2026 Common Area Expense Budget & Historicals
8 Delta Drive, Londonderry, NH

38,406 Square Feet

	2019 Actual Annual	2020 Actual Annual	2021 Actual Annual	2022 Actual Annual	2023 Actual Annual	2024 Actual Annual	2025 Actual Annual	2026 Budget Annual	2026 Budget Per Sq. Ft.
Building Maintenance & Repairs	$ 14,500	$ 17,579	$ 13,178	$ 21,183	$ 13,489	$ 22,143	$ 26,533	$ 17,760	$ 0.46
Common Area Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common Area Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common Area Telephone	$ 1,059	$ 1,146	$ 1,268	$ 1,315	$ 1,362	$ 1,784	$ 2,383	$ 2,730	$ 0.07
Grounds Maintenance	$ 11,077	$ 7,157	$ 8,748	$ 7,547	$ 8,851	$ 10,269	$ 7,032	$ 10,980	$ 0.29
Insurance Expense	$ 6,987	$ 5,910	$ 7,104	$ 7,040	$ 7,134	$ 9,658	$ 7,829	$ 6,804	$ 0.18
Land Lease	$ 34,329	$ 35,016	$ 35,394	$ 37,696	$ 40,117	$ 41,153	$ 42,521	$ 43,796	$ 1.14
Management Fee	$ 23,010	$ 23,678	$ 24,269	$ 25,523	$ 26,628	$ 27,972	$ 28,590	$ 27,784	$ 0.72
Miscellaneous	$ 186	$ 236	$ 75	$ 38	$ 4	$ 258	$ 4	$ 120	$ 0.00
Professional Fees	$ 4,712	$ 3,238	$ 5,018	$ 1,367	$ 1,367	$ 1,317	$ 1,363	$ 1,400	$ 0.04
Real Estate Taxes	$ 27,893	$ 28,928	$ 31,869	$ 32,042	$ 31,359	$ 32,341	$ 30,717	$ 32,400	$ 0.84
Replacement Reserves	$ 12,500	$ 11,196	$ 11,196	$ 11,196	$ 15,196	$ 15,196	$ 15,196	$ 19,800	$ 0.52
Snow Removal	$ 5,338	$ 8,490	$ 5,952	$ 7,820	$ 8,300	$ 6,640	$ 8,600	$ 8,800	$ 0.23
Trash Removal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water/Sewer	$ 2,839	$ 3,134	$ 3,015	$ 3,425	$ 4,019	$ 3,089	$ 2,917	$ 4,175	$ 0.11
ACRE	$ 8,004	$ 8,004	$ 8,004	$ 7,536	$ 7,536	$ 7,536	$ 7,536	$ 7,536	$ 0.20
Total Common Area Expenses	$ 152,432	$ 153,713	$ 155,090	$ 163,729	$ 165,362	$ 179,356	$ 181,220	$ 184,085	$ 4.79
Percentage increase over prior year	NA	0.8%	0.9%	5.6%	1.0%	8.5%	1.0%	1.6%	
Average annual percentage increase over prior 6 year period							3.1%		