

POTOMAC OVERLOOK

★ N A T I O N A L H A R B O R ★

THE UPLANDS HOMEOWNER'S ASSOCIATION

December 3, 2025

Dear Uplands HOA Homeowners,

On November 20, 2025, the Uplands HOA Board of Directors met and formally adopted the 2026 budget without any changes to the proposed budget that was previously distributed to all homeowners. We are pleased to announce that the budget reflects no increase in the Uplands HOA fees for next year! The monthly fee for Potomac Overlook Condos 3-8 will remain \$217.36 and the monthly fee for Potomac Overlook 9, 9E and 10 will remain \$223.36. Enclosed for your records is the final approved 2026 budget for Uplands Homeowners Association which goes into effect on January 1, 2026.

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 holiday season and I look forward to serving the needs of the community in the New Year!

Sincerely,



Andrew Moorman, CMCA
Community Manager

The Uplands HOA

2026 Approved Budget

	2025	2026
Income		
Income		
411400 - MASTER ASSESSMENT	1,118,976.00	1,183,304.00
411800 - CAPITAL CONTRIBUTION	16,752.00	13,402.00
Total Income	1,135,728.00	1,196,706.00
Other Income		
430200 - INTEREST REVENUE	2,000.00	17,903.00
439700 - DEVELOPER SETTLEMENT	2,500.00	2,500.00
Total Other Income	4,500.00	20,403.00
Total Income	1,140,228.00	1,217,109.00
Expense		
Administrative		
500200 - MANAGEMENT FEE	61,800.00	63,654.00
500400 - LEGAL	1,000.00	5,000.00
500510 - CORPORATE TRANSPARENCY ACT FEE	500.00	-
500600 - AUDIT/TAX RETURNS	1,000.00	2,500.00
501200 - POSTAGE,PRINTING	1,500.00	500.00
501900 - COMMUNITY INSPECTIONS	1,000.00	1,000.00
503800 - BANK CHARGES	100.00	-
506200 - ENGINEERING STUDY	-	7,500.00
507100 - COMMUNITY ACTIVITIES	2,000.00	4,000.00
508300 - WEBSITE	1,000.00	2,500.00
509800 - MISCELLANEOUS	2,479.00	2,681.00
Total Administrative	72,379.00	89,335.00
Utilities		
510200 - ELECTRICITY	14,000.00	6,000.00
510800 - WATER/SEWER	568,000.00	555,000.00
Total Utilities	582,000.00	561,000.00
Contracted Serv.		
520200 - TRASH	121,941.00	118,530.00
520400 - GROUNDS/LANDSCAPING	120,500.00	115,900.00
520600 - EXTERMINATING	1,200.00	3,000.00
523200 - SNOW REMOVAL	37,000.00	40,000.00
529710 - DOG STATION	8,307.00	10,652.00
Total Contracted Serv.	288,948.00	288,082.00
Maintenance & Repairs		
532400 - LIGHTING MAINTENANCE	3,000.00	3,000.00
532600 - GROUNDS/LANDSCAPING ENHANCEMENTS	3,000.00	50,000.00
532800 - TREE CARE	-	15,000.00
533100 - IRRIGATION	70,000.00	60,000.00
534200 - GENERAL REPAIRS	2,500.00	2,500.00
534600 - PAINTING	500.00	1,250.00
535600 - CONCRETE	2,600.00	3,000.00
536600 - FURNIURE, FIXTURE REPAIR	2,000.00	2,500.00
Total Maintenance & Repairs	83,600.00	137,250.00

The Uplands HOA

2026 Approved Budget

	2025	2026
Ins. Taxes, Licenses		
591000 - INSURANCE-MASTER POLICY	9,100.00	11,809.00
593000 - TAXES-CORP INC TAXES	600.00	3,681.00
594000 - TAXES-REAL ESTATE	2,500.00	2,500.00
Total Ins. Taxes, Licenses	12,200.00	17,990.00
Reserves Allocations		
631100 - REPLACEMENT RESERVE	90,661.00	93,381.00
631200 - RESERVE-INTEREST EARNED	-	17,903.00
635400 - RESERVE-RETAINING WALL	10,440.00	12,168.00
Total Reserves Allocations	101,101.00	123,452.00
Total Expense	1,140,228.00	1,217,109.00