

# Clarendon Real Estate Investment Trust

2875 Wilson Boulevard, Arlington, VA 22201

**Year: 2015**  
**Common Area Maintenance (CAM)**

**Tenant: Rachel's Bakery**  
**Pro-rata Share = 3.75%**

## Expenses:

Management Fees	8,600.00
Electricity	4,297.75
Water/Sewer	302.58
General Payroll	19,752.00
CAM and Cleaning Payroll	28,445.00
Contract Cleaning	1,280.40
Supplies	71.87
Miscellaneous Service Contracts	1,988.01
Trash Removal Contract	10,824.42
Trash Removal - Other	308.00
Snow Removal Supplies	1,228.50
Snow Removal - Services	19,400.00
Repairs and Maintenance	433.58
Tools	65.26
Landscaping Contract	11,166.60
Landscaping - Other	1,046.00
Roof and Structural Repair	259.31
Plumbing Repair	4.22
Electrical Repair	22.11
Parking Lot Sweeping	2,100.00
Parking Lot Repairs and Striping	7,584.00
Parking Lot Lighting	911.42
Vehicle Maintenance	2,060.50
Signs	977.10
Fire Prevention	1,268.82
Communications	4,161.94
Depreciation - Capital Expenses	16,458.00
Insurance	42,568.00

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Total Actual Common Area Expenses:		187,585.39
Administrative Fee	15%	<u>28,137.81</u>
Total CAM with Administration Fee		215,723.20
Pro-Rata Share - Rachel's Bakery	3.75%	8,089.62
Less Estimate Previously Billed at \$750 per month		<u>(9,000.00)</u>

**Total Amount Overpaid - Take Credit Against Next Rent Payment    \$    (910.38)**

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**Year: 2015**

**Real Estate Taxes:**

**Tenant: Rachel's Bakery**

**Pro-rata Share = 3.75%**

Real Estate Taxes		142,000.00
Legal - Tax Appeals		646.00
Refunds: 2014		(735.60)
Total Real Estate Tax Expenses		141,910.40
Pro-Rata Share - Rachel's Bakery	3.75%	5,321.64
Less Estimate Previously Billed at \$400 per month		<u>(4,800.00)</u>
<b>Total Amount Due - Net 30 Days</b>		<b>\$ 521.64</b>