

2026 Common Area Expense Budget & Historicals

222 Elm Street, Milford, NH

22,622 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	Per Sq. Ft.
Building Maintenance & Repairs	\$ 20,459	\$ 26,631	\$ 26,182	\$ 21,576	\$ 22,389	\$ 26,100	\$ 20,257	21,806	\$ 0.96
Common Area Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0	\$ -
Common Area Electric	\$ 3,617	\$ 3,711	\$ 3,415	\$ 2,390	\$ 2,825	\$ 3,496	\$ 3,849	3,850	\$ 0.17
Common Area Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0	\$ -
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0	\$ -
Grounds Maintenance	\$ 6,750	\$ 4,816	\$ 6,775	\$ 9,880	\$ 7,768	\$ 5,987	\$ 9,755	8,954	\$ 0.40
Insurance Expense	\$ 14,390	\$ 14,700	\$ 14,700	\$ 16,212	\$ 17,415	\$ 16,680	\$ 18,906	22,584	\$ 1.00
Management Fee	\$ 16,179	\$ 12,237	\$ 12,214	\$ 12,902	\$ 13,334	\$ 14,522	\$ 16,802	18,188	\$ 0.80
Miscellaneous	\$ 298	\$ 272	\$ 113	\$ 75	\$ 1	\$ 3	\$ 7	120	\$ 0.01
Professional Fees	\$ 1,252	\$ 953	\$ 1,125	\$ 1,180	\$ 1,420	\$ 1,810	\$ 1,973	2,000	\$ 0.09
Real Estate Taxes	\$ 36,615	\$ 35,769	\$ 37,092	\$ 38,270	\$ 40,811	\$ 43,572	\$ 50,188	51,756	\$ 2.29
Replacement Reserves	\$ 12,996	\$ 12,996	\$ 12,996	\$ 12,996	\$ 14,996	\$ 14,996	\$ 14,999	15,000	\$ 0.66
Snow Removal	\$ 11,750	\$ 11,150	\$ 9,115	\$ 12,600	\$ 11,016	\$ 16,580	\$ 14,580	15,580	\$ 0.69
Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0	\$ -
Water/Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180	0	\$ -
ACRE	\$ 3,340	\$ 3,336	\$ 3,340	\$ 3,340	\$ 3,340	\$ 3,340	\$ 3,340	0	\$ -
Total Common Area Expenses	\$ 127,646	\$ 126,571	\$ 127,067	\$ 131,421	\$ 135,315	\$ 147,086	\$ 154,836	159,838	\$ 7.07

% increase/decrease over prior year

-0.8%

0.4%

3.4%

3.0%

8.7%

5.3%

3.2%

Average annual % increase over prior 6 years

3.6%