

CAM Estimate Summary

January 1, 2027 · Parkside Commons — 210 Parkside Avenue, Denver, CO 80203 · Year 2027

TENANT	EXPENSE POOL	ANNUAL ESTIMATE	MONTHLY ESTIMATE
Cornerstone Dental	Expense Pool 1	\$31,650.00	\$2,637.50
Riverside Yoga Studio	Expense Pool 1	\$18,500.00	\$1,541.67
Grand Total		\$50,150.00	\$4,179.17

Clearcell Reporting

Parkside Commons Realty
210 Parkside Avenue
Denver, CO 80203
(303) 555-0177

January 1, 2027 · Year 2027

Cornerstone Dental
210 Parkside Avenue, Suite 140
Denver, CO 80203
billing@cornerstonedental.example

Re: CAM Estimate Statement — Parkside Commons — 210 Parkside Avenue, Denver, CO 80203

CATEGORY	POOL TOTAL	PRO-RATA	GROSS OWED	BASE YEAR	ANNUAL ESTIMATE	MONTHLY ESTIMATE
OPEX	\$97,000.00	15.00%	\$14,550.00	\$1,200.00	\$13,350.00	\$1,112.50
TAX	\$88,000.00	15.00%	\$13,200.00	\$0.00	\$13,200.00	\$1,100.00
UTILITIES	\$34,000.00	15.00%	\$5,100.00	\$0.00	\$5,100.00	\$425.00
Total	\$219,000.00		\$32,850.00	\$1,200.00	\$31,650.00	\$2,637.50

These are new estimated CAM amounts for the year ahead. They will be reflected on your monthly rent statements going forward. Please contact us with any questions.

Sincerely,
Parkside Commons Realty

Expense Detail

January 1, 2027 · Expense Pool 1 · Year 2027

CATEGORY	EXPENSE	AMOUNT	ADJUSTMENT	ADJUSTMENT TYPE	TOTAL	NOTES
OPEX	Cleaning	\$50,000.00	\$0.00		\$50,000.00	
OPEX	HVAC	\$27,000.00	\$3,000.00	Gross-Up to 95%	\$30,000.00	Occupancy gross-up
OPEX	Repairs & Maintenance	\$17,000.00	\$0.00		\$17,000.00	
TAX	Real Estate Taxes	\$88,000.00	\$0.00		\$88,000.00	Budgeted flat vs. prior year
UTILITIES	Water	\$9,000.00	\$0.00		\$9,000.00	
UTILITIES	Electric	\$25,000.00	\$0.00		\$25,000.00	
Pool Total (After Adjustments)		\$216,000.00	\$3,000.00		\$219,000.00	