

## 2026 Common Area Budget & Historicals

### 41 Industrial Dr, Unit #9, Exeter, NH

INEX Properties manages the operating expenses related to Building 2 (Unit #5 - #12) with charges as shown below.

CP Management runs the Watson Brook Condo Association, of which units #5 - #12 are a part (39.68%), and whose share of operating expenses are shown below in the line item entitled *Condo Association Fees*. The condo fees cover a similar number of line items administered by CP Management for the three

	2020 Actual Annual	2021 Actual Annual	2022 Actual Annual	2023 Actual Annual	2024 Actual Annual	2025 Actual Annual	2026 Budget Annual	
Building Maintenance	\$ 9,759	\$ 11,061	\$ 16,199	\$ 9,958	\$ 6,395	\$ 8,167	\$ 8,180	\$ 0.30
Common Area Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grounds Maintenance	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance Expense	\$ 2,148	\$ 2,148	\$ 2,508	\$ 2,400	\$ 2,316	\$ 3,058	\$ 3,492	\$ 0.13
Land Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Association Fees	\$ 29,861	\$ 29,859	\$ 29,859	\$ 36,710	\$ 40,459	\$ 43,077	\$ 42,996	\$ 1.56
Management Fee	\$ 7,839	\$ 8,091	\$ 9,304	\$ 8,949	\$ 9,808	\$ 9,642	\$ 9,966	\$ 0.36
Miscellaneous	\$ 247	\$ 112	\$ 60	\$ 13	\$ -	\$ -	\$ 180	\$ 0.01
Professional Fees	\$ 953	\$ 1,125	\$ 1,180	\$ 1,420	\$ 1,810	\$ 1,973	\$ 2,000	\$ 0.07
Real Estate Taxes	\$ 35,593	\$ 34,901	\$ 35,977	\$ 38,927	\$ 37,524	\$ 39,581	\$ 43,008	\$ 1.56
Replacement Reserves	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 0.11
Snow Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer	\$ 2,063	\$ 2,168	\$ 2,520	\$ 2,034	\$ 2,471	\$ 2,503	\$ 2,660	\$ 0.10
ACRE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Common Area Expenses</b>	<b>\$ 90,050</b>	<b>\$ 90,965</b>	<b>\$ 99,107</b>	<b>\$ 101,911</b>	<b>\$ 103,784</b>	<b>\$ 111,001</b>	<b>\$ 115,482</b>	<b>\$ 4.19</b>

3,620 Unit #9

27,540 Building

13.14% #9 Prorata

	Monthly	PSF
Real Estate Taxes	\$ 470.94	\$ 1.56
Condo Fees	\$ 470.81	\$ 1.56
Operating Expenses	\$ 322.78	\$ 1.07
<b>Total</b>	<b>\$ 1,264.53</b>	<b>\$ 4.19</b>