

Northline Commons

CAM Reconciliation Statement • 2024

Tenant	Coastline Home Outfitters
Unit	2519
Rentable Sq Ft	4,855
Pro-Rata Share	38.1802% (computed)
Lease Basis	Net
Reconciliation Period	2024

CAM Expense Breakdown

Description	Building Total	Your Share (38.18%)
COMMON AREA MAINTENANCE	\$39,476.86	\$15,072.36
• Management Fees	\$10,636.21	\$4,060.93
• Repair & Maint - Misc.	\$9,601.00	\$3,665.69
• Day Porter	\$6,875.00	\$2,624.89
• HVAC Repair	\$4,115.00	\$1,571.12
• Locks/Keys Doors	\$3,583.25	\$1,368.09
• Roof R&M;	\$3,075.00	\$1,174.04
• Pest Control	\$912.00	\$348.20
• Licenses & Permits	\$459.40	\$175.40
• Cleaning Misc	\$150.00	\$57.27
• Legal & Professional	\$70.00	\$26.73
UTILITIES	\$17,355.02	\$6,626.19
• Electricity-Bldg	\$10,044.14	\$3,834.88
• Trash Disposal	\$6,849.01	\$2,614.97
• Water/Gas/Sewer	\$461.87	\$176.34
TAXES	\$18,458.52	\$7,047.51

INSURANCE	\$10,586.43	\$4,041.92
TOTAL RECOVERABLE EXPENSES	\$85,876.83	\$32,787.98

Reconciliation

Your share of actual expenses	\$32,787.98
Less: CAM estimates billed during the year	(\$2,959.20)
BALANCE DUE	\$29,828.78