

**KEY WEST BIGHT
FY 19/20 OPERATING EXPENSE SUMMARY FOR CAM PURPOSES**

	<u>18/19</u> <u>Expenses for</u> <u>Maintenance &</u> <u>Administration</u>	<u>19/20</u> <u>Actual</u> <u>Expenses</u>	<u>Increase</u> <u>Allowed Over</u> <u>Previous</u> <u>Assessed</u>	<u>Total</u> <u>Expenses</u> <u>for CAM</u>	<u>Proration</u> <u>for Upland</u> <u>Tenants</u>	<u>Total Billable</u> <u>to Upland</u> <u>Tenants</u>	<u>Surveyed</u> <u>Net Usable</u> <u>SF</u>	<u>CAM</u> <u>Per</u> <u>SF</u>
1 Property Taxes		\$240,160.61	actual	\$240,160.61	36.04%	\$86,560.00	110,079	\$0.79
2 Insurance		\$191,764.83	actual	\$191,764.83	100.00%	\$191,764.83	110,079	\$1.74
3 Promotional Expenses		\$276,758.01	actual	\$276,758.01	0.00%	\$0.00	110,079	\$0.00
4 Maintenance and Operations & Administrative Overhead	\$211,428.81	\$1,076,162.82	5.00%	\$222,000.25	100.00%	\$222,000.25	110,079	\$2.02
		\$1,784,846.27		\$930,683.70		\$500,325.08	110,079	\$4.55

TOTAL REIMBURSABLE EXPENSES	\$500,325.08
TOTAL USABLE SQUARE FOOTAGE SURVEYED	110,079
TOTAL EXPENSES PER SQUARE FOOT	\$4.55

TOTAL BILLABLE SQUARE FOOTAGE PER LEASES	91,364
	\$4.55
TOTAL OPERATING EXPENSE BILLING	\$415,262.68

**Key West Bight
FY 19/20 Revenue and Expense Data For CAM Purposes**

**Maximus
Agreed
Prorations** **Adjusted
Total**

OPERATING REVENUES		Revenue %
Operating Revenues from:		
Marina Dockage and Fuel	\$ 3,081,533.88	36.10%
Parking	\$ 1,527,824.69	17.90%
Upland	\$ 2,842,716.97	33.30%
Ferry Terminal	\$ 234,000.74	2.74%
Ferry Terminal Fuel & Dockage	\$ 790,652.60	9.26%
Misc. Revenue	\$ 59,620.47	0.70%
Total	\$ 8,536,349.35	100.00%

1	PROPERTY TAXES	\$ 240,160.61	Revenue %	CAM %
(Per Maximus allocated based upon percentage of revenue)				
	Marina & Docks	\$ 86,695.50	36.10%	
	Parking	\$ 42,983.63	17.90%	
	Upland	\$ 79,976.65	33.30%	33.30%
	Ferry Terminal	\$ 6,583.35	2.74%	2.74%
	Ferry Terminal Fuel & Dockage	\$ 22,244.12	9.26%	
	Landlord	\$ 1,677.36	0.70%	
	PROPERTY TAX TOTAL FOR CAM	\$ 240,160.61	100.00%	36.04%

% of Revenue **\$ 86,560.00**

2	INSURANCE ALLOCATIONS				CAM %
	Excess Coverage	Basis	Total Premium	Percentage	Amount
	Property & Crime	Appraised value	\$768,288	10.47%	\$80,449
	GL/AL/E&O/LEL/Cyber	GL Claims History	\$257,952	0.00%	\$0
	Workers Comp.		\$245,768	0.00%	\$0
	Boiler & Machinery		\$11,670	0.00%	\$0
	Participation Credit		-\$25,684	10.47%	-\$2,689
	Subtotal Excess Coverage				\$77,760
	Est. FY 19 Self Insured Actuarial Ultimate Losses for KWB Property & Liability & 1/2 of 1951 Insurance Admin.				\$114,005
	Sub-total				\$191,765
	Allocated				\$191,765 100%

Values **\$191,764.83**

3	COMMON AREA PROMOTIONAL EXPENSE	405-7504-575.48	CAM %
(Per Maximus fully allocated)			
	Common Area Promotional Expense	\$ 276,758.01	
	TOTAL PROMOTIONAL EXPENSE FOR CAM	\$ 276,758.01	100%

