


POTOMAC OVERLOOK
 ★ NATIONAL HARBOR ★

The Uplands Homeowners Association, Inc.

January 2, 2025

Dear Uplands HOA Homeowners,

The approved 2025 budget for Uplands HOA was recently sent to all homeowners and was also posted on the website but the version that was included did not include the 2025 fee schedule below. As a reminder, the 2025 fees go into effect on January 1, 2025.

2024 Assessments	2025 Assessments				
\$ 176.00	\$ 217.36	per month	PO 3 - 8, Less 7 New	280	\$ 730,329.60
\$ 182.00	\$ 223.36	per month	PO 7 New, 9, 9E, 10 (2024)	133	\$ 356,482.56
\$ 182.00	\$ 223.36	per month	PO 7 New, 9, 9E, 10 (2025)	12	\$ 32,163.84
2025 Increase	\$ 41.36	2025 Total Units using a rolling average		425	\$ 1,118,976.00
2025 Percent Increase	23.50%	2025 Projected Total Units		438	

Please visit the Uplands HOA website at: www.uplandsnh.com for important news and information about the community! On behalf of the Board of Directors, I wish you all a very happy and healthy New Year!

Sincerely,



Shireen Ambush, PCAM, CPM
Community Manager

Enclosures:

1. Approved 2025 Budget

THE UPLANDS HOA APPROVED 2025 BUDGET							
ACTUAL 2022	ACTUAL 2023	Acct.	Revenues:	BUDGET 2024	8 MONTHS ACTUAL 2024	12 MONTHS PROJECTION 2024	BUDGET 2025
			Members Assessmts.				23.5% Increase
\$ 677,568.00	\$ 839,241.57	41080	HOA Fees	\$ 868,728.00	\$ 563,766.99	\$ 868,728.00	\$ 1,118,976.00
\$ 15,782.50	\$ 13,390.00	41180	Working Capital	\$ 16,380.00	\$ 9,228.00	\$ 16,380.00	\$ 16,752.00
		41400	Late Fees	\$ -	\$ 4,100.80	\$ 4,100.80	\$ -
		41440	Legal Fees	\$ -	\$ -	\$ -	\$ -
	\$ 175.00	41442	Legal Admin Fee	\$ -	\$ -	\$ -	\$ -
		41500	Repairs/Supplies	\$ -	\$ -	\$ -	\$ -
		41560	Miscellaneous Fees	\$ -	\$ 300.00	\$ 300.00	\$ -
		41590	Insurance Deductible	\$ -	\$ -	\$ -	\$ -
		41640	Chap 13/7 Bankruptcy	\$ -	\$ -	\$ -	\$ -
		43510	Bad Debt Recovery	\$ -	\$ -	\$ -	\$ -
\$ 693,350.50	\$ 852,806.57		Total Member Assmts.	\$ 885,108.00	\$ 577,395.79	\$ 889,508.80	\$ 1,135,728.00
			Other Revenues:				
\$ 540.51	\$ 3,741.07	43030	Interest	\$ 5,500.00	\$ 1,307.63	\$ 1,961.45	\$ 2,000.00
\$ 2,500.00	\$ 2,500.00	43970	Developer Wall Contribution	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
\$ 3,040.51	\$ 6,241.07		Total Other Revenue	\$ 8,000.00	\$ 1,307.63	\$ 1,961.45	\$ 4,500.00
\$ 696,391.01	\$ 859,047.64		TOTAL REVENUES:	\$ 893,108.00	\$ 578,703.42	\$ 891,470.25	\$ 1,140,228.00
			Expenses:				
			Administrative				
\$ 33,393.36	\$ 38,000.04	50020	Management Fees	\$ 60,000.00	\$ 40,000.00	\$ 60,000.00	\$ 61,800.00
\$ -	\$ 175.00	50032	Legal Admin	\$ -	\$ -	\$ -	\$ -
\$ 8,978.15		50040	Legal	\$ 2,000.00	\$ -	\$ -	\$ 1,000.00
		50051	Corporate Transparency Act Fee				\$ 500.00
\$ 1,650.00	\$ 750.00	50060	Tax Preparation	\$ 750.00	\$ 600.00	\$ 600.00	\$ 1,000.00
	\$ 1,972.15	50120	Postage/Printing				\$ 1,500.00
\$ 5,292.01	\$ 321.16	50130	Postage	\$ 1,500.00	\$ 2,750.51	\$ 3,126.00	
\$ 942.42	\$ 172.80	50140	Printing	\$ -	\$ -	\$ -	\$ -
	\$ 2,000.00	50190	Community Inspections	\$ 8,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00
\$ 35.00		50380	Bank Charges	\$ 100.00	\$ -	\$ -	\$ 100.00
\$ -		50440	Committee Exp	\$ 300.00	\$ -	\$ -	
\$ 400.00		50460	Minutes		\$ -	\$ -	
\$ -		50620	Reserve Study	\$ -	\$ -	\$ -	\$ -
		50710	Community Social Activities				\$ 2,000.00
\$ 2,337.06	\$ 965.00	50830	Website	\$ 3,000.00	\$ 704.00	\$ 1,000.00	\$ 1,000.00
\$ 623.78	\$ 5,993.66	50980	Miscellaneous	\$ 928.00	\$ 1,357.75	\$ 1,590.00	\$ 2,479.00
\$ 53,651.78	\$ 50,349.81		Total Administrative	\$ 76,578.00	\$ 47,412.26	\$ 68,316.00	\$ 72,379.00
			Utilities:				
\$ 17,858.93	\$ 19,082.56	51020	Electricity	\$ 22,600.00	\$ 9,015.48	\$ 12,415.89	\$ 14,000.00
\$ 282,965.71	\$ 490,939.24	51080	Water/Sewer	\$ 350,000.00	\$ 341,511.86	\$ 516,000.00	\$ 568,000.00
\$ 300,824.64	\$ 510,021.80		Total Utilities	\$ 372,600.00	\$ 350,527.34	\$ 528,415.89	\$ 582,000.00
			Contracted Services:				
\$ 102,831.99	\$ 111,922.71	52020	Trash	\$ 120,000.00	\$ 91,623.12	\$ 113,208.99	\$ 121,941.00
\$ 69,798.05	\$ 85,486.82	52040	Grounds/Landscaping	\$ 99,360.00	\$ 65,252.50	\$ 99,360.00	\$ 120,500.00
	\$ 3,127.02	52060	Exterminating	\$ 1,000.00	\$ 1,153.00	\$ 1,403.00	\$ 1,200.00
\$ 36,335.00	\$ 525.00	52320	Snow Removal	\$ 37,000.00	\$ 32,292.50	\$ 41,543.00	\$ 37,000.00
\$ 2,073.89	\$ 3,688.15	52971	Dog Station	\$ 7,000.00	\$ 11,015.07	\$ 12,765.00	\$ 8,307.00
\$ 211,038.93	\$ 204,749.70		Total Contracted Serv.	\$ 264,360.00	\$ 201,336.19	\$ 268,279.99	\$ 288,948.00
\$ 7,335.05	\$ 7,832.40	53240	Lighting Maintenance	\$ 12,000.00	\$ 6,674.60	\$ 10,812.00	\$ 3,000.00
		53260	Landscape Maintenance				\$ 3,000.00
\$ 39,346.99	\$ 50,172.89	53310	Irrigation	\$ 60,000.00	\$ 15,537.47	\$ 60,000.00	\$ 70,000.00
\$ 100.00		53340	Bulk Trash Pick up	\$ 800.00	\$ -	\$ -	\$ -
\$ 843.90	\$ 11,250.00	53420	General Repairs	\$ 2,500.00	\$ 1,745.00	\$ 2,370.00	\$ 2,500.00
\$ -	\$ 14,950.00	53460	Painting	\$ 4,500.00	\$ -	\$ -	\$ 500.00
\$ -		53560	Concrete	\$ 2,600.00	\$ -	\$ -	\$ 2,600.00
\$ 2,946.27		53660	Common area outdoor furniture	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
\$ 50,572.21	\$ 84,205.29		Total Maintenance	\$ 84,400.00	\$ 23,957.07	\$ 73,182.00	\$ 83,600.00
			Ins., Taxes, Licenses:				
\$ 6,828.23	\$ 7,436.50	59100	Insur. - Master Policy	\$ 7,000.00	\$ 5,519.00	\$ 7,800.00	\$ 9,100.00
\$ -		59300	Taxes - Corp. Inc. Tax	\$ -	\$ 2,340.00	\$ 2,340.00	\$ 600.00
\$ -	\$ 257.28	59400	Taxes - Real Estate	\$ 150.00	\$ 123.48	\$ 123.48	\$ 2,500.00

