

Commerce Bluff

1/1/2026 - 12/31/2026

2026 Annual Budget Comparison

	2025	2026	% Variance	Monthly	Per Unit* (12)
Income					
Income					
5001 - Association Dues	82,800.00	87,840.00	6.09%	7,320.00	610.00
Total Income	82,800.00	87,840.00	6.09%	7,320.00	610.00
Total Income	82,800.00	87,840.00	6.09%	7,320.00	610.00
Expense					
Administrative Expense					
6210 - Accounting	160.00	350.00	118.75%	29.17	2.43
6223 - Corporate Income Tax	60.00	-	-100.00%	-	-
6311 - Management Fee	10,800.00	10,800.00	0.00%	900.00	75.00
6312 - Office Supplies	325.00	300.00	-7.69%	25.00	2.08
6315 - Permits/Certificates	750.00	750.00	0.00%	62.50	5.21
6356 - Telephone Expense	2,928.00	2,999.46	2.44%	249.96	20.83
6941 - Insurance	20,322.00	23,034.00	13.35%	1,919.50	159.96
Total Administrative Expense	35,345.00	38,233.46	8.17%	3,186.12	265.51
Utility Expense					
6401 - Gas-Common	294.00	264.00	-10.20%	22.00	1.83
6414 - Water/Sewer	8,160.00	8,260.00	1.23%	688.33	57.36
6450 - Electric-Common	5,203.00	6,660.00	28.00%	555.00	46.25
Total Utility Expense	13,657.00	15,184.00	11.18%	1,265.33	105.44
Repair and Maintenance Expense					
6518 - Dryer Vent Cleaning	1,300.00	1,300.00	0.00%	108.33	9.03
6523 - Elevator Contract	3,000.00	3,200.00	6.67%	266.67	22.22
6526 - Exterminating	911.00	951.24	4.42%	79.27	6.61
6530 - Fire System Expense	3,500.00	3,500.00	0.00%	291.67	24.31
6536 - General Maintenance	4,400.00	3,000.00	-31.82%	250.00	20.83
6545 - Mat Service	1,272.50	2,000.00	57.17%	166.67	13.89
6953 - Contingency	-	28.36	100.00%	2.36	.20
Total Repair and Maintenance Expense	14,383.50	13,979.60	-2.81%	1,164.97	97.08
Grounds					
6600 - Mulching	2,115.00	2,205.50	4.28%	183.79	15.32
6619 - Landscape	3,808.00	3,953.44	3.82%	329.45	27.45
6656 - Snow Removal	5,500.00	5,500.00	0.00%	458.33	38.19
Total Grounds	11,423.00	11,658.94	2.07%	971.58	80.96
Transfer to Reserve					
6956 - Transfer to Reserve	7,991.50	8,784.00	9.92%	732.00	61.00
Total Transfer to Reserve	7,991.50	8,784.00	9.92%	732.00	61.00
Total Expense	82,800.00	87,840.00	6.09%	7,320.00	610.00

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*