Abaris Real Estate Management, Inc.
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November 9, 2026

Dear Clarksburg Ridge HOA Homeowners,

Enclosed is the proposed 2027 operating budget for the Clarksburg Ridge Homeowners Association. The Board of Directors will consider and adopt the budget at its next virtual Board meeting, and we invite all homeowners to attend:

Thursday, December 10, 2026, at 7:00 p.m.

Link:https://abarisrealty.zoom.us/j/9144800786?pwd=EeNIFVtGZyAhfhx13R4iVD0zopo8h2.1
Dial In Number: **301-715-8592**
Meeting ID: **914 480 0786**

The proposed budget includes an assessment increase of approximately 8%, effective January 1, 2027. We know no one welcomes a higher assessment, and the Board did not reach this decision lightly. This letter explains why the increase is needed and where the money will go.

Your 2027 Assessment

Home type	2026 Assessment	2027 Assessment	Change
Townhome	$125.45	$136.00	+$10.55
Single-family home	$92.44	$100.00	+$7.56

Amounts shown are per month. The new rate takes effect with the first payment due in January 2027.

Where the Increase Goes

Day-to-day operating costs for 2027 are budgeted slightly lower than in 2026. Virtually the entire increase goes into the Association's replacement reserve fund, the savings account used to repair and replace the common property all homeowners share.

Budget category	2026 Approved	2027 Proposed	Change
Operating expenses	$179,886	$179,606	($280)
Reserve contribution	$32,239	$47,040	+$14,801
Total budget	$212,125	$226,646	+$14,521

1. An Updated Reserve Study Identified Significant Upcoming Repairs

This year the Board commissioned an updated reserve study from Miller Dodson Associates, an independent reserve consultant. The study inspected the community's common elements in July 2026 and projects about $1.5 million in repair and replacement costs over the next 30 years. It recommends a 2027 reserve contribution of $47,040, about 46% more than the $32,239 we are contributing in 2026.

The updated study recommends increasing reserve funding. If contributions stay at the current level, the reserve fund would be unable to pay for scheduled projects beginning in 2042. The longer the community waits to address this, especially with construction costs rising, the larger the eventual increases or special assessments would need to be. The proposed budget funds reserves at $47,040, the full amount the study recommends for 2027. With this increase, the Board does not currently anticipate the need for a special assessment.

The major projects the study schedules over the next several years include:

Year	Major projects scheduled in the reserve study	Estimated cost
2027	Reset segmental block retaining walls at the parks and throughout the community; reset brick pavers; seal coat asphalt path	$66,598
2028	Seal coat the Association's asphalt alleys; tot lot surfacing	$12,681
2030	Replace the Tailor Shop Place tot lot play structure; Dutrow Drive tot lot border and surfacing	$24,878
2032	Reset retaining walls at the stormwater area north of Dutrow Drive ($106,101) and Catawba Manor Way ($76,670); replace the Winemiller Way and Dutrow Drive play structures; overlay asphalt path; concrete sidewalk repairs; pavers and trash receptacles	$243,242
2027–2032	All scheduled reserve projects, including smaller items not listed above	$351,304

Costs are the reserve study's estimates in 2026 dollars. Actual costs will likely be higher due to inflation.

For perspective, these projects total about $351,000 through 2032. The reserve fund is projected to start 2027 with approximately $191,750.

2. Maryland Law Requires Adequate Reserve Funding

Under Maryland's reserve study law (House Bill 107, enacted in 2022), homeowners associations must have a professional reserve study prepared and updated at least every five years. The law also requires the Association's annual budget to fund reserves in accordance with the most recent reserve study. Adopting a budget that meets the study's recommendation is not optional for the Board; it is a legal obligation.

3. Our Community Is Aging, and Upkeep Protects Home Values and Safety

Clarksburg Ridge was built in 2005 and is now more than 20 years old. Much of our common property is reaching the age where major repair or replacement is due. The reserve study found the community generally in good condition for its age, but noted several items that need attention, including:

- Metal handrails at concrete steps that are rusting through at the base, with some railings already removed
- Erosion of retaining wall blocks near the Winemiller Way tot lot
- Cracking, alligatoring, and water ponding in the Association's asphalt alleys
- Cracked and settled brick pavers that create trip hazards along park walkways

Addressing these items on schedule keeps our common areas safe for residents and visitors, protects against costlier repairs later, and helps maintain property values. Well-funded reserves also matter to buyers and lenders when homes in the community are sold or refinanced.