50% of total **No longer charged**

4	MAINTENANCE AND OPERATIONS	405-7504-575.		
(Per Maximus expense fully allocated then pro-rated 50% to CAM but capped at 5% increase over prior year)				
Operating Expenses for the Key West Bight:				
	Regular Salaries & Wages	\$ 203,206.67		
	Non Premium Wages & Special Pay	\$ 180.00		
	Overtime	\$ 9,251.76		
	FICA Taxes	\$ 15,748.68		
	Retirement Contributions	\$ 17,488.25		
	Life & Health Insurance	\$ 70,548.77		
	Worker's Compensation	\$ -		
	Professional Services	\$ 6,345.00		
	Other Contractual Services	\$ 86,595.54		
	Utility Services	\$ 48,552.61		
	Repairs & Maintenance	\$ 41,438.32		
	Operating Supplies & Office Supplies	\$ 12,344.24		
	TOTAL	\$ 511,699.84		
	TOTAL MAINTENANCE		100%	\$ 511,699.84
	ADMINISTRATIVE OVERHEAD			
(Per Maximus allocated based upon percentage of revenue but capped at 5% increase over prior year)				
405-7501-575.34 (PILOT tsf .91)				
	Overhead Allocation	\$ 564,462.98	Revenue %	CAM %
	Marina Dockage and Fuel	\$ 203,765.30	36.10%	
	Parking	\$ 101,026.85	17.90%	
	Upland	\$ 187,973.62	33.30%	33.30%
	Ferry Terminal	\$ 15,473.21	2.74%	2.74%
	Ferry Terminal Fuel & Dockage	\$ 52,281.61	9.26%	
	Misc. Revenue	\$ 3,942.38	0.70%	
		\$ 564,462.98	100.00%	36.04%
	TOTAL ADMINISTRATIVE			\$ 203,446.83
	Prior Year Assessed Expense	\$ 211,428.81	5.00%	
	Cap on Increase of 5% over prior year assessment		\$ 10,571.44	\$ 222,000.25

50% of Total \$ 255,849.92
Not included due to 5% cap

50% of Total \$ 101,723.42
Not included due to 5% cap

Total Billable CAM Expenses:

\$ 500,325.08

KEY WEST BIGHT FUND 405
FY 19/20 Revenues (Unaudited) for CAM Purposes
(For CAM Purposes, CAM and Electric Revenues Deleted)

	<u>Total</u>	<u>Marina</u>	<u>Upland</u>	<u>Parking</u>	<u>Upland Ferry Terminal</u>	<u>Marina, Fuel Ferry Terminal</u>	<u>Misc.</u>	<u>Non- Operating Other</u>
Accounts 405-0000-								
330.00-00 Intergovernmental	0							
334.70-00 Other Grants (Sewage Project)	0							
334.75-00 DCA Conch Farm	0							
334.76-00 DCA Buquebus	0							
334.77-00 DCA Historeum	0							
334.78-00 DCA Greene Street	0							
334.90-00 Other State Grants Ferry Terminal	0							
337.90-00 Other Grants	0							
Subtotal	<u>0</u>							0
344.50-00 Parking	1,496,415							
Subtotal Parking	<u>1,496,415</u>			1,496,415				
347.51-00 Dockage - Transient	940,300							
347.52-11 Marina Tenant Utilities	80,371							
347.55-00 Dockage - Recreational	30,241							
347.56-00 Dockage - Liveaboard	84,680							
347.57-00 Dockage - Commercial	610,780							
347.58-00 Penalties	6,509							
347.61-00 Dinghy Dockage	133,839							
Subtotal Dockage	<u>1,886,720</u>	1,886,720						
347.62-00 Gasoline (KWB)	628,992							
347.63-00 Diesel (KWB)	565,822							
347.63-01 Diesel Tax Exempt (KWB)	0							
Subtotal Fuel	<u>1,194,814</u>	1,194,814						
351.03.00 Parking Fines	31,410							
Subtotal Fines	<u>31,410</u>			31,410				
347.52-08 Upland Electric & Sewer	32,279							
347.52-09 Common Area Charges	299,573							
362.54-00 Uplands Leases Bight	2,503,456							
362.90-00 Misc. Yearly Leases	0							
362.99-00 Other Leases - Park N' Ride	0							
Subtotal	<u>2,835,307</u>		2,835,307					

