

CAM Reconciliation Summary

December 31, 2026 · Lansdowne Square — 4400 Commerce Drive, Austin, TX 78701 · 01/2026 - 12/2026

TENANT	EXPENSE POOL	AMOUNT DUE (CREDIT)
Bright Leaf Coffee Co.	Expense Pool 1	\$1,312.50
Meridian Legal Group	Expense Pool 1	\$3,847.20
Northgate Fitness	Expense Pool 1	-\$412.00
Grand Total		\$4,747.70

Clearcell Reporting

Lansdowne Square Management LLC
4400 Commerce Drive, Suite 200
Austin, TX 78701
(512) 555-0142

December 31, 2026 · 01/2026 - 12/2026

Meridian Legal Group
4400 Commerce Drive, Suite 310
Austin, TX 78701
ap@meridianlegal.example · (512) 555-0198

Re: CAM Reconciliation Statement — Lansdowne Square — 4400 Commerce Drive, Austin, TX 78701

CATEGORY	POOL TOTAL	PRO-RATA	GROSS OWED	BASE YEAR	NET OWED	CHARGED	DUE (CREDIT)
OPEX	\$99,500.00	16.67%	\$16,583.33	\$1,800.00	\$14,783.33	\$13,900.00	\$883.33
TAX	\$91,800.00	16.67%	\$15,300.00	\$1,200.00	\$14,100.00	\$13,200.00	\$900.00
UTILITIES	\$40,000.00	16.67%	\$6,666.67	\$0.00	\$6,666.67	\$4,602.80	\$2,063.87
Total	\$231,300.00		\$38,550.00	\$3,000.00	\$35,550.00	\$31,702.80	\$3,847.20

OPEX — Expense Detail

EXPENSE	AMOUNT
Cleaning	\$45,000.00
HVAC	\$36,000.00
Repairs & Maintenance	\$18,500.00
Total	\$99,500.00

TAX — Expense Detail

EXPENSE	AMOUNT
Real Estate Taxes	\$91,800.00
Total	\$91,800.00

Please remit the amount above within 30 days of this statement, or contact us with any questions.

Sincerely,
Lansdowne Square Management LLC

Expense Detail

December 31, 2026 · Expense Pool 1 · 01/2026 - 12/2026

CATEGORY	EXPENSE	AMOUNT	ADJUSTMENT	ADJUSTMENT TYPE	TOTAL	NOTES
OPEX	Cleaning	\$45,000.00	\$0.00		\$45,000.00	
OPEX	HVAC	\$32,000.00	\$4,000.00	Gross-Up to 95%	\$36,000.00	Occupancy gross-up
OPEX	Repairs & Maintenance	\$18,500.00	\$0.00		\$18,500.00	
TAX	Real Estate Taxes	\$95,000.00	-\$3,200.00	Cap From Prior Year	\$91,800.00	5% cap vs. prior year
UTILITIES	Water	\$12,000.00	\$0.00		\$12,000.00	
UTILITIES	Electric	\$28,000.00	\$0.00		\$28,000.00	
Pool Total (After Adjustments)		\$230,500.00	\$800.00		\$231,300.00	