**2025 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 buildings in the association.

| | 2018 Actual Annual | 2019 Actual Annual | 2020 Actual Annual | 2021 Actual Annual | 2022 Actual Annual | 2023 Actual Annual | 2024 Actual Annual | 2025 Budget Annual | |
|---|---|---|---|---|---|---|---|---|---|
| Building Maintenance | $ 10,172 | $ 9,177 | $ 9,759 | $ 11,061 | $ 16,199 | $ 9,958 | $ 6,395 | $ 8,180 | $ 0.30 |
| Common Area Cleaning | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Common Area Electric | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Common Area Telephone | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Fuel | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Garage Expenses | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Grounds Maintenance | $ 13 | $ - | $ 88 | $ - | $ - | $ - | $ - | $ - | $ - |
| Insurance Expense | $ 1,920 | $ 2,080 | $ 2,148 | $ 2,148 | $ 2,508 | $ 2,400 | $ 2,316 | $ 2,316 | $ 0.08 |
| Land Lease | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Condo Association Fees | $ 29,859 | $ 29,859 | $ 29,861 | $ 29,859 | $ 29,859 | $ 36,710 | $ 40,459 | $ 42,996 | $ 1.56 |
| Management Fee | $ 7,863 | $ 8,093 | $ 7,839 | $ 8,091 | $ 9,304 | $ 8,949 | $ 9,808 | $ 10,032 | $ 0.36 |
| Miscellaneous | $ 114 | $ 264 | $ 247 | $ 112 | $ 60 | $ 13 | $ - | $ 180 | $ 0.01 |
| Professional Fees | $ 1,228 | $ 1,252 | $ 953 | $ 1,125 | $ 1,180 | $ 1,420 | $ 1,810 | $ 1,825 | $ 0.07 |
| Real Estate Taxes | $ 33,852 | $ 33,915 | $ 35,593 | $ 34,901 | $ 35,977 | $ 38,927 | $ 37,524 | $ 39,400 | $ 1.43 |
| Replacement Reserves | $ 1,500 | $ 1,500 | $ 1,500 | $ 1,500 | $ 1,500 | $ 1,500 | $ 3,000 | $ 3,000 | $ 0.11 |
| Snow Removal | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Trash Removal | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Water/Sewer | $ 3,433 | $ 2,124 | $ 2,063 | $ 2,168 | $ 2,520 | $ 2,034 | $ 2,471 | $ 2,530 | $ 0.09 |
| ACRE | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Total Common Area Expenses | $ 89,952 | $ 88,265 | $ 90,050 | $ 90,965 | $ 99,107 | $ 101,911 | $ 103,784 | $ 111,931 | $ 4.06 |

| | |
|---|---|
| 3,620 | Unit #9 |
| 27,540 | Building |
| 13.14% | #9 Prorata |

| | Monthly | PSF |
|---|---|---|
| **Real Estate Taxes** | $ 459.49 | $ 1.52 |
| **Condo Fees** | $ 470.81 | $ 1.56 |
| **Operating Expenses** | $ 307.29 | $ 1.02 |
| **Total** | **$ 1,237.59** | **$ 4.10** |