KEY WEST BIGHT FUND 405
FY 19/20 Revenues (Unaudited) for CAM Purposes
(For CAM Purposes, CAM and Electric Revenues Deleted)

	<u>Total</u>	<u>Marina</u>	<u>Upland</u>	<u>Parking</u>	<u>Upland Ferry Terminal</u>	<u>Marina, Fuel Ferry Terminal</u>	<u>Misc.</u>	<u>Non- Operating Other</u>
341.95-00 Returned Check Charges	597							
347.64-00 Non-Taxable Sales	0							
347.66-00 Retail Sales	0							
360.00-00 Miscellaneous Revenue	0							
361.00-00 Interest Earnings	218,238							
361.11-00 Sinking Fund Interest	0							
361.12-00 Capital Improvements Interest	0							
361.15-00 Pledged Revenue	0							
361.18-00 KWB Tenant Loan	42,787							
Subtotal	261,622							261,622
369.00-00 Other Misc. Revenues	7,410		7,410					
369.61-00 Hurricane Reimbursement	0							0
369.91-00 Sales Tax Commission	162							162
369.97-00 Miscellaneous Taxable Sales	59,620						59,620	
381.01-00 General Fund Transfer	24,404							24,404
385.00-00 Refunding Bonds	0							0
381.41-90 Transfer From Transit	0							
381.60-10 Bahama Caroline TIF	0							0
Subtotal	91,596							
389.90-01 PY O&M	0							
389.91-00 PY Capital	0							
Subtotal	0							
FERRY TERMINAL								
344.28-02 Ferry Terminal Disembarkation	194,075				194,075			
344.28-03 Port Security Surcharge	29,972							29,972
344.50-02 KW Bight Ferry Terminal Parking	39,926				39,926			
347.52.10 Ferry Terminal CAM	7,269							7,269
347.52-91 Ferry Terminal Advertising	0						0	
347.53-03 Ferry Terminal-Ferry Boats	105,156					105,156		
347.63-02 Ferry Terminal Taxable Fuel	349,394					349,394		
347.63-03 Ferry Terminal Tax-Exempt Fuel	199,309					199,309		
362.55-00 Key West Bight Ferry Terminal Leases	53,611					53,611		
362.55-01 Ferry Terminal Advertising Space	19,640					19,640		
369.97-01 Ferry Terminal	10,280							
369.98-00 Non-Taxable	63,543					63,543		
	1,072,174							
TOTAL REVENUES	8,870,058	3,081,534	2,842,717	1,527,825	234,001	790,653	59,620	323,429
						Operating	8,536,349	
						Non-Operating	<u>323,429</u>	
						Total	8,859,778	

**Key West Bight
FY 19/20 Property Taxes**

Key West Bight Assessed Value

Tax Year 2020	\$31,569,382
Tax Year 2019	<u>\$29,102,940</u>
Increase:	\$2,466,442

Tax Year	Millage Rate	Total Tax Paid
2020	8.7342	\$246,991.32
2019	8.8149	\$219,668.47

Fiscal Year Prorations

2020 Tax Bill	75%	\$185,243.49
2019 Tax Bill	25%	<u>\$54,917.12</u>

Total FY 19/20 Property Taxes: \$240,160.61

**Key West Bight
Insurance Expenses for CAM Purposes
Property and Liability
FY 19/20**

Maximus Methodology	Allocation based upon property insurance appraisal values Include Ferry Terminal See Maximus Finding #6 (Pages 12 & 13)
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Insurance Values Derived from Schedule Provided by Underwriter	
	<u>Buildings & Contents</u>
Total City Properties	\$142,282,183 HCA Asset Management Letter Dated August 16, 2019 / Page 2 of 3
<u>Key West Bight</u>	
Upland	\$11,442,718 HCA Asset Management Letter Dated August 16, 2019 / Page 6 of 13
Ferry Terminal	<u>\$3,455,988</u> HCA Asset Management Letter Dated August 16, 2019 / Page 4 of 13
	\$14,898,706
Allocation Percentage	10.47%

