

Northline Commons

CAM Reconciliation Statement • 2024

Tenant	Studio K Fitness
Unit	2511
Rentable Sq Ft	1,100
Pro-Rata Share	8.6505% (computed)
Lease Basis	Net
Reconciliation Period	2024

CAM Expense Breakdown

Description	Building Total	Your Share (8.65%)
COMMON AREA MAINTENANCE	\$39,476.86	\$3,414.96
• Management Fees	\$10,636.21	\$920.09
• Repair & Maint - Misc.	\$9,601.00	\$830.54
• Day Porter	\$6,875.00	\$594.72
• HVAC Repair	\$4,115.00	\$355.97
• Locks/Keys Doors	\$3,583.25	\$309.97
• Roof R&M;	\$3,075.00	\$266.00
• Pest Control	\$912.00	\$78.89
• Licenses & Permits	\$459.40	\$39.74
• Cleaning Misc	\$150.00	\$12.98
• Legal & Professional	\$70.00	\$6.06
UTILITIES	\$17,355.02	\$1,501.29
• Electricity-Bldg	\$10,044.14	\$868.87
• Trash Disposal	\$6,849.01	\$592.47
• Water/Gas/Sewer	\$461.87	\$39.95
TAXES	\$18,458.52	\$1,596.76

INSURANCE	\$10,586.43	\$915.78
TOTAL RECOVERABLE EXPENSES	\$85,876.83	\$7,428.79

Reconciliation

Your share of actual expenses	\$7,428.79
Less: CAM estimates billed during the year	(\$5,790.00)
BALANCE DUE	\$1,638.79