOME									
\$ 1,655.41	\$ 4,892.73	\$ 20,602.64	\$ 33,823.73	\$ 30,810.74	43020	Interest earned	\$ 12,564.73	\$ 26,800.00	\$ 25,500.00
\$ 25.00	\$ 25.00			\$ (38.39)	43920	NSF Cost	\$ -		
\$ 1,680.41	\$ 4,917.73	\$ 20,602.64	\$ 33,823.73	\$ 30,772.35		TOTAL OTHER INCOME	\$ 12,564.73	\$ 26,800.00	\$ 25,500.00
\$ 463,565.69	\$ 465,479.93	\$ 506,810.39	\$ 512,495.73	\$ 509,899.15		TOTAL REVENUE	\$ 252,125.48	\$ 506,572.00	\$ 521,001.00
EXPENSES									
ADMINISTRATIVE									
\$ 81,765.00	\$ 85,853.00	\$ 90,861.96	\$ 93,500.04	\$ 96,300.00	50020	Management fees	\$ 49,594.50	\$ 99,189.00	\$ 99,189.00
\$ 16,094.65	\$ 13,251.70	\$ 9,635.00	\$ 244.50	\$ 1,470.80	50040	Legal	\$ 484.75	\$ 3,000.00	\$ 3,000.00
			\$ 500.00		50051	Corporate Transparency ACT Fee		\$ -	\$ -
\$ 3,458.00	\$ 3,500.00	\$ 3,705.00	\$ 4,276.80	\$ 4,489.40	50060	Audit/Tax returns	\$ 5,014.40	\$ 4,850.00	\$ 5,050.00
\$ 2,127.63	\$ 2,017.78	\$ 1,516.00	\$ 1,476.09	\$ 2,505.72	50130	Postage	\$ 905.10	\$ 1,500.00	\$ 2,000.00
\$ 1,187.50	\$ 1,885.50	\$ 919.03	\$ 864.53	\$ 814.40	50140	Printing	\$ 292.64	\$ 1,000.00	\$ 1,000.00
\$ 4,752.00	\$ 5,148.00	\$ 5,544.00		\$ 5,940.00	50190	Community inspection	\$ -	\$ 5,940.00	\$ 5,940.00
\$ 7,012.95	\$ 196.92	\$ (41,113.25)			50200	Bad debts		\$ -	\$ -
\$ -	\$ 10.00				50240	Bank charges	\$ -	\$ 50.00	\$ 50.00
		\$ 666.84	\$ 822.34	\$ 989.31	50450	Social Committee	\$ 3,095.98	\$ 3,000.00	\$ 3,000.00
\$ 990.00	\$ 990.00	\$ 1,287.00	\$ 1,287.00	\$ 1,287.00	50590	Montgomery county assessment	\$ -	\$ 1,287.00	\$ 1,287.00
\$ 2,000.00	\$ -	\$ -	\$ -		50620	Engineering Study		\$ -	\$ 2,000.00
\$ 2,039.99	\$ 2,012.00	\$ 2,351.64	\$ 1,252.00	\$ 1,357.31	50830	Website	\$ 688.74	\$ 2,000.00	\$ 1,500.00
\$ 7,650.00	\$ 2,388.00	\$ 1,792.14	\$ 1,717.23	\$ 1,080.12	50980	Miscellaneous	\$ 830.00	\$ 3,000.00	\$ 1,903.00
					505600	ELECTRONIC VOTING PLATFORM			1000
					505700	TECHNOLOGY FEE			\$ 420.00
\$ 129,077.72	\$ 117,252.90	\$ 77,165.36	\$ 105,940.53	\$ 116,234.06		TOTAL ADMINISTRATIVE	\$ 60,906.11	\$ 124,816.00	\$ 127,339.00
UTILITIES									