Key West Bight Insurance Allocations Utilized						
<u>Property Excess Coverage</u>						
<u>Excess Coverage</u>	<u>Basis</u>	<u>Total Premium</u>		<u>Percentage</u>	<u>Amount</u>	
Property	Appraised value	\$768,288 *		10.47%	\$80,449	PRM Renewal Proposal for FY 20-21 / Presented August 20, 2019 / Page 19
GL/AL/E&O/LEL/Cyber	GL Claims History	\$257,952		0.00%	\$0	Same as FY19 Allocation
Workers Comp.		\$245,768		0.00%	\$0	Not to Be Included in CAM per KWB and Property Management
Boiler & Machinery		\$11,670		0.00%	\$0	Not to Be Included in CAM per KWB and Property Management
Participation Credit		-\$25,684		10.47%	<u>-\$2,689</u>	PRM Renewal Proposal for FY 20-21 / Presented August 20, 2019 / Page 19
Subtotal Excess Coverage					<u>\$77,760</u>	
Estimated FY 19 Self Insured Actuarial Ultimate Losses for Key West Bight Property & Liability and 1/2 of 1951 Insurance Admin.					\$114,005	**
<u>To Be Allocated</u>					<u>\$191,765</u>	
* The \$768,288 property premium includes coverage for building and contents coverage.						
** Used the same allocation as the FY18 estimate for the Self Insured Acuarial Ultimate Losses for KWB Property & Liability and 1/2 of the 1951 Insurance Admin.						

KEY WEST BIGHT

FY 19/20 Survey Square Footage for CAM Purposes

To Determine Total Usable Square Footage (includes Outdoor Areas @ 50% per Maximus)

<u>CID/CT</u>	<u>UNIT</u>	<u>TENANT</u>	<u>Net Usable SF</u>		
			<u>SF</u>	<u>% of Total</u>	
C0006386/CT017649	631 Greene Street	Conch Republic Seafood Co. (FSCC) Enclosed areas (14,402 SF); outdoor dining and storage @ 50% (943.5 SF) = 15,345 SF total for CAM	15,345	13.94%	SURVEY
C0007966/CT669481	Booth Greene Street	Fury Water Adventures	96	0.09%	
	631B Greene Street Gazebo	Captains Corner Scuba School	56	0.05%	
	621 Greene Street	Reef Relief, Inc.	926	0.84%	
	625 Greene Street	Storage Units Building	2,162	1.96%	
C0007042/CT539726	Lazy Way (Units A, A-1)	Yours and Mayan	337	0.31%	SURVEY
C0007042/CT661296	Lazy Way (Unit B)	Yours and Mayan	135	0.12%	SURVEY
C0009005/CT795920	Lazy Way (Unit C)	Fisherman's Café	128	0.12%	SURVEY
C0009005/CT795839	Lazy Way (Unit D/E)	Fisherman's Café	274	0.25%	SURVEY
C0007794/CT644470	Lazy Way (Unit F)	AER Photography	426	0.39%	SURVEY
C0007041/CT539626	Lazy Way (Unit G)	Dragonfly Key West	326	0.30%	SURVEY
C0007033/CT528191	Lazy Way (Unit H)	Captain Quick Dry	452	0.41%	SURVEY
	Lazy Way (Units I & J)	RED Hospitality & Leisure	817	0.74%	SURVEY
	Lazy Way Storage (w/ Units I & J)	RED Hospitality & Leisure 313 SF @ 50%	157	0.14%	
C0005826/CT005826	Lazy Way Recording Studio	Jimmy Buffett	1,447	1.31%	SURVEY
	Booth Lazy Way	RED Hospitality & Leisure	98	0.09%	
C0005902/CT0005839	William Street Plaza Booth	Schooner Appledore Booth	30	0.03%	

