

2025 Common Area Expense Budget & Historicals
Eastpointe Plaza
130 Main Street, Salem, NH

21,895 Rentable Sq. Ft.

	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 PSF
Maintenance & Repairs	\$ 35,247	\$ 38,898	\$ 50,497	\$ 35,663	\$ 37,805	\$ 53,653	44,885	\$ 2.05
Common Area Cleaning	\$ 11,951	\$ 16,516	\$ 13,437	\$ 18,114	\$ 24,566	\$ 31,552	31,200	\$ 1.42
Common Area Electric	\$ 6,275	\$ 6,842	\$ 7,528	\$ 6,881	\$ 5,271	\$ 6,849	7,250	\$ 0.33
Common Area Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fuel	\$ 8,581	\$ 6,709	\$ 5,762	\$ 7,668	\$ 7,681	\$ 7,205	8,165	\$ 0.37
Grounds	\$ 8,237	\$ 7,936	\$ 7,810	\$ 10,598	\$ 10,246	\$ 7,805	12,800	\$ 0.58
Insurance Expense	\$ 6,121	\$ 6,192	\$ 6,240	\$ 7,476	\$ 8,580	\$ 7,971	7,971	\$ 0.36
Management Fees	\$ 21,865	\$ 23,219	\$ 23,440	\$ 24,280	\$ 25,045	\$ 23,429	27,372	\$ 1.25
Misc	\$ 387	\$ 252	\$ 240	\$ 135	\$ 12	\$ 24	180	\$ 0.01
Professional Fees	\$ 2,754	\$ 2,160	\$ 2,735	\$ 2,680	\$ 2,335	\$ 2,703	2,700	\$ 0.12
Real Estate Taxes	\$ 47,732	\$ 47,820	\$ 38,511	\$ 38,680	\$ 40,873	\$ 37,433	40,740	\$ 1.86
Replacement Reserve	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 15,000	15,000	\$ 0.69
Snow Removal	\$ 7,243	\$ 7,416	\$ 8,131	\$ 8,681	\$ 9,044	\$ 9,496	10,040	\$ 0.46
Trash Removal	\$ 7,370	\$ 7,334	\$ 7,308	\$ 8,338	\$ 9,790	\$ 10,540	10,890	\$ 0.50
Water/Sewer	\$ 2,979	\$ 3,395	\$ 3,139	\$ 3,193	\$ 3,181	\$ 2,698	3,385	\$ 0.15
ACRE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 178,742	\$ 186,687	\$ 186,779	\$ 184,386	\$ 196,431	\$ 216,359	222,578	\$ 10.17
Per Sq. Ft.	\$ 8.16	\$ 8.53	\$ 8.53	\$ 8.42	\$ 8.97	\$ 9.88	\$ 10.17	

% increase/decrease over prior year	NA	4.4%	0.0%	-1.3%	6.5%	10.1%	2.9%
		Average annual increase (prior 5 year period)				4.2%	