

CALCULATION OF CAM AND TAXES

2025

24,800 SQ FT OF BUILDING BY 6,200. SQ FT each floor

70,211.77 Taxes

97,295.66 CAM charges plus Adm. Fee

\$167,507.43 Total taxes and CAM (6.76)

$\$70,211.77 = \$17,552.95 \text{ by } 12 = \$1,462.75$ TAXES

$\$97,295.66 = \$24,323.92 \text{ by } 12 = \$2,027.00$ CAM

CAM = \$3,489.75

TOMS RIVER DOWNTOWN CORPORATE CENTER, LLC
2025

Meadowbrook – sanitation	5,327.88
New Jersey Natural Gas	1,538.04
Veolia	5,707.22
Selective Insurance	24,564.00
Verizon	2,959.63
Pete’s Lawn Service	11,183.91
Schindler Elevator – preventive maint.	4,152.83
Toms River Township fire Commissioners	595.00
Hydro-power Lawn Sprinklers	405.18
Allied Fire & Safety annual sprinkler inspection	4,688.91
JCPL	13,198.75
TRMUA	2,113.05
Alltech Integration – smoke detectors	1,898.46
Repairs air conditioner	2,660.29
Toms River Electric repairs	850.00
Window Genie cleaning	2,761.77
Administrative Fees	12,690.74
Total Expenses	97,295.66
 Township of Toms River	 70,211.77
 Total expenses	 167,507.43