C0005825/CT0005825	201R William Street	Schooner Wharf Bar Covered Areas @ 50% (1,176 SF); Outdoor Dining @ 50% (1,733 SF); Enclosed Areas (2,411 SF); Walkways @ 50% (289 SF); Storage Bldg. (1,110 SF) = 6,719 SF Total for CAM	6,719	6.10%	SURVEY
	201 William Street, Ground Level (Unit A)	City Office	414	0.38%	SURVEY
C0008375/CT716907	201 William Street, Ground Level (Unit B)	Bumble Bee Silver Co.	152	0.14%	SURVEY
C0005916/CT0005562	201 William Street, Ground Level (Unit C)	Sunset Watersports Office	750	0.68%	SURVEY
	201 William Street, Ground Level (Unit D)	City Conference Room	107	0.10%	
C0006914/CT435219	201 William Street/Harborwalk (Unit A)	Key West Artworks	722	0.66%	SURVEY
C0005916/CT682642	201 William Street/Harborwalk (Unit B)	Sunset Watersports (Hammerhead)	1,006	0.91%	SURVEY
C0008747/CT756052	201 William Street/ Harborwalk (Unit C)	Hayes Robertson (Ice Cream Shop)	1,001	0.91%	SURVEY
C0008587/CT736253	201 William Street/Harborwalk (Unit E)	Waterfront Brewery (Old KW Ice Cream)	1,447	1.31%	SURVEY
C0008587/CT736252	201 William Street/Harborwalk (Units D, F) Upstairs (Unit A), Roof	Waterfront Brewery Building (14,442 SF); Outdoor @ 50% (2,250 SF) = 16,692 SF Total for CAM	16,692	15.16%	SURVEY
	201 William Street (2nd Floor Offices)	City Offices (Port & Marine Services)	1,239	1.13%	SURVEY
C0005844/CT0005844	201 William Street/Caroline St. Parking Lot Corner	B.O.'s Fish Wagon	1,816	1.65%	SURVEY
C0008044/CT674871	284 Margaret Street 284 Margaret Street	Cuban Coffee Queen Cuban Coffee Queen Storage	208 240	0.19% 0.22%	SURVEY
C0007953/CT661288	KWB Marina (D Dock)	Thompson Fish House	1,728	1.57%	
C0007383/CT602110	200 Margaret Street	Turtle Museum	1,076	0.98%	
	Harborwalk (between Waterfront and Turtle Kraals)	Public Restrooms	1,555	1.41%	
	Margaret Street Plaza Booth	Vacant Booth (Margaret Street)	100	0.09%	
C0009759	1 Lands End Village	Boat House Key West (Turtle Kraals) 9,732 SF which reflects a 50% reduction for Outdoor Space	9,732	8.84%	SURVEY

C0005810/CT0005810	274 Margaret Street	Local Color	3,048	2.77%	SURVEY
C0006185/CT0006185 C0006185/CT0006186	208 Margaret Street	Mac's Sea Garden & Curio Shop Bldg. (1,689 SF); Covered Porch & Display @ 50% (861 SF) = 2,550 SF Total for CAM	2,550	2.32%	
C0008520/CT721223	231 Margaret Street	Half Shell Raw Bar 8,873 SF which reflects a 50% reduction for Outdoor Space	8,873	8.06%	
C0007460/CT607765	241,251A, 251B Margaret Street	Key West Bait & Tackle Building (3,116 SF) plus Covered Storage and Porch @50% (164 SF) = 3,280 SF Total for CAM	3,280	2.98%	
	255 Margaret Street Plaza (Fish House)	Café (RED Hospitality & Leisure) Building (1,196 SF); Covered Porch @ 50% (127.5 SF); Outdoor @ 50% (80.5) = 1,404 SF Total for CAM	1,404	1.28%	
	Margaret Street Plaza	Public Restrooms	694	0.63%	
C0005855/CT0005761	261 Margaret Street	Lost Reef Dive Shop Retail Store (1,540 SF); Covered Storage @ 50% (33 SF); Outdoor Fenced Storage @ 50% (98 SF); Unsecured Outdoor Storage @ 50% (40 SF) = 1,711 SF Total for CAM	1,711	1.55%	
C0006185/CT209214	901 Caroline Street	Flagler Station/HTA Building (1,342 SF); Covered Outdoor Platform (851 SF); MA House, Train Car, Ramps, Porches, Entries (1,519 SF); Grounds Areas @ 50% (1,774 SF); Ticket Booth (100 SF) = 5,586 SF Total for CAM	5,586	5.07%	
C0005811/CT0005811	907 Caroline Street	Good Day on a Happy Planet	975	0.89%	
	907 Caroline Street (Rear)	Maintenance Shop	1,383	1.26%	

