

Software: Kardin Budget System
File: 2024 Reforecast
Revision: 90
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Lake Pointe III & IV

Selected Cost Centers : 0713

[illegible]

Prepared For:
Prepared By:
Property ID: 0712 & 0713
Property RSF: 171,452
Cost Center(s) RSF: 81,542

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Lake Pointe III & IV
2024 Commercial Recoveries Adjustment Calculation

Selected Cost Centers : 0713

Suite	Tenant	Comm	Exp	Lease RSF	Reim. Type	Reim. Method	Base Year	Curr Exp. / Curr Stop	Base Exp. / Base Stop	Difference	% Share / RSF	Tenant's Share / Cap Adj.	Occup. %	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Balance	Annual \$/RSF	
0713-128	Leap Managed I	7/1/2023	9/30/2026	1,228	CAM	Base Am	2023	802,313	677,896	124,417	1.5100%	1,879	100.00%	1,879	0	478	1,401	0	1.53	
								9.84	8.31	1.53	N/A	-675								
						Tax	Base Am	2023	153,765	165,297	-11,532	1.5100%	0	100.00%	0	0	102	-102	0	N/A
						1.89	2.03	-0.14	N/A											
												1,879		1,879	0	579	1,299	0	1.53	
												-675								
0713-200	The Healthcare	6/1/2023	8/31/2028	4,454	CAM	Base Am	2023	797,148	677,896	119,252	5.4622%	6,514	100.00%	6,514	0	1,728	4,785	0	1.46	
								9.78	8.31	1.47	N/A	-2,726								
						Tax	Base Am	2023	153,765	165,297	-11,532	5.4622%	0	100.00%	0	0	367	-367	0	N/A
						1.89	2.03	-0.14	N/A											
												6,514		6,514	0	2,096	4,418	0	1.46	
												-2,726								
0713-220	VOBD LLC	12/1/2021	3/31/2027	3,055	CAM	Base Am	2022	847,047	745,200	101,847	3.7800%	3,850	100.00%	3,850	0	4,094	-244	0	1.26	
								10.39	9.14	1.25	N/A									
						Tax	Base Am	2022	153,765	169,273	-15,508	3.7800%	0	100.00%	0	0	595	-595	0	N/A
						1.89	2.08	-0.19	N/A											
												3,850		3,850	0	4,689	-839	0	1.26	
0713-225	Berkshire Hatha	2/1/2023	6/30/2028	4,631	CAM	Base Am	2023	847,047	677,896	169,152	5.7300%	9,692	100.00%	9,692	0	1,813	7,879	0	2.09	
								10.39	8.31	2.08	N/A									
						Tax	Base Am	2023	153,765	165,297	-11,532	5.7300%	0	100.00%	0	0	385	-385	0	N/A
						1.89	2.03	-0.14	N/A											
												9,692		9,692	0	2,199	7,494	0	2.09	

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0713-230	Allworth Financia	7/8/2022	3/31/2030	3,598	CAM	Base Am	2022	827,133	745,200	81,933	4.4500%	3,646	100.00%	3,646	0	4,762	-1,116	0	1.01	
								10.14	9.14	1.00	N/A	-886								
					Tax	Base Am	2022	153,765	169,273	-15,508	4.4500%	0	100.00%	0	0	701	-701	0	N/A	
												3,646	3,646	0	5,463	-1,817	0	1.01		
												-886								
0713-400	Envigo RMS Inc.	7/1/2022	12/31/2027	21,479	CAM	Base Am	2022	847,047	745,200	101,847	31.5000%	32,082	100.00%	32,082	0	30,719	1,363	0	1.49	
								10.39	9.14	1.25	N/A									
					Tax	Base Am	2022	153,765	169,273	-15,508	31.5000%	0	100.00%	0	0	4,959	-4,959	0	N/A	
												32,082	32,082	0	35,678	-3,596	0	1.49		

Combined Ste 120A, 130 & 400 for one OE Rec Prorata of 31.50% = all 3 stes of 25,683rsf

Reim. Type	Total Reimb.	Free Reimb.	Total Billed	Balance Due	Balance Due For Expired Tenants	Balance Due Posted To GL Accounts
CAM	79,927	0	62,728	17,199	-22,257	39,455
Tax	0	0	8,243	-8,243	-19,221	10,978
	79,927	0	70,971	8,956	-41,477	50,433

Approved By: _____
