

**Union Park Homeowners Association, Inc.  
2023 Approved Budget**

	Units 1581			Units 1581			
	2022 Annual Approved	2022 Quarterly Approved	2022 Monthly Approved	2023 Annual Approved	2023 Quarterly Approved	2023 Monthly Approved	2022-2023 Monthly Variance
<b>Per Unit Assessment</b>	<b>\$890.60</b>	<b>\$222.65</b>	<b>\$74.22</b>	<b>\$959.18</b>	<b>\$239.80</b>	<b>\$79.93</b>	<b>\$5.72</b>
<b>Income</b>							
Assessment Income	\$1,408,038.60	\$352,009.65	\$74.22	\$1,516,468.45	\$379,117.11	\$79.93	\$5.72
Available Retained Earnings	\$9,600.00	\$2,400.00	\$0.51	\$0.00	\$0.00	\$0.00	-\$0.51
<b>Total Income</b>	<b>\$1,417,638.60</b>	<b>\$354,409.65</b>	<b>\$74.72</b>	<b>\$1,516,468.45</b>	<b>\$379,117.11</b>	<b>\$79.93</b>	<b>\$5.21</b>
<b>Expenses</b>							
<b>Variable Costs</b>							
Management Fee	\$123,318.00	\$30,829.50	\$6.50	\$132,804.00	\$33,201.00	\$7.00	\$0.50
Payment Coupons	\$9,486.00	\$2,371.50	\$0.50	\$9,486.00	\$2,371.50	\$0.50	\$0.00
ULTRAFI (Internet+Cable)	\$1,254,997.80	\$313,749.45	\$66.15	\$1,317,605.40	\$329,401.35	\$69.45	\$3.30
<b>Total Variable Costs</b>	<b>\$1,387,801.80</b>	<b>\$346,950.45</b>	<b>\$73.15</b>	<b>\$1,459,895.40</b>	<b>\$364,973.85</b>	<b>\$76.95</b>	<b>\$3.80</b>
<b>Fixed Costs</b>							
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	\$0.18	\$3,500.00	\$875.00	\$0.18	\$0.00
Insurance D&O	\$3,126.00	\$781.50	\$0.16	\$2,500.00	\$625.00	\$0.13	-\$0.03
Insurance Fidelity Bond/Crime	\$500.00	\$125.00	\$0.03	\$1,200.00	\$300.00	\$0.06	\$0.04
Insurance Liability	\$0.00	\$0.00	\$0.00	\$17,227.80	\$4,306.95	\$0.91	\$0.91
Bad Debt	\$1,000.00	\$250.00	\$0.05	\$500.00	\$125.00	\$0.03	-\$0.03
Printing/Postage	\$8,065.55	\$2,016.39	\$0.43	\$10,000.00	\$2,500.00	\$0.53	\$0.10
Legal Fees	\$2,304.00	\$576.00	\$0.12	\$2,304.00	\$576.00	\$0.12	\$0.00
Website	\$1,140.00	\$285.00	\$0.06	\$1,140.00	\$285.00	\$0.06	\$0.00
Corporate Annual Report	\$61.25	\$15.31	\$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	\$9,600.00	\$2,400.00	\$0.51	\$9,600.00	\$2,400.00	\$0.51	\$0.00
Events	\$0.00	\$0.00	\$0.00	\$8,000.00	\$2,000.00	\$0.42	\$0.42
<b>Total Fixed Costs</b>	<b>\$29,836.80</b>	<b>\$7,459.20</b>	<b>\$1.57</b>	<b>\$56,573.05</b>	<b>\$14,143.26</b>	<b>\$2.98</b>	<b>\$1.41</b>
<b>Total Expenses</b>	<b>\$1,417,638.60</b>	<b>\$354,409.65</b>	<b>\$74.72</b>	<b>\$1,516,468.45</b>	<b>\$379,117.11</b>	<b>\$79.93</b>	<b>\$5.21</b>

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.

 Secretary 11-16-22

Board Member Signature