

Northline Commons

CAM Reconciliation Statement • 2024

Tenant	Marisol Kitchen & Catering
Unit	2507
Rentable Sq Ft	1,195
Pro-Rata Share	15.4700% (lease)
Lease Basis	Net
Reconciliation Period	2024

CAM Expense Breakdown

Description	Building Total	Your Share (15.47%)
COMMON AREA MAINTENANCE	\$39,476.86	\$6,107.07
• Management Fees	\$10,636.21	\$1,645.42
• Repair & Maint - Misc.	\$9,601.00	\$1,485.27
• Day Porter	\$6,875.00	\$1,063.56
• HVAC Repair	\$4,115.00	\$636.59
• Locks/Keys Doors	\$3,583.25	\$554.33
• Roof R&M;	\$3,075.00	\$475.70
• Pest Control	\$912.00	\$141.09
• Licenses & Permits	\$459.40	\$71.07
• Cleaning Misc	\$150.00	\$23.21
• Legal & Professional	\$70.00	\$10.83
UTILITIES	\$17,355.02	\$2,684.82
• Electricity-Bldg	\$10,044.14	\$1,553.83
• Trash Disposal	\$6,849.01	\$1,059.54
• Water/Gas/Sewer	\$461.87	\$71.45
TAXES	\$18,458.52	\$2,855.53

INSURANCE	\$10,586.43	\$1,637.72
TOTAL RECOVERABLE EXPENSES	\$85,876.83	\$13,285.14

Reconciliation

Your share of actual expenses	\$13,285.14
Less: CAM estimates billed during the year	(\$4,887.00)
BALANCE DUE	\$8,398.14