C0006867/CT376845	Ferry Terminal First Floor Outdoor Area (337 SF Operations, 594 SF Electric Car Parking)	Conch Electric Cars Covered Ops Area (337 SF) plus Outdoor Parking @ 50% (297 SF) = 634 SF Total for CAM	634	0.58%
C0006836/CT354168	Ferry Terminal (Suite 212)	Vacation Key West Booth	250	0.23%
C0006574/CT500696	Ferry Terminal Ticket Counter	Key West Express Ticket Counter	172	0.16%
C0008514/CT719399	Ferry Terminal (Suites 213, 225 & 225A)	Paradise Porters	388	0.35%
C00097953/CT719336	Ferry Terminal 202/205/216 & Storage (1st Floor)	Yankee Freedom	808	0.73%
	Ferry Terminal - All Non-Leasable/Vacant Space	Restrooms, passenger area, hallways, and vacant suites	8,407	7.64%
			110,079	100%

Key West Bight

FY 19/20 Billable Square Feet Per Leases for CAM Purposes

(Estimated/Billed CAM per SF = \$4.85/Actual CAM per SF = \$4.55)

FY 19/20 CAM PER SF
\$4.55

CID/CT	UNIT	TENANT	CAM SF	TOTAL CAM PAID	FY 19/20 CAM DUE	FY 19/20 BALANCE	SALES TAX	TOTAL REFUND
C0006386/CT017649	631 Greene Street	Conch Republic Seafood Co. (FSCC)	15,345	74,423.28	69,819.75	(4,603.53)	(322.25)	(4,925.78)
C0007966/CT669481	Booth Greene Street	Fury Water Adventures	96	465.60	436.80	(28.80)	(2.02)	(30.82)
C0009464	631B Greene Street Gazebo	Captains Corner Scuba School	56	271.56	254.80	(16.76)	(1.17)	(17.93)
C0009540	621 Greene Street	Reef Relief, Inc. (926 SF)	0					
	625 Greene Street	Storage Units (10) 2,162 SF	0					
C0007042/CT539726	Lazy Way (Units A, A-1)	Yours and Mayan	337	1,634.40	1,533.35	(101.05)	(7.07)	(108.12)
C0007042/CT661296	Lazy Way (Unit B)	Yours and Mayan	135	654.72	614.25	(40.47)	(2.83)	(43.30)
C0009005/CT795920	Lazy Way (Unit C)	Fisherman's Café	128	620.76	582.40	(38.36)	(2.69)	(41.05)
C0009005/CT795839	Lazy Way (Unit D/E)	Fisherman's Café	274	1,328.88	1,246.70	(82.18)	(5.75)	(87.93)
C0007794/CT644470	Lazy Way (Unit F)	AER Photography	426	2,066.16	1,938.30	(127.86)	(8.95)	(136.81)
C0007041/CT539626	Lazy Way (Unit G)	Dragonfly Key West	326	1,581.12	1,483.30	(97.82)	(6.85)	(104.67)
C0007033/CT528191	Lazy Way (Unit H)	Captain Quick Dry	452	2,192.16	2,056.60	(135.56)	(9.49)	(145.05)
C0009622	Lazy Way (Units I, J & Storage)	RED Hospitality Office & Storage	974	4,723.92	4,431.70	(292.22)	(20.46)	(312.68)
C0005826/CT005826	Lazy Way Recording Studio	Jimmy Buffett	1,447	7,017.96	6,583.85	(434.11)	(30.39)	(464.50)
C0009624		RED Hospitality & Leisure Booth	98	475.32	445.90	(29.42)	(2.06)	(31.48)
C0005902/CT0005839	William Street Plaza Booth	Schooner Appledore Booth	30	145.56	136.50	(9.06)	(0.63)	(9.69)
C0005825/CT0005825	201R William Street	Schooner Wharf Bar	6,719	32,587.20	30,571.45	(2,015.75)	(141.10)	(2,156.85)
