Abaris Real Estate Management, Inc.
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PROPOSED 2027 BUDGET

TO: GATEWAY PARK AT WASHINGTONIAN CENTER HOA HOMEOWNERS

FROM: KAITLYN AMBUSH, CMCA
COMMUNITY MANAGER

DATE: SEPTEMBER 14, 2026

Attached for your review is the 2027 proposed budget for Gateway Park HOA which has been reviewed and discussed by the Board of Directors. The budget reflects no increase in the HOA fee for next year and the fee will remain $141.00 per month. Despite rising operating expenses caused by new laws that have been passed, inflation, and steady increases in the minimum wage, the HOA's reserve funds were reinvested into investment instruments yielding higher interest rates and the increased revenue offset the increased expenses. The budget ensures that the HOA's reserves are fully funded in accordance with the updated independent reserve study conducted in 2025 which is a law requirement for all HOAs in the state of Maryland. Also, in accordance with the law, enclosed is a summary of the 2025 reserve study. The 2027 budget will become effective on January 1, 2027.

As you may know, all homes within the community are incorporated as part of the Washingtonian Center Association which consists of the entire Rio area. The land on which the community was built had already been deeded to be part of the WCA, therefore, membership runs with the land and is mandatory. This is fully disclosed in the resale disclosure packages that each owner received prior to purchase of his/her home within the community. The governing documents of the HOA and WCA call for the WCA dues to be calculated based on the Montgomery County tax assessments. Therefore, when the tax value of the homes increases or decreases, the WCA dues increase or decrease as well. The HOA collects this fee and submits the full amount collected directly to the WCA as required.

The Board will vote on official adoption of the budget at the next virtual Board meeting which will be held on Monday, October 19, 2026, at 5:00 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

CHECK OUT THE HOA'S WEBSITE!

View important announcements, read governing documents and meeting minutes, find answers to FAQs, submit ACC applications, and more! Please visit the site at https://gatewayparkhoa.com
To access the Owners Portal, click the REGISTER link on the menu to get started!

The Board encourages residents to become involved in the HOA. Involvement can range from simply attending the Board meetings to serving on the HOA Committees and/or Board of Directors. Board meetings are open to any resident who wishes to attend. If you should have any questions regarding the proposed budget or any HOA matter, please feel free to attend the upcoming virtual Board meeting or send your comments in writing to my office at the above letterhead address or fax number or via email at customercare@abarisrealty.com On behalf of the Board, I thank you for your attention to this matter.

Gateway Park HOA

Proposed 2027 Budget

Managed by Abaris Real Estate Management, Inc.

Audited 2023	Audited 2024	Unaudited 2025	GL Account #	Account Description	Actual 6 Mo. 2026	Approved 2026 Budget	Proposed 2027 Budget
				REVENUE			
$100,875	$100,875	$104,851	410800	H.O.A. Fee	$50,928	$103,901	$103,901
$35,697	$35,697	$36,924	430500	Recreational Fees	$18,389	$38,325	$45,000
	$397		414000	Late Fees			
$100	$152	$1,297	415600	Miscellaneous Fees	$225	-	-
$4,794	$5,935	$6,643	430200	Interest Earned	$3,098	$5,216	$4,643
-	$5,000		431700	Grant			
	($25		439200	NSF Cost			
$141,465	**$148,030**	**$149,715**		**TOTAL REVENUE**	**$72,640**	**$147,442**	**$153,544**
				EXPENSES			
				ADMINISTRATIVE			
$17,000	$17,500	$18,000	500200	Management Fees	$9,270	$18,540	$19,004
-		-	500400	Legal	-	$500	$500
	$500	-	500510	Corporate Transparency Act		-	-
$3,170	$3,626	$3,700	500600	Audit/Tax Returns	$300	$4,100	$4,200
$1,130	$1,281	$1,320	501200	Postage/Printing	$563	$1,000	$1,400
$2,324	$2,490	$2,490	501900	Community Inspection	-	$2,490	$2,490
-		-	503800	Bank Charges	-	$100	$100
$208	$415	-	505900	Montgomery County CCOC		-	-
			505710	Technology Fee			$420
$1,250			506200	Reserve Study		-	-
$40,651	$42,144	$44,982	507400	Community Membership	$23,491	$38,325	$45,000
$1,750	$109	$600	508300	Website	$1,006	$1,000	$500
$639	$879	$388	509800	Miscellaneous	$957	$1,580	$1,150
$68,122	**$68,944**	**$71,480**		**TOTAL ADMINISTRATIVE**	**$35,586**	**$67,635**	**$74,764**
				UTILITIES			
$507	$542	$509	510200	Electricity	$332	$500	$750
$507	**$542**	**$509**		**TOTAL UTILITIES**	**$332**	**$500**	**$750**
				CONTRACTS			

