

KEY WEST BIGHT FUND 405
FY 13/14 OPERATING EXPENSE SUMMARY FOR CAM PURPOSES

	12/13 Expenses for Maintenance & Administration	13/14 Total Expenses	Increase Allowed Over Previous Year	Total Expenses for CAM	Proration for Upland Tenants	Total Billable to Upland Tenants	Surveyed Net Usable Square Feet	CAM Per Square Foot
Property Taxes		\$220,995.29	actual	\$220,995.29	39.59%	\$87,483.25	102,509	\$0.85
Insurance		\$164,560.92	actual	\$164,560.92	100.00%	\$164,560.92	102,509	\$1.61
Promotional Expenses		\$16,506.50	actual	\$16,506.50	0.00%	\$0.00	102,509	\$0.00
Maintenance & Operations	\$157,771.55	\$326,001.55	5.00%	\$165,660.13	100.00%	\$165,660.13	102,509	\$1.62
Administrative Overhead		\$809,081.00						
		\$1,537,145.26		\$567,722.83		\$417,704.30	102,509	\$4.07

TOTAL REIMBURSABLE EXPENSES	\$417,704.30
TOTAL USABLE SQUARE FOOTAGE SURVEYED	\$102,509.00
TOTAL EXPENSES PER SQUARE FOOT	\$4.07

TOTAL BILLABLE SQUARE FOOTAGE PER LEASE:	88,298
TOTAL BILLABLE PER SQUARE FOOT	\$4.07
TOTAL OPERATING EXPENSE BILLABLE	\$359,797.23

*TOTAL ESTIMATED EXPENSES BILLED	\$294,870.57
TOTAL ACTUAL EXPENSES RECONCILED	\$296,676.77
TOTAL BALANCE DUE FROM TENANTS	\$1,806.20

* based upon FY occupancy and includes some partial year tenancy

Key West Bight
FY 14 Revenue and Expense Data For CAM Purposes

Maximus
 Agreed
 Pro-rations
 Adjusted
 Total

1	OPERATING REVENUES		Revenue %	
	Operating Revenues from:			
	Marina Dockage and Fuel	\$ 3,260,673.00	43.22%	
	Parking	\$ 1,045,272.00	13.86%	
	Upland	\$ 2,791,758.00	37.01%	
	Ferry Terminal	\$ 194,672.00	2.58%	
	Ferry Terminal Fuel & Dockage	\$ 179,073.00	2.37%	
	Misc Revenue	\$ 72,704.00	0.96%	
	Total	\$ 7,544,152.00	100.00%	

2	PROPERTY TAXES	\$ 220,995.29	Revenue %	CAM %
	(Per Maximus allocated based upon percentage of revenue)			
	Marina & Docks	\$ 95,516.82	43.22%	
	Parking	\$ 30,619.77	13.86%	
	Upland	\$ 81,780.61	37.01%	37.01%
	Ferry Terminal	\$ 5,702.64	2.58%	2.58%
	Ferry Terminal Fuel & Dockage	\$ 5,245.69	2.37%	
	Landlord	\$ 2,129.76	0.96%	
	PROPERTY TAX TOTAL FOR CAM	\$ 220,995.29	100.00%	39.59%

% of revenue **\$ 87,483.25**

3	INSURANCE 405-7501-575.45				CAM %
	(Per Maximus fully allocated based upon value percentage)				
	Insurance Appraisal Values for:				
	Coverage	Basis	Total Premium	Percentage	Amount
	Property	Appraised value	\$669,703	21.81%	\$146,062
	Liability	Appraised value	\$38,143	21.81%	\$8,319
	Wind	Scheduled	\$0	100.00%	\$0
	Flood	Scheduled	\$10,180	100.00%	\$10,180
	Sub-total		\$718,026		\$164,561
	INSURANCE ALLOCATION FOR CAM			\$164,561	100%

Values **\$164,560.92**

	COMMON AREA PROMOTIONAL EXPENSE 405-7504-575.48		CAM %
	(Per Maximus fully allocated)		
	Common Area Promotional Expense		
	TOTAL PROMOTIONAL EXPENSE FOR CAM	\$ 16,506.50	100%

50% of total **No Longer charged**

	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:	
	Wages & Salaries	\$ 98,022.86
	Non Premium Wages & Special Pay	\$ 179.49
	Overtime	\$ 4,815.87
	FICA	\$ 7,616.11
	Retirement	\$ 7,805.19
	Health Insurance	\$ 32,423.71
	Worker's Compensation	\$ 9,360.00
	Professional Services	\$ -
	Other Contractual Services	\$ 70,666.57
	Utility Services	\$ 52,096.19
	Repair & Maintenance	\$ 30,516.14
	Operating Supplies & Office Supplies	\$ 12,499.42
	TOTAL	\$ 326,001.55

TOTAL MAINTENANCE 100% **\$ 326,001.55**

50% of total **\$ 163,000.78**

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	\$ 809,081.00	Revenue %	CAM %
Marina Dockage and Fuel	\$ 349,694.51	43.22%	
Parking	\$ 112,101.36	13.86%	
Upland	\$ 299,405.20	37.01%	37.01%
Ferry Terminal	\$ 20,877.82	2.58%	2.58%
Ferry Terminal Fuel & Dockage	\$ 19,204.88	2.37%	
Misc Revenue	\$ 7,797.22	0.96%	
	\$ 809,081.00	100.00%	39.59%