Questions and Comments

The full proposed budget is enclosed, and the complete reserve study is available to any homeowner on request. Please send questions in advance to customercare@abarisrealty.com or voice them at the December 10th meeting. There will be time for homeowner comments before the Board votes to adopt the budget. Thank you for your continued support of Clarksburg Ridge. Investing in our community now helps keep it a safe, attractive, and valuable place to live for years to come.

Sincerely,



Andrew Moorman, CMCA, AMS
Community Manager

Clarksburg Ridge, HOA

Proposed 2027 Budget

Managed by Abaris Real Estate Management, Inc.

Audited 2023	Audited 2024	Audited 2025	Acct #	Description	6-Month Actual Jan'26-Jun'26	Approved Budget 2026	Proposed Budget 2027
				REVENUE			
				Member Assessments			
$ 194,134	$ 193,833	$ 193,833	41080	Homeowner Assoc Fee	$ 97,764.83	$ 199,061.00	$ 215,856.00
$ 2,091	$ 2,520	$ 1,665	41400	Late/Interst Fees	$ 1,359.98	$ 1,000.00	$ 1,000.00
$ 1,688	$ 2,070	$ 2,296	41440	Legal Fees	$ 2,885.62	$ 2,000.00	$ 2,000.00
			41500	Repairs/Supplies Fees	$ (3,885.00)		
$ 1,196	$ 721	$ 1,719	41560	Miscellaneous	$ 4,049.65	$ 1,500.00	$ 1,500.00
$ 199,110	**$ 199,143**	**$ 199,513**		**Total Member Assessments**	**$ 102,175.08**	**$ 203,561.00**	**$ 220,356.00**
				Other Revenue			
$ 7,740	$ 9,469	$ 8,867	43020	Interest Revenue	$ 4,038.41	$ 8,564.00	$ 6,290.00
$ -	$ -	$ -	43510	Bad Debt Recovery			
	$ 1,199	$ (1,199)	43900	Miscellaneous Revenue			
$ 25	$ 75	$ (50)	43920	NSF Cost	$ (40.00)		
$ 7,765	**$ 10,743**	**$ 7,618**		**Total Other Revenue**	**$ 3,998.41**	**$ 8,564.00**	**$ 6,290.00**
$ 206,875	**$ 209,886**	**$ 207,131**		**TOTAL REVENUE**	**$ 106,173.49**	**$ 212,125.00**	**$ 226,646.00**
				EXPENSES			
				Administrative			
$ 29,500	$ 30,400	$ 30,932	50020	Management Fees	$ 15,930.00	$ 31,860.00	$ 32,657.00
$ 1,890	$ 1,805	$ 3,447	50040	Legal	$ 1,127.95	$ 2,160.00	$ 2,160.00
	$ 500		50051	CTA Fee			
$ 3,370	$ 3,663	$ 4,170	50060	Accounting/Audit	$ 4,282.20	$ 4,200.00	$ 4,575.00
$ 2,657	$ 3,523	$ 3,696	50120	Postage/Printing	$ 1,006.73	$ 2,500.00	$ 2,500.00
$ 4,452	$ 4,770	$ 4,770	50190	Community Inspections		$ 4,770.00	$ 4,770.00
$ 10		$ 10	50380	Bank Fees			
			50571	Technology Fee			$ 420.00
$ 932	$ 1,053	$ 1,053	50590	Montg. Co. Assmt.		$ 1,033.00	$ 1,033.00
			50620	Engineering Study		$ 2,000.00	
			50710	Community Activities		$ -	$ -
$ 952	$ 100	$ 758	50830	Website	$ 200.00	$ 500.00	$ 500.00
			50880	Bad Debt		$ -	$ -
$ 691	$ 407	$ 583	50980	Miscellaneous	$ 382.24	$ 1,000.00	$ 1,804.00
$ 44,452	**$ 46,221**	**$ 49,418**		**Total Administrative**	**$ 22,929.12**	**$ 50,023.00**	**$ 50,419.00**
				Contracted Services			
$ 15,741	$ 15,741	$ 16,179	52020	Trash	$ 7,870.50	$ 17,000.00	$ 16,500.00
$ 47,775	$ 47,775	$ 49,208	52040	Grounds/Landscaping	$ 20,378.12	$ 50,193.00	$ 51,700.00
			52060	Exterminating		$ 500.00	$ 500.00
			52280	Security		$ 2,000.00	
$ 11,002	$ 11,002	$ 11,002	52300	Cleaning	$ 3,667.44	$ 11,100.00	$ 11,100.00
$ 11,500	$ 4,703	$ 41,738	52320	Snow Removal	$ 13,354.00	$ 23,000.00	$ 23,000.00
$ 86,018	**$ 79,221**	**$ 118,127**		**Total Contracted Services**	**$ 45,270.06**	**$ 103,793.00**	**$ 102,800.00**
				Maintenance Repairs			
$ 7,410	$ 3,528		53260	Grounds/Landscaping		$ 5,500.00	$ 5,500.00
$ 8,470	$ 900	$ 500	53280	Tree Care	$ 4,075.00	$ 2,000.00	$ 3,000.00
$ 4,221	$ 4,505	$ 4,823	53340	Special Trash Pick Up	$ 2,270.30	$ 4,500.00	$ 4,500.00
$ 981	$ 1,200	$ 130	53420	General Repairs		$ 2,500.00	$ 2,500.00
$ 21,082	**$ 10,133**	**$ 5,453**		**Total Maint. Repairs**	**$ 6,345.30**	**$ 14,500.00**	**$ 15,500.00**
				Insurance, Taxes, Licenses			
$ 5,626	$ 5,474	$ 5,640	59100	Insur-Master Policy	$ 883.20	$ 6,500.00	$ 6,500.00
			59200	Insur-Workmen's Comp			
$ 1,287	$ 1,925	$ 1,981	59300	Taxes-Corp Inc. Taxes	$ 2,900.00	$ 2,570.00	$ 1,887.00
$ 1,941	$ 2,095	$ 2,264	59400	Real Estate Taxes		$ 2,500.00	$ 2,500.00
			59500	Taxes-Other		$ -	$ -