\$ 6,828.23	\$ 7,693.78	Total Taxes & Insur.		\$ 7,150.00	\$ 7,982.48	\$ 10,263.48	\$ 12,200.00
			Replacement Reserv.				
\$ 15,782.50		61000	Capital Contribution	\$ -	\$ -		\$ -
\$ 17,510.00	\$ 14,244.06	63020	Operating Res.		\$ -		
\$ 37,603.00	\$ 53,000.00	63110	Rep. Reserves - General	\$ 78,020.00	\$ 32,510.00	\$ 78,020.00	\$ 90,661.00
\$ 540.51	\$ 3,741.07	63120	Reserve Interest		\$ 1,307.63	\$ 1,961.45	
\$ 3,944.00	\$ 10,000.00	63540	Phase 2, CA Walls	\$ 10,000.00	\$ 4,165.00	\$ 10,000.00	\$ 10,440.00
\$ 75,380.01	\$ 80,985.13	Total Repl. Reserves		\$ 88,020.00	\$ 37,982.63	\$ 89,981.45	\$ 101,101.00
\$ 698,295.80	\$ 938,005.51	TOTAL EXP. & RES.		\$ 893,108.00	\$ 669,197.97	\$ 1,038,438.81	\$ 1,140,228.00
\$ (1,904.79)	\$ (78,957.87)	NET INCOME/(LOSS)		\$ -	\$ (90,494.55)	\$ (146,968.56)	\$ 0.00
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