



## THE UPLANDS HOMEOWNER ASSOCIATION, INC.

December 5, 2022

Dear Uplands HOA Homeowners,

As all homeowners were previously notified, the Uplands HOA Board of Directors met on November 30, 2022 at which time they voted to formally adopt the 2023 budget as proposed with no changes. Enclosed for your records is the final approved 2023 budget for Uplands Homeowners Association which goes into effect on January 1, 2023.

In 2023 the Board of Directors will hold quarterly Board meetings at 6:30 p.m. on the second Thursday of February, May, August and November and the Annual Meeting will be held on the second Thursday of December. The meeting dates are as follows and homeowners may join the virtual meetings by using the following link or call information:

Thursday, February 9, 2023

Thursday, May 11, 2023

Thursday, August 10, 2023

Thursday, November 9, 2023

Thursday, December 14, 2023

<https://abarisrealtyinc.my.webex.com/meet/hleung>

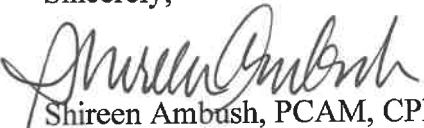
Dial In Number 1-408-418-9388

Access Code 791 034 438

As always, if you should have any questions regarding the Uplands HOA, feel free to contact me directly at [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com) or visit the Uplands HOA website at: [www.uplandsnh.com](http://www.uplandsnh.com)

On behalf of the Board of Directors, I wish you all a very happy and healthy holiday season!

Sincerely,

  
Shireen Ambush, PCAM, CPM  
Community Manager

The Uplands HOA				
APPROVED 2023 BUDGET				
			9 MONTHS	
			BUDGET	BUDGET
			2022	2023
Acct.	Revenues:			
	Members Assessmts.			
41080	HOA Fees	\$ 711,736.00	\$ 575,730.00	\$ 774,552.00
41180	Working Capital	\$ 27,143.00	\$ 12,825.00	\$ 12,456.00
41400	Late Fees			
41440	Legal Fees			
41500	Repairs/Supplies			
41560	Miscellaneous Fees			
41590	Insurance Deductible			
41640	Chap 13/7 Bankruptcy			
43510	Bad Debt Recovery			
	<b>Total Member Assmts.</b>	<b>\$ 738,879.00</b>	<b>\$ 588,555.00</b>	<b>\$ 787,008.00</b>
	Other Revenues:			
43020	Interest	\$ 10.00	\$ 123.00	\$ 150.00
43970	Developer Wall Contribution	\$ 2,244.00	\$ -	\$ 2,289.00
	<b>Total Other Revenue</b>	<b>\$ 2,254.00</b>	<b>\$ 123.00</b>	<b>\$ 2,439.00</b>
	<b>TOTAL REVENUES:</b>	<b>\$ 741,133.00</b>	<b>\$ 588,678.00</b>	<b>\$ 789,447.00</b>
	Expenses:			
	Administrative			
50020	Management Fees	\$ 30,000.00	\$ 23,893.00	\$ 50,000.00
50040	Legal	\$ 5,000.00	\$ 7,028.00	\$ 5,000.00
50060	Tax Preparation	\$ 3,750.00	\$ -	\$ 700.00
50130	Postage/Printing	\$ 680.00	\$ 2,094.00	\$ 1,500.00
50140	Copying	\$ 1,000.00	\$ -	
50310	Meeting Room	\$ 1,500.00	\$ -	\$ -
50440	Committee Exp	\$ 300.00	\$ -	\$ 300.00
50620	Reserve Study	\$ 3,500.00	\$ -	\$ -
50460	Meeting Minutes	\$ 1,000.00	\$ 400.00	\$ -
50830	Website	\$ 1,100.00	\$ 2,137.00	\$ 3,000.00
50980	Miscellaneous	\$ 1,200.00	\$ 659.00	\$ 1,422.94
	<b>Total Adminstrative</b>	<b>\$ 49,030.00</b>	<b>\$ 36,211.00</b>	<b>\$ 61,922.94</b>
	Utilities:			
51020	Electricity	\$ 12,500.00	\$ 12,158.00	\$ 15,000.00
51040	Gas	\$ -	\$ -	
51080	Water/Sewer	\$ 341,803.00	\$ 203,159.00	\$ 320,000.00
	<b>Total Utilities</b>	<b>\$ 354,303.00</b>	<b>\$ 215,317.00</b>	<b>\$ 335,000.00</b>
	Contracted Services:			
52020	Trash	\$ 89,880.00	\$ 75,431.00	\$ 110,000.00
52040	Grounds/Landscaping	\$ 90,000.00	\$ 48,562.00	\$ 87,510.00
52320	Snow Removal	\$ 30,000.00	\$ 36,335.00	\$ 37,000.00
52971	Dog Station	\$ 1,750.00	\$ 1,787.00	\$ 3,000
	<b>Total Contracted Serv.</b>	<b>\$ 211,630.00</b>	<b>\$ 162,115.00</b>	<b>\$ 237,510.00</b>
	Maintenance Repairs			
53240	Lighting Maintenance	\$ 12,000.00	\$ 5,459.00	\$ 12,000.00
53310	Irrigation	\$ 20,000.00	\$ 20,308.00	\$ 50,000.00
53340	Bulk Trash Pick up	\$ 800.00	\$ 100.00	\$ 800.00
53360	Uplands CA	\$ 2,000.00	\$ -	\$ 2,000.00
53460	Painting	\$ 4,500.00	\$ -	\$ 4,500.00
53560	Concrete	\$ 2,600.00	\$ -	\$ 2,600.00
	<b>Total Maintenance</b>	<b>\$ 41,900.00</b>	<b>\$ 25,867.00</b>	<b>\$ 71,900.00</b>

