

2026 Common Area Expense Budget & Historicals

7 Perimeter Rd, Manchester, NH

122,235 Square Feet

	2015 Actual Annual	2016 Actual Annual	2017 Actual Annual	2018 Actual Annual	2019 Actual Annual	2020 Actual Annual	2021 Actual Annual	2022 Actual Annual	2023 Actual Annual	2024 Actual Annual	2025 Actual Annual	2026 Budget Annual Per Sq. Ft.	
Building Maintenance & Repairs	\$ 35,793	\$ 43,694	\$ 37,811	\$ 38,360	\$ 41,452	\$ 56,123	\$ 78,225	\$ 67,091	\$ 83,445	\$ 67,384	\$ 68,602	\$ 67,151	\$ 0.55
Common Area Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Electric	\$ 5,588	\$ 4,807	\$ 4,197	\$ 4,359	\$ 4,965	\$ 4,819	\$ 4,227	\$ 4,059	\$ 3,705	\$ 3,651	\$ 3,103	\$ 4,200	\$ 0.03
Common Area Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grounds Maintenance	\$ 19,204	\$ 19,463	\$ 20,882	\$ 21,079	\$ 18,916	\$ 14,804	\$ 19,858	\$ 14,197	\$ 15,989	\$ 15,748	\$ 17,031	\$ 24,558	\$ 0.20
Insurance Expense	\$ 20,864	\$ 20,860	\$ 20,856	\$ 20,856	\$ 21,000	\$ 21,000	\$ 22,032	\$ 21,000	\$ 20,946	\$ 24,336	\$ 31,836	\$ 26,843	\$ 0.22
Land Lease	\$ 107,001	\$ 107,000	\$ 110,478	\$ 113,955	\$ 113,955	\$ 113,955	\$ 113,955	\$ 126,059	\$ 138,162	\$ 138,162	\$ 138,162	\$ 138,168	\$ 1.13
Management Fee	\$ 60,840	\$ 61,586	\$ 65,285	\$ 65,020	\$ 72,658	\$ 72,048	\$ 72,021	\$ 73,723	\$ 76,656	\$ 89,495	\$ 89,834	\$ 92,980	\$ 0.76
Miscellaneous	\$ 176	\$ 220	\$ 211	\$ 322	\$ 360	\$ 230	\$ 225	\$ 274	\$ -	\$ -	\$ 17	\$ 120	\$ 0.00
Professional Fees	\$ 7,865	\$ 4,920	\$ 6,530	\$ 6,720	\$ 5,154	\$ 4,970	\$ 4,850	\$ 4,910	\$ 3,525	\$ 3,845	\$ 3,961	\$ 4,000	\$ 0.03
Real Estate Taxes	\$ 104,838	\$ 104,933	\$ 105,749	\$ 107,475	\$ 110,191	\$ 111,970	\$ 90,302	\$ 93,163	\$ 96,329	\$ 100,007	\$ 103,378	\$ 107,004	\$ 0.88
Replacement Reserves	\$ 21,996	\$ 21,996	\$ 21,996	\$ 21,996	\$ 21,996	\$ 24,500	\$ 24,500	\$ 24,504	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 0.25
Snow Removal	\$ 33,884	\$ 30,000	\$ 31,800	\$ 32,600	\$ 32,765	\$ 32,400	\$ 32,880	\$ 35,200	\$ 35,520	\$ 36,000	\$ 38,682	\$ 39,080	\$ 0.32
Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer	\$ 10,936	\$ 10,942	\$ 13,201	\$ 14,753	\$ 17,019	\$ 16,021	\$ 13,834	\$ 13,341	\$ 17,042	\$ 22,507	\$ 20,169	\$ 20,500	\$ 0.17
ACRE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,498	\$ 0.10
Total Common Area Expenses	\$ 428,985	\$ 430,422	\$ 438,996	\$ 447,495	\$ 460,431	\$ 472,839	\$ 476,909	\$ 477,521	\$ 521,319	\$ 531,134	\$ 544,774	\$ 567,102	\$ 4.64

Percentage over prior year NA 0.3% 2.0% 1.9% 2.9% 2.7% 0.9% 0.1% 9.2% 1.9% 2.6% 4.1%

Average annual increase over last 10 years 2.7%