Clarksburg Ridge, HOA

Proposed 2027 Budget

Managed by Abaris Real Estate Management, Inc.

Audited 2023	Audited 2024	Audited 2025	Acct #	Description	6-Month Actual Jan'26-Jun'26	Approved Budget 2026	Proposed Budget 2027
$ 8,853	$ 9,494	$ 9,885		**Total Ins., Taxes, Lic.**	$ 3,783.20	$ 11,570.00	$ 10,887.00
$ 160,405	**$ 145,069**	**$ 182,884**		**TOTAL OPERATING EXPENSES**	**$ 78,327.68**	**$ 179,886.00**	**$ 179,606.00**
				REPLACEMENT RESERVES			
$ 30,000	$ 30,389	$ 31,300	63110	Replacement Reserves	$ 16,119.48	$ 32,239.00	$ 47,040.00
$ 30,000	**$ 30,389**	**$ 31,300**		**Total Replacement Reserves**	**$ 16,119.48**	**$ 32,239.00**	**$ 47,040.00**
$ 190,405	**$ 175,458**	**$ 214,184**		**TOTAL EXPENSES (INCL. RESERVES)**	**$ 94,447.16**	**$ 212,125.00**	**$ 226,646.00**
$ 16,470	**$ 34,428**	**$ (7,053)**		**NET INCOME (LOSS)**	**$ 11,726.33**	**$ -**	**$ -**

