

Northline Commons

CAM Recovery Summary • 2024

Recovery position

Total recoverable expenses	\$85,876.83
Recovered from tenants	\$70,155.91
Unrecovered — vacant space	\$0.00
Unrecovered — other	\$15,720.92

By tenant

Tenant	Unit	Share %	Actual share	Estimates	Balance
Harborview Dental Group	2501	19.3929	\$16,654.00	\$10,949.04	\$5,704.96
Marisol Kitchen & Catering	2507	15.4700	\$13,285.14	\$4,887.00	\$8,398.14
Studio K Fitness	2511	8.6505	\$7,428.79	\$5,790.00	\$1,638.79
Coastline Home Outfitters	2519	38.1802	\$32,787.98	\$2,959.20	\$29,828.78

Requires attention

- Account-coded ledger detected (36 accounts, 'block' layout). Expenses read from P&L; accounts; the bank register is ignored to avoid double-counting.
- Harborview Dental Group: lease percentage missing, computed 19.3929% from 2,466 / 12,716 sq ft.
- Marisol Kitchen & Catering: lease states 15.4700% but sq ft implies 9.3976% — a 6.07 point gap. Using 15.4700% (lease).
- Studio K Fitness: lease percentage missing, computed 8.6505% from 1,100 / 12,716 sq ft.
- Coastline Home Outfitters: lease percentage missing, computed 38.1802% from 4,855 / 12,716 sq ft.
- Tenant shares sum to 81.69%. 18.31% of expenses will not be recovered.

Notes

- Harborview Dental Group: no entries in the CAM Income account. If estimates were billed they must be entered manually, or this tenant is charged twice.
- Marisol Kitchen & Catering: no entries in the CAM Income account. If estimates were billed they must be entered manually, or this tenant is charged twice.
- Studio K Fitness: no entries in the CAM Income account. If estimates were billed they must be entered manually, or this tenant is charged twice.
- Coastline Home Outfitters: no entries in the CAM Income account. If estimates were billed they must be entered manually, or this tenant is charged twice.

- Excluded from the recoverable pool: Refied Mortgage Interest Exp 21,034.56 (debt service — never recoverable)