Old Georgetown Village 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
\$ 3,056.75	\$ 3,302.11	\$ 3,632.69	\$ 4,202.48	\$ 3,671.60	51020	Electricity	\$ 1,969.03	\$ 4,000.00	\$ 4,200.00
\$ 3,056.75	\$ 3,302.11	\$ 3,632.69	\$ 4,202.48	\$ 3,671.60		TOTAL UTILITIES	\$ 1,969.03	\$ 4,000.00	\$ 4,200.00
CONTRACTED SERVICES									
\$ 21,316.42	\$ 21,640.00	\$ 21,300.00	\$ 22,059.62	\$ 21,450.00	52020	Trash	\$ 10,650.00	\$ 24,500.00	\$ 24,500.00
\$ 39,425.00	\$ 40,751.00	\$ 41,420.00	\$ 43,077.00	\$ 44,369.00	52040	Grounds	\$ 19,763.65	\$ 45,257.00	\$ 49,329.00
\$ 2,907.00	\$ 8,253.72	\$ 9,326.60	\$ 8,184.04	\$ 8,292.44	52060	Exterminating	\$ 2,864.40	\$ 10,500.00	\$ 9,000.00
\$ 31,402.56	\$ 11,748.28	\$ -	\$ -		52280	Security			
\$ 13,743.59	\$ 14,249.04	\$ 14,249.04	\$ 14,249.04	\$ 14,249.04	52300	Cleaning	\$ 4,749.68	\$ 15,000.00	\$ 15,000.00
\$ 31,924.00	\$ 25,181.00	\$ -	\$ 17,180.50	\$ 35,850.50	52320	Snow removal	\$ 44,977.00	\$ 30,000.00	\$ 40,000.00
\$ 140,718.57	\$ 121,823.04	\$ 86,295.64	\$ 104,750.20	\$ 124,210.98		TOTAL CONTRACTED SERVICES	\$ 83,004.73	\$ 125,257.00	\$ 137,829.00
MAINTENANCE & REPAIRS									
\$ 2,957.04	\$ 341.00	\$ 805.18	\$ 3,485.64		53020	Electrical	\$ 365.50	\$ 2,000.00	\$ 1,500.00
\$ 3,760.17	\$ -	\$ 4,659.50	\$ 5,752.88		53060	Plumbing	\$ 3,918.00	\$ 4,700.00	\$ 4,700.00
\$ 7,400.00	\$ 19,800.00	\$ 14,296.25	\$ 10,150.00	\$ 5,325.00	53230	Erosion Control	\$ 6,625.00	\$ 9,000.00	\$ 7,000.00
\$ 24,213.00	\$ 32,703.00		\$ 17,457.50	\$ 19,771.05	53260	Landscaping non-contract	\$ 13,594.10	\$ 30,000.00	\$ 35,000.00
\$ 30,860.00	\$ 39,150.00	\$ 49,915.00	\$ 71,900.00	\$ 42,720.00	53280	Tree care	\$ 17,675.00	\$ 47,305.00	\$ 40,000.00
\$ 2,508.97	\$ 6,140.84	\$ 1,333.09	\$ 126.68	\$ 12,566.55	53420	General Repairs	\$ (130.00)	\$ 3,000.00	\$ 3,000.00
\$ 71,699.18	\$ 98,134.84	\$ 71,009.02	\$ 108,872.70	\$ 80,382.60		TOTAL MAINTENANCE & REPAIRS	\$ 42,047.60	\$ 96,005.00	\$ 91,200.00
INS. TAXES, LICENSES									
\$ 3,740.00	\$ 4,068.00	\$ 4,161.00	\$ 4,386.00	\$ 4,603.02	59100	Insurance-Master policy	\$ 2,749.98	\$ 5,500.00	\$ 5,500.00
\$ -	\$ -	\$ 5,129.00	\$ 7,485.00	\$ 6,591.00	59300	Corporate taxes	\$ 5,725.00	\$ 8,000.00	\$ 7,650.00
\$ -	\$ -	\$ -	\$ -		59500	Taxes - Other		\$ -	\$ -
\$ 3,740.00	\$ 4,068.00	\$ 9,290.00	\$ 11,871.00	\$ 11,194.02		TOTAL INS. TAXES, LICENSES	\$ 8,474.98	\$ 13,500.00	\$ 13,150.00
\$ 348,292.22	\$ 344,580.89	\$ 247,392.71	\$ 335,636.91	\$ 335,693.26		TOTAL OPERATING EXPENSES	\$ 196,402.45	\$ 363,578.00	\$ 373,718.00
RESERVES ALLOCATIONS									
\$ -	\$ -	\$ -	\$ -		63020	Operating Contingency		\$ -	\$ -
\$ 127,048.00	\$ 130,224.00	\$ 130,859.00	\$ 134,785.00	\$ 134,785.00	63110	Replacement Fund	\$ 71,497.02	\$ 142,994.00	\$ 147,283.00
\$ -	\$ -	\$ -	\$ -		63650	Reserve for Tot lot		\$ -	\$ -
\$ 1,655.41	\$ 4,880.02	\$ 20,602.64	\$ 33,823.73	\$ 30,810.74	63120	Reserve - interest			
\$ 128,703.41	\$ 135,104.02	\$ 151,461.64	\$ 168,608.73	\$ 165,595.74		TOTAL RESERVES ALLOCATIONS	\$ 71,497.02	\$ 142,994.00	\$ 147,283.00
\$ 476,995.63	\$ 479,684.91	\$ 398,854.35	\$ 504,245.64	\$ 501,289.00		TOTAL EXPENSE	\$ 267,899.47	\$ 506,572.00	\$ 521,001.00
\$ (13,429.94)	\$ (14,204.98)	\$ 107,956.04	\$ 8,250.09	\$ 8,610.15		NET INCOME (LOSS)	\$ (15,773.99)	\$ -	\$ -

