

Union Park Homeowners Association, Inc.

2022 Approved Budget

	Units 1445			Units 1581			
	2021	2021	2021	2022	2022	2022	
	Annual Approved	Quarterly Approved	Monthly Approved	Annual Approved	Quarterly Approved	Monthly Approved	Monthly Variance
Per Unit Assessment	\$850.00	\$212.50	\$70.83	\$890.60	\$222.65	\$74.22	\$3.38
Income							
Assessment Income	\$1,228,252.00	\$307,063.00	\$70.83	\$1,408,038.60	\$352,009.65	\$74.22	\$3.38
Available Retained Earnings				\$9,600.00	\$2,400.00	\$0.51	
Total Income	\$1,228,252.00	\$307,063.00	\$70.83	\$1,417,638.60	\$354,409.65	\$74.72	\$3.89
Expenses							
Variable Costs							
Management Fee	\$112,710.00	\$28,177.50	\$6.50	\$123,318.00	\$30,829.50	\$6.50	\$0.00
Payment Coupons	\$8,670.00	\$2,167.50	\$0.50	\$9,486.00	\$2,371.50	\$0.50	\$0.00
ULTRAFi (Internet+Cable)	\$1,092,420.00	\$273,105.00	\$63.00	\$1,254,997.80	\$313,749.45	\$66.15	\$3.15
Total Variable Costs	\$1,213,800.00	\$303,450.00	\$70.00	\$1,387,801.80	\$346,950.45	\$73.15	\$3.15
Fixed Costs							
AP Expense	\$240.00	\$60.00	\$0.01	\$240.00	\$60.00	\$0.01	\$0.00
Accounting Fees & Tax Prep	\$3,500.00	\$875.00	\$0.20	\$3,500.00	\$875.00	\$0.18	-\$0.02
Insurance D&O	\$1,600.00	\$400.00	\$0.09	\$3,126.00	\$781.50	\$0.16	\$0.07
Insurance Fidelity Bond/Crime	\$650.00	\$162.50	\$0.04	\$500.00	\$125.00	\$0.03	-\$0.01
Bad Debt	\$1,000.00	\$250.00	\$0.06	\$1,000.00	\$250.00	\$0.05	\$0.00
Printing/Postage	\$4,100.00	\$1,025.00	\$0.24	\$8,065.55	\$2,016.39	\$0.43	\$0.19
Legal Fees	\$2,040.00	\$510.00	\$0.12	\$2,304.00	\$576.00	\$0.12	\$0.00
Website	\$960.00	\$240.00	\$0.06	\$1,140.00	\$285.00	\$0.06	\$0.00
Corporate Annual Report	\$62.00	\$15.50	\$0.00	\$61.25	\$15.31	\$0.00	\$0.00
Storage	\$300.00	\$75.00	\$0.02	\$300.00	\$75.00	\$0.02	\$0.00
Security Cost Share CDD	\$0.00	\$0.00	\$0.00	\$9,600.00	\$2,400.00	\$0.51	\$0.51
Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Fixed Costs	\$14,452.00	\$3,613.00	\$0.83	\$29,836.80	\$7,459.20	\$1.57	\$0.74
Total Expenses	\$1,228,252.00	\$307,063.00	\$70.83	\$1,417,638.60	\$354,409.65	\$74.72	\$3.89

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

Board Member Signature

Michael Lawson
Print Name

Secretary

Date

12-9-21