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$8,466	$8,466	$8,466	520200	Trash	$4,233	$9,000	$9,000
$21,012	$21,642	$22,292	520400	Grounds/Landscaping	$11,482	$22,737	$23,420
$2,265	$2,265	$1,888	523000	Cleaning	$1,133	$2,500	$2,500
	$7,166	$15,335	523200	Snow Removal	$6,374	$15,000	$10,000
$31,743	**$39,540**	**$47,980**		**TOTAL CONTRACTS**	**$23,222**	**$49,237**	**$44,920**
				MAINTENANCE, REPAIRS			
$208	-	$415	532400	Lightning Maintenance	-	$500	$500
$4,753	$11,414	$65	532600	Grounds/Landscaping	-	$4,459	$4,459
$2,200	-	$450	532800	Tree Care	-	$1,896	$1,896
$5,973	$750	$632	534200	General Repairs	$830	$2,000	$2,000
$13,133	**$12,164**	**$1,562**		**TOTAL MAINTENANCE, REPAIRS**	**$830**	**$8,855**	**$8,855**
				INSURANCE, TAXES & LICENSES			
$4,147	$3,971	$4,282	591000	Insurance-Master Policy	-	$4,500	$4,500
$969	$1,489	$4,055	593000	Corporate Taxes	$2,160	$1,565	$1,393
$5,116	**$5,460**	**$8,337**		**TOTAL INSURANCE, TAXES & LICENSES**	**$2,160**	**$6,065**	**$5,893**
$118,621	**$126,650**	**$129,868**		**TOTAL OPERATING EXPENSES**	**$62,131**	**$132,292**	**$135,182**
				REPLACEMENT RESERVES			
$15,000	$15,075	$15,150	631100	Replacement Fund	$7,575	$15,150	$18,362
$15,000	**$15,075**	**$15,150**		**TOTAL REPLACEMENT RESERVES**	**$7,575**	**$15,150**	**$18,362**
$133,621	**$141,725**	**$145,018**		**TOTAL RESVS. & EXPENSES**	**$69,706**	**$147,442**	**$153,544**
$7,844	**$6,305**	**$4,697**		**NET INCOME (LOSS)**	**$2,935**	**-**	**($0**

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

GATEWAY PARK HOMEOWNERS ASSOCIATION			
UNINFLATED CASH FLOW BREAKDOWN			
Year	Total Replacement Costs / 30yrs	Gateway Park HOA's Yearly Contribution	Current Fund based on Gateway Park HOA's Contribution
			$ 189,519
2026	$ 3,510	$ 15,150	$ 201,159
2027	$ -	$ 15,150	$ 216,309
2028	$ 39,800	$ 15,150	$ 191,659
2029	$ -	$ 15,150	$ 206,809
2030	$ 38,840	$ 15,150	$ 183,119
2031	$ 6,200	$ 15,150	$ 192,069
2032	$ -	$ 15,150	$ 207,219
2033	$ -	$ 15,150	$ 222,369
2034	$ 6,200	$ 15,150	$ 231,319
2035	$ 60,440	$ 15,150	$ 186,029
2036	$ 23,400	$ 15,150	$ 177,779
2037	$ 107,750	$ 15,150	$ 85,179
2038	$ -	$ 15,150	$ 100,329
2039	$ -	$ 15,150	$ 115,479
2040	$ 38,950	$ 15,150	$ 91,679
2041	$ -	$ 15,150	$ 106,829
2042	$ -	$ 15,150	$ 121,979
2043	$ 6,200	$ 15,150	$ 130,929
2044	$ 1,600	$ 15,150	$ 144,479
2045	$ 46,920	$ 15,150	$ 112,709
2046	$ 6,200	$ 15,150	$ 121,659
2047	$ 1,375	$ 15,150	$ 135,434
2048	$ 8,400	$ 15,150	$ 142,184
2049	$ 6,200	$ 15,150	$ 151,134
2050	$ 15,440	$ 15,150	$ 150,844
2051	$ -	$ 15,150	$ 165,994
2052	$ 44,450	$ 15,150	$ 136,694
2053	$ -	$ 15,150	$ 151,844
2054	$ -	$ 15,150	$ 166,994
2055	$ 79,915	$ 15,150	$ 102,229

GATEWAY PARK HOMEOWNERS ASSOCIATION			
20 YEAR AVERAGE INLFATION CASH FLOW BREAKDOWN			
Year	Total Replacement Costs / 30yrs with 3.2% Inflation	Gateway Park HOA's Yearly Contribution	Current Fund based on Gateway Park HOA's Contribution
			$ 189,519
2026	$ 3,622	$ 15,150	$ 201,047
2027	$ -	$ 15,150	$ 216,197
2028	$ 43,744	$ 15,150	$ 187,602
2029	$ -	$ 15,150	$ 202,752
2030	$ 45,465	$ 15,150	$ 172,437
2031	$ 7,490	$ 15,150	$ 180,097
2032	$ -	$ 15,150	$ 195,247
2033	$ -	$ 15,150	$ 210,397
2034	$ 8,232	$ 15,150	$ 217,315
2035	$ 82,817	$ 15,150	$ 149,648
2036	$ 33,090	$ 15,150	$ 131,708
2037	$ 157,244	$ 15,150	$ (10,385)
2038	$ -	$ 15,150	$ 4,765
2039	$ -	$ 15,150	$ 19,915
2040	$ 62,475	$ 15,150	$ (27,410)
2041	$ -	$ 15,150	$ (12,260)
2042	$ -	$ 15,150	$ 2,890
2043	$ 10,930	$ 15,150	$ 7,110
2044	$ 2,911	$ 15,150	$ 19,349
2045	$ 88,095	$ 15,150	$ (53,596)
2046	$ 12,013	$ 15,150	$ (50,460)
2047	$ 2,750	$ 15,150	$ (38,059)
2048	$ 17,335	$ 15,150	$ (40,244)
2049	$ 13,204	$ 15,150	$ (38,298)
2050	$ 33,934	$ 15,150	$ (57,082)
2051	$ -	$ 15,150	$ (41,932)
2052	$ 104,046	$ 15,150	$ (130,828)
2053	$ -	$ 15,150	$ (115,678)
2054	$ -	$ 15,150	$ (100,528)
2055	$ 205,598	$ 15,150	$ (290,976)