



THE UPLANDS HOMEOWNER ASSOCIATION, INC.

November 20, 2023


Dear Uplands HOA Homeowners,

As all homeowners were previously notified, the Uplands HOA Board of Directors met on November 9, 2023 at which time they voted to formally adopt the 2024 budget as proposed with no changes. Enclosed for your records is the final approved 2024 budget for Uplands Homeowners Association which goes into effect on January 1, 2024.

Please visit the Uplands HOA website at: www.uplandsnh.com for important news and information about the community! As always, if you should have any questions regarding the Uplands HOA, feel free to contact me directly at sambush@abarisrealty.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 2024 BUDGET**

UNAUDITED 2021	UNAUDITED 2022	Acct.	Revenues:	BUDGET 2023	6 MONTHS ACTUAL 2023	BUDGET 2024
			Members Assessmts.			5% Increase
	\$ 677,568.00	41080	HOA Fees	\$ 774,552.00	\$ 437,181.01	\$ 868,728.00
	\$ 15,782.50	41180	Working Capital	\$ 12,456.00	\$ 9,238.00	\$ 16,380.00
	\$ -	41400	Late Fees	\$ -	\$ -	\$ -
	\$ -	41440	Legal Fees	\$ -	\$ -	\$ -
	\$ -	41442	Legal Admin Fee	\$ -	\$ 75.00	\$ -
	\$ -	41500	Repairs/Supplies	\$ -	\$ -	\$ -
	\$ -	41560	Miscellaneous Fees	\$ -	\$ -	\$ -
	\$ -	41590	Insurance Deductible	\$ -	\$ -	\$ -
	\$ -	41640	Chap 13/7 Bankruptcy	\$ -	\$ -	\$ -
	\$ -	43510	Bad Debt Recovery	\$ -	\$ -	\$ -
\$ -	\$ 693,350.50		Total Member Assmts.	\$ 787,008.00	\$ 446,494.01	\$ 885,108.00
			Other Revenues:			
\$ -	\$ 540.51	43030	Interest	\$ 150.00	\$ 1,273.91	\$ 5,500.00
		43970	Developer Wall Contribution	\$ 2,289.00	\$ -	\$ 2,500.00
\$ -	\$ 540.51		Total Other Revenue	\$ 2,439.00	\$ 1,273.91	\$ 8,000.00
\$ -	\$ 693,891.01		TOTAL REVENUES:	\$ 789,447.00	\$ 447,767.92	\$ 893,108.00
			Expenses:			
			Administrative			
	\$ 33,393.36	50020	Management Fees	\$ 50,000.00	\$ 19,000.02	\$ 60,000.00
	\$ -	50032	Legal Admin	\$ -	\$ 125.00	\$ -
	\$ 8,978.15	50040	Legal	\$ 5,000.00	\$ -	\$ 2,000.00
	\$ 1,650.00	50060	Tax Preparation	\$ 700.00	\$ 750.00	\$ 750.00
	\$ 5,292.01	50130	Postage/Printing	\$ 1,500.00	\$ 1,770.24	\$ 1,500.00
	\$ 942.42	50140	Copying		\$ -	\$ -
		50190	Community Inspections			\$ 8,000.00
	\$ -	50310	Meeting Room	\$ -	\$ -	\$ -
	\$ 35.00	50380	Bank Charges	\$ -	\$ -	\$ 100.00
	\$ -	50440	Committee Exp	\$ 300.00	\$ -	\$ 300.00
	\$ 400.00	50460	Minutes	\$ -		
	\$ -	50620	Reserve Study	\$ -	\$ -	\$ -
	\$ 2,337.06	50830	Website	\$ 3,000.00	\$ 526.00	\$ 3,000.00
	\$ 623.78	50980	Miscellaneous	\$ 1,422.94	\$ 5,120.27	\$ 928.00
\$ -	\$ 53,651.78		Total Adminstrative	\$ 61,922.94	\$ 27,291.53	\$ 76,578.00
			Utilities:			
	\$ 17,858.93	51020	Electricity	\$ 15,000.00	\$ 10,108.23	\$ 22,600.00
	\$ 282,965.71	51080	Water/Sewer	\$ 320,000.00	\$ 173,191.33	\$ 350,000.00
\$ -	\$ 300,824.64		Total Utilities	\$ 335,000.00	\$ 183,299.56	\$ 372,600.00
			Contracted Services:			
	\$ 102,831.99	52020	Trash	\$ 110,000.00	\$ 54,801.72	\$ 120,000.00
	\$ 69,798.05	52040	Grounds/Landscaping	\$ 87,510.00	\$ 41,731.82	\$ 99,360.00
		52060	Exterminating			\$ 1,000.00
	\$ 36,335.00	52320	Snow Removal	\$ 37,000.00	\$ 525.00	\$ 37,000.00
	\$ 2,073.89	52971	Dog Station	\$ 3,000	\$ 862.05	\$ 7,000.00
\$ -	\$ 211,038.93		Total Contracted Serv.	\$ 237,510.00	\$ 97,920.59	\$ 264,360.00