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

SECTION A - FINANCIAL ANALYSIS

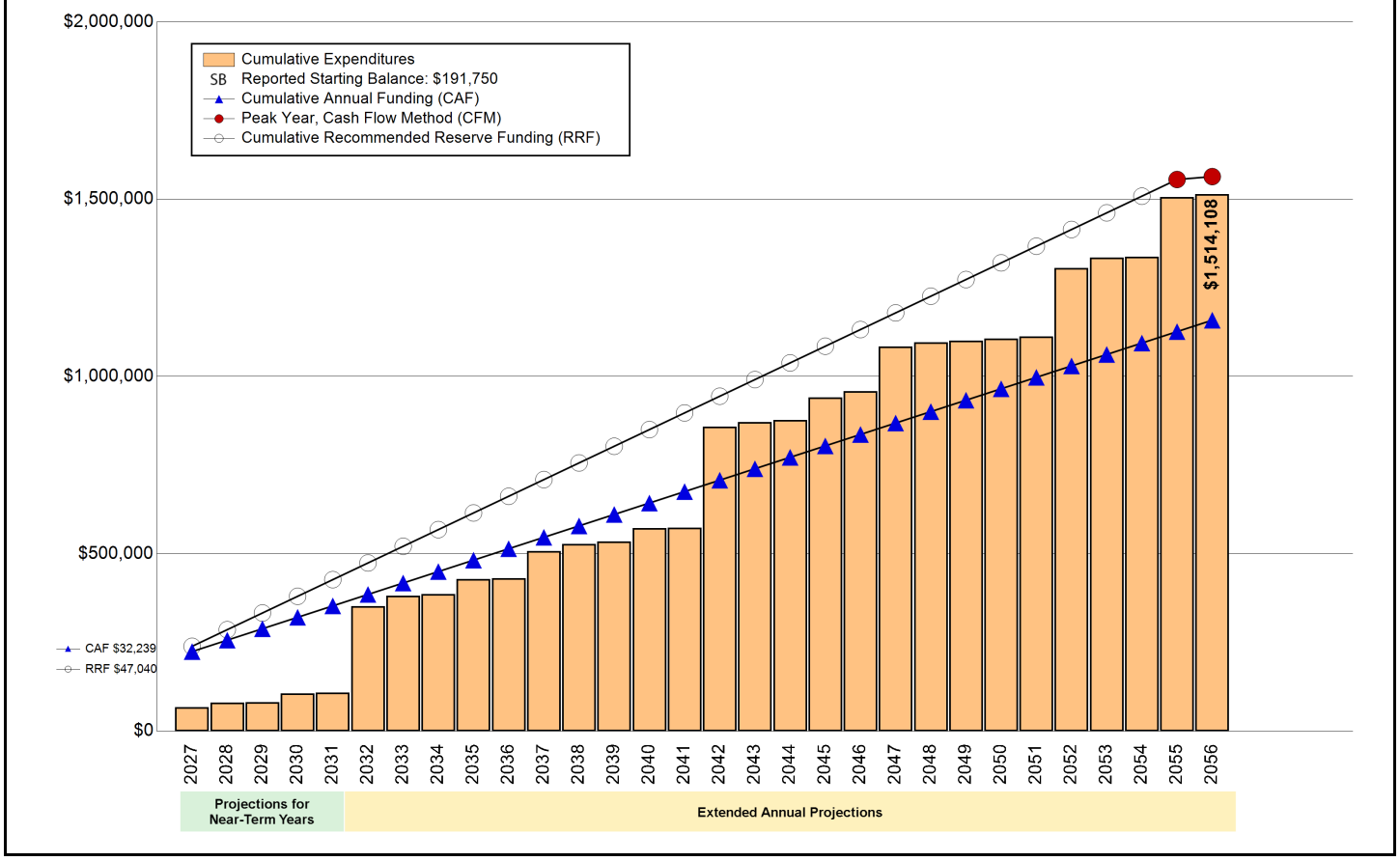
The Clarksburg Ridge Homeowners Association Replacement Reserve Analysis uses the Cash Flow Method (CFM) to calculate Replacement Reserve funding for the periodic replacement of the 38 Projected Replacements identified in the Replacement Reserve Inventory.

$47,040 **RECOMMENDED REPLACEMENT RESERVE FUNDING FOR THE STUDY YEAR, 2027**
$24.65 Per unit (average), minimum monthly funding of Replacement Reserves

We recommend the Association adopt a Replacement Reserve Funding Plan based on the annual funding recommendation above. Inflation adjusted funding for subsequent years is shown on Page A.5.

Clarksburg Ridge Homeowners Association reports a Starting Balance of $191,750 and Annual Funding totaling $32,239, which is inadequate to fund projected replacements starting in 2042. See Page A.3 for a more detailed evaluation.

#1 - Cumulative Replacement Reserve Funding and Expenditures Graph



The increase in the Recommended Annual Funding level shown above is due, in part, to the current high rate of inflation in today's construction industry, which is pushing replacement costs higher. The primary reason for the increase shown above, however, is that the Reserves were apparently not funded according to the previous Reserve Study. We recommend that the Association increase its Reserve Funding level as soon as possible. Given the high rates of inflation in today's construction industry, the longer that the Association delays in adequately funding its Reserves, the harder it will become to make up for the underfunding.