Reserve Fund Plan for
OLD GEORGETOWN VILLAGE
HOMEOWNERS ASSOCIATION, INC
 North Bethesda, Maryland

CURRENT FUNDING ANALYSIS
CASH FLOW METHOD
TABLE 3



Beginning Reserve Fund Balance: **374,408** Annual Contribution To Reserves: **127,048** Contribution Percentage Increase: **3.00%** Annual Inflation Factor: **3.00%** Annual Interest Income Factor: **0.50%**

In Dollars

YEAR	TOTAL ASSET BASE	BEGINNING RESERVE FUND BALANCE	ANNUAL CONTRIBUTION	INTEREST INCOME	CAPITAL EXPENDITURES	ENDING RESERVE FUND BALANCE
1	2	3	4	5	6	7
2022	1,858,180	374,408	127,048	1,670	203,395	299,731
2023	1,913,925	299,731	130,859	1,779	28,666	403,703
2024	1,971,343	403,703	134,785	2,300	32,762	508,027
2025	2,030,483	508,027	138,829	2,722	74,021	575,556
2026	2,091,398	575,556	142,994	3,138	49,375	672,313
2027	2,154,140	672,313	147,283	3,680	32,585	790,692
2028	2,218,764	790,692	151,702	4,268	39,203	907,459
2029	2,285,327	907,459	156,253	4,885	31,831	1,036,766
2030	2,353,887	1,036,766	160,941	5,374	95,309	1,107,772
2031	2,424,503	1,107,772	165,769	5,874	46,818	1,232,597
2032	2,497,239	1,232,597	170,742	6,528	41,502	1,368,365
2033	2,572,156	1,368,365	175,864	7,230	38,525	1,512,934
2034	2,649,320	1,512,934	181,140	7,973	36,901	1,665,146
2035	2,728,800	1,665,146	186,574	7,467	510,576	1,348,612
2036	2,810,664	1,348,612	192,171	6,952	120,809	1,426,927
2037	2,894,984	1,426,927	197,937	7,579	40,322	1,592,120
2038	2,981,833	1,592,120	203,875	8,411	44,661	1,759,744
2039	3,071,288	1,759,744	209,991	9,273	42,778	1,936,230
2040	3,163,427	1,936,230	216,291	9,844	164,690	1,997,674
2041	3,258,330	1,997,674	222,779	10,445	62,919	2,167,980

STUDY PERIOD TOTALS

3,413,827 117,392 1,737,648