	201 William Ground Level (Unit A)	City Office (414 SF)	0					
C0008375/CT716907	201 William Ground Level (Unit B)	Bumble Bee Silver Company	152	737.16	691.60	(45.56)	(3.19)	(48.75)
C0005916/CT0005562	201 William Ground Level (Unit C)	Sunset Watersports Office	750	3,637.56	3,412.50	(225.06)	(15.75)	(240.81)
	201 William Ground Level (Unit D)	City ADA Conference Room (107 SF)	0					
C0006914/CT435219	201 William Harborwalk (Unit A)	Key West Artworks	722	3,501.72	3,285.10	(216.62)	(15.16)	(231.78)
C0005916/CT682642	201 William Harborwalk (Unit B)	Sunset Watersports (Hammerhead)	1,006	4,879.08	4,577.30	(301.78)	(21.12)	(322.90)
C0008747/CT756052	201 William Harborwalk (Unit C)	Hayes Robertson (Ice Cream Shop)	1,001	4,854.84	4,554.55	(300.29)	(21.02)	(321.31)
C0008587/CT736253	201 William Harborwalk (Unit E)	Waterfront Brewery (Old KW Ice Cream)	1,447	7,017.96	6,583.85	(434.11)	(30.39)	(464.50)
C0008587/CT736252	201 William Street Harborwalk (Units D, F), Upstairs (Unit A), Roof	Waterfront Brewery	16,692	80,956.20	75,948.60	(5,007.60)	(350.53)	(5,358.13)
	201 William 2nd Floor (Units A-G)	City Port & Marine Offices (1,239 SF)	0					
C0005844/CT0005844	201 William & Caroline Parking Lot	B.O.'s Fish Wagon	1,816	8,807.64	8,262.80	(544.84)	(38.14)	(582.98)
C0008044/CT674871	284 Margaret Street	Cuban Coffee Queen	208	1,008.84	946.40	(62.44)	(4.37)	(66.81)
		Cuban Coffee Queen Storage	240	1,164.00	1,092.00	(72.00)	(5.04)	(77.04)
	KWB Marina (Vacant)	Thompson Fish House (Vacant) 1,728 SF	0					
C0007383/CT602110	200 Margaret Street	Turtle Museum (tax exempt)	1,076	5,218.56	4,895.80	(322.76)	-	(322.76)
	Harborwalk	Public Restrooms (1,555 SF)	0					
	Margaret Street Plaza Booth	Vacant Booth (100 SF)	0					
C0008520/CT721224	1 Lands End Village	Turtle Kraals (CAM paid for 9 months)	9,732	35,400.15	33,210.45	(2,189.70)	(153.28)	(2,342.98)
C0009759	1 Lands End Village	Boat House Key West (Turtle Kraals) (CAM paid for 3 months)	9,732	11,800.05	11,070.15	(729.90)	(51.09)	(780.99)
C0005810/CT0005810	274 Margaret Street	Local Color	3,048	14,782.80	13,868.40	(914.40)	(64.01)	(978.41)
C0006185/CT0006185	208 Margaret Street	Mac's Sea Garden	1,689	8,191.68	7,684.95	(506.73)	(35.47)	(542.20)
C0006185/CT0006186	208 Margaret Street	Mac's Curio Shop	861	4,175.88	3,917.55	(258.33)	(18.08)	(276.41)
C0008520/CT721223	231 Margaret Street	Half Shell Raw Bar	8,873	43,034.04	40,372.15	(2,661.89)	(186.33)	(2,848.22)
C0007460/CT607765	241, 251A & 251B Margaret Street	Key West Bait & Tackle	3,280	15,908.04	14,924.00	(984.04)	(68.88)	(1,052.92)