	<b>Ins., Taxes, Licenses:</b>							
59100	Insur. - Master Policy	\$ 6,500.00	\$ 4,989.00	\$ 5,870.00				
59200	Insur. - Workers Comp.							
59300	Taxes - Corp. Inc. Tax							
	<b>Total Taxes &amp; Insur.</b>	\$ 6,500.00	\$ 4,989.00	\$ 5,870.00				
					\$ 712,202.94			
	<b>Replacement Reserv.</b>							
61000	Capital Contribution	\$ 27,143.00	\$ 12,824.00	\$ -				
63020	Operating Res.	\$ 15,018.00	\$ 15,018.00	\$ 14,244.06				
63110	Rep. Reserves - General	\$ 32,239.00	\$ 32,239.00	\$ 53,000.00				
63120	Reserve Interest	\$ 10.00	\$ 123.00	\$ -				
63540	Phase 2, CA Walls	\$ 3,360.00	\$ 3,360.00	\$ 10,000.00				
	<b>Total Repl. Reserves</b>	\$ 77,770.00	\$ 63,564.00	\$ 77,244.06				
	<b>TOTAL EXP. &amp; RES.</b>	\$ 741,133.00	\$ 508,063.00	\$ 789,447.00				
	<b>NET INCOME/(LOSS)</b>	\$ -	\$ 80,615.00	\$ 0.00				
					<b>Percentage Change</b>			
	<b>Old Fee</b>	\$ 159.00	\$ 167.50		5.3%			
	<b>New Fee</b>	\$ 164.50	\$ 173.00		5.2%			
<b>2023 Assessments</b>								
\$ 167.50	per month	PO 3 - 8	280	\$ 562,800.0				
\$ 173.00	per month	PO 9 **	90	\$ 186,840.0	includes 12 of the 22 new houses annexed into PO 7			
\$ 173.00	per month	PO 9 & 10 **	24	\$ 24,912.0	Coming online in 2023 - 6 months per unit			
			394	\$ 774,552.0				
<p>** Under the "First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Uplands Homeowners Association, Inc.," owners in Potomac Overlooks 9, 9 East &amp; 10, and the newly annexed units in Section 7 are subject to a "Local Area Retaining Wall Assessment" for costs associated with the Retaining Walls on along National Harbor Boulevard, American Way and other retaining wall sections proximate to those aforementioned sections. The amount for each unit in the those sections is \$5.50 per month for 2022.</p>								