	\$ 7,335.05	53240 Lighting Maintenance	\$ 12,000.00	\$ 5,471.66	\$ 12,000.00
	\$ 39,346.99	53310 Irrigation	\$ 50,000.00	\$ 18,604.15	\$ 60,000.00
	\$ 100.00	53340 Bulk Trash Pick up	\$ 800.00	\$ -	\$ 800.00
	\$ 843.90	53420 General Repairs	\$ -	\$ -	\$ 2,500.00
	\$ -	53460 Painting	\$ 4,500.00	\$ -	\$ 4,500.00
	\$ -	53560 Concrete	\$ 2,600.00	\$ -	\$ 2,600.00
	\$ 2,946.27	53660 Uplan CA ,furniture	\$ 2,000.00	\$ -	\$ 2,000.00
\$ -	\$ 50,572.21	Total Maintenance	\$ 71,900.00	\$ 24,075.81	\$ 84,400.00
		Ins., Taxes, Licenses:			
	\$ 6,828.23	59100 Insur. - Master Policy	\$ 5,870.00	\$ 530.50	\$ 7,000.00
	\$ -	59200 Insur. - Workers Comp.	\$ -	\$ -	\$ -
	\$ -	59300 Taxes - Corp. Inc. Tax	\$ -	\$ -	\$ -
	\$ -	59400 Taxes others	\$ -	\$ 133.80	\$ 150.00
\$ -	\$ 6,828.23	Total Taxes & Insur.	\$ 5,870.00	\$ 664.30	\$ 7,150.00
			\$ 712,202.94	\$ 666,503.58	\$ 805,088.00
		Replacement Reserv.			
	\$ 15,782.50	61000 Capital Contribution	\$ -	\$ -	\$ -
	\$ 17,510.00	63020 Operating Res.	\$ 14,244.06	\$ 9,496.00	
	\$ 37,603.00	63110 Rep. Reserves - General	\$ 53,000.00	\$ 39,532.83	\$ 78,020.00
	\$ 540.51	63120 Reserve Interest	\$ -	\$ 1,273.91	
\$ -	\$ 3,944.00	63540 Phase 2, CA Walls	\$ 10,000.00	\$ 8,333.30	\$ 10,000.00
\$ -	\$ 75,380.01	Total Repl. Reserves	\$ 77,244.06	\$ 58,636.04	\$ 88,020.00
\$ -	\$ 698,295.80	TOTAL EXP. & RES.	\$ 789,447.00	\$ 391,887.83	\$ 893,108.00
\$ -	\$ (4,404.79)	NET INCOME/(LOSS)	\$ 0.00	\$ 55,880.09	\$ -
	2023 Assessments	2024 Assessments			
	\$167.50	\$ 176.00	per month	PO 3 - 8	280 \$ 591,360.0
	\$173.00	\$ 182.00	per month	PO 9 + East	112 \$ 244,608.0
	\$173.00	\$ 182.00	per month	PO 9 & 10	30 \$ 32,760.0
					422 \$ 868,728.0

** 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 & 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.