C0009623	255 Margaret St. Plaza (Fish House)	Café' (RED Hospitality & Leisure)		1,404		6,809.40		6,388.20		(421.20)		(29.48)		(450.68)
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	Margaret Street Plaza	Public Restrooms (694 SF)	0						
C0005855/CT0005761	261 Margaret Street	Lost Reef Dive Shop	1,711	8,298.36	7,785.05	(513.31)	(35.93)	(549.24)	
C0006185/CT209214	901 Caroline Street	Flagler Station/HTA	5,586	27,092.16	25,416.30	(1,675.86)	(117.32)	(1,793.18)	
C0005811/CT0005811	907 Caroline Street	Good Day on a Happy Planet	975	4,728.72	4,436.25	(292.47)	(20.47)	(312.94)	
	907 Caroline Street (Rear)	Maintenance Shop (1,383 SF)	0						
	908 Caroline Street	Parking Lot	0						
C0006867/CT376845	FT 1st Floor Outdoor Area	Conch Electric Cars (Covered Ops Area)	337	1,634.40	1,533.35	(101.05)	(7.07)	(108.12)	
		Outdoor Parking Area (@ 50%)	297	1,440.48	1,351.35	(89.13)	(6.24)	(95.37)	
C0006836/CT354168	Ferry Terminal Suite 212	Vacation Key West Booth (8 mos.)	250	\$ 808.32	758.32	(50.00)	(3.50)	(53.50)	
C0006574/CT500696	Ferry Terminal Ticket Counter	Key West Express Ticket Counter	172	\$ 824.52	782.60	(41.92)	(2.93)	(44.85)	
C0008514/CT719399	Ferry Terminal 213,225,225A	Paradise Porters	388	\$ 1,881.84	1,765.40	(116.44)	(8.15)	(124.59)	
C00097953/CT719336	Ferry Terminal 202/205	Yankee Freedom Office (309 SF); Office/- Storage (Suite 216) 99 SF; and Ground Level Storage (400 SF)	808	\$ 3,918.84	3,676.40	(242.44)	(16.97)	(259.41)	
	Ferry Terminal - All Non-Leasable/- Vacant Space	Restrooms, passenger area, hallways, vacant suites (8,407 SF)	0						
TOTALS:			91,364	442,701.84	415,327.02	(27,374.82)	(1,893.65)	(29,268.47)	

Taxable Refunds: (\$27,052.06)
Non-Taxable Refunds: (\$322.76)
Total Refunds (Pre-tax): (\$27,374.82)
Tax: (1,893.65)
TOTAL REFUNDS: (\$29,268.47)

**KEY WEST BIGHT
FY 18/19 OPERATING EXPENSE SUMMARY FOR CAM PURPOSES**

	<u>17/18</u> <u>Expenses for</u> <u>Maintenance &</u> <u>Administration</u>	<u>18/19</u> <u>Expenses</u>	<u>Increase</u> <u>Allowed Over</u> <u>Previous</u> <u>Assessed</u>	<u>Total</u> <u>Expenses</u> <u>for CAM</u>	<u>Proration</u> <u>for Upland</u> <u>Tenants</u>	<u>Total Billable</u> <u>to Upland</u> <u>Tenants</u>	<u>Surveyed</u> <u>Net Usable</u> <u>SF</u>	<u>CAM</u> <u>Per</u> <u>SF</u>
1 Property Taxes		\$215,670.03	actual	\$215,670.03	37.86%	\$81,645.87	110,079	\$0.74
2 Insurance		\$165,733.44	actual	\$165,733.44	100.00%	\$165,733.44	110,079	\$1.51
3 Promotional Expenses		\$237,398.41	actual	\$237,398.41	0.00%	\$0.00	110,079	\$0.00
4 Maintenance & Operations & Administrative Overhead	\$201,360.77	<u>\$1,193,566.42</u>	5.00%	<u>\$211,428.81</u>	100.00%	<u>\$211,428.81</u>	110,079	<u>\$1.92</u>
		\$1,812,368.30		\$830,230.69		\$458,808.12	110,079	\$4.17

TOTAL REIMBURSABLE EXPENSES	\$458,808.12
TOTAL USABLE SQUARE FOOTAGE SURVEYED	110,079
TOTAL EXPENSES PER SQUARE FOOT	\$4.17

TOTAL BILLABLE SQUARE FOOTAGE PER LEASES	91,364
	\$4.17
TOTAL OPERATING EXPENSE BILLING	\$380,804.20