TOTAL ADMINISTRATIVE **\$ 320,283.02**

50% of total **\$ 160,141.51**

Prior Year Assessed Expense **\$ 157,771.55** 5.00%
 Cap on Increase of 5% over prior year assessment \$ 7,888.58 \$ 165,660.13

5% cap **\$165,660.13**

Total Billable CAM Expenses

\$ 417,704.30

1. KEY WEST BIGHT FUND 405

FY14 Revenues (Unaudited) for CAM Purposes

for Cam purposes CAM and Electricity Revenues deleted

		<u>Total</u>	<u>Marina</u>	<u>Upland</u>	<u>Parking</u>	<u>Upland Ferry Term.</u>	<u>Marina, Fuel Fer. Term</u>	<u>Misc</u>	Delete Non operatin <u>Other</u>
Accounts 405-0000-									
330.00-00 Intergovernmental	x	0							
334.70-00 Other Grants (Sewage Project)	x	0							
334.75-00 DCA Conch Farm	x	0							
334.76-00 DCA Buquebus	x	0							
334.77-00 DCA Historeum	x	0							
334.78-00 DCA Greene Street	x	0							
334.90-00 Other State Grants Ferry Terminal	x	0							
337.90-00 Other Grants	x	0							0
Subtotal		0							
344.50-00 Parking	x	984,764							
344.51-00 Parking Meters	x	0							
Subtotal		984,764			984,764				
347.51-00 Dockage Transient	x	715,889							
347.52-11 Marina Tenent Utilites		93,914							
347.55-00 Dockage Recreational	x	92,450							
347.56-00 Dockage Liveaboard	x	117,862							
347.57-00 Dockage Commercial	x	899,989							
347.58-00 Penalties	x	57,499							
347.61-00 Dinghy Dockage	x	95,096							
Subtotal Dockage		2,072,699	2,072,699						
347.60-00 Oil	x	0							
347.62-00 Gasoline	x	652,591							
347.63-00 Diesel	x	535,383							
347.63-01 Diesel Tax Exempt	x	0							
Subtotal Fuel		1,187,974	1,187,974						
351.03.00 Parking Fines		60,508							
Subtotal Fines		60,508			60,508				
347.52-08 Uplands Electric & Sewer	x	3,812							
347.52-09 Common Area Charges	x	269,842							
362.54-00 Uplands Leases Bight	x	2,459,846							
362.90-00 Misc Yearly Leases	x	55,500							
362.99-00 Other Leases - Park N' Ride		0							
Subtotal		2,789,000			2,789,000				
341.95-00 Returned Check Charges	x	795							
347.64-00 Non Taxable Sales		104							
347.66-00 Retail Sales		0							
360.00-00 Miscellaneous Revenue		0							
361.00-00 Interest Earnings	x	44,799							
361.11-00 Sinking Fund Interest	x	0							
361.12-00 Capital Improvements Interest		0							
361.15-00 Pledged Revenue		0							
Subtotal		45,698							45,698

1. KEY WEST BIGHT FUND 405

FY14 Revenues (Unaudited) for CAM Purposes

for Cam purposes CAM and Electricity Revenues deleted

		<u>Total</u>	<u>Marina</u>	<u>Upland</u>	<u>Parking</u>	<u>Upland Ferry Term.</u>	<u>Marina, Fuel Fer. Term</u>	<u>Misc</u>	Delete Non operatin <u>Other</u>
369.00-00 Other Misc. Sales	x	2,758		2,758					
369.61-00 Hurricane Reimbursement	x	0							0
369.91-00 Sales Tax Commission	x	160							160
369.97-00 Miscellaneous Taxable Sales	x	62,301						62,301	
381.01-00 General Fund Transfer									
385.00-00 Refunding Bonds		0							0
381.41-90 Transfer From Transit									0
381.60-10 Bahama Caroline TIF	x	0							0
Subtotal		65,219							
389.90-01 PY O&M									
389.91-00 PY Capital									
Subtotal									
FERRY TERMINAL									
344.28-02 Ferry Terminal Disembarkation	x	190,063				190,063			
344.28-03 Port Security Surcharge	x	37,037							37,037
344.50-02 KW Bight Ferry Terminal	x	4,609				4,609			
347.52.10 Ferry Terminal CAM	x	7,715							7,715
		0							0
347.52-91 Misc. Non Tax Ferry Terminal	x	10,403						10,403	
347.53-01 Ferry Terminal-Transient	x	0							
347.53-02 Ferry Terminal- Commercial	x	0							
347.53-03 Ferry Terminal-Ferry Boats	x	84,452					84,452		
347.63-02 Ferry Terminal Taxable Fuel	x	28,318					28,318		
347.63-03 Ferry Terminal Tax-Ex Fuel	x	0					0		
362.55-00 Key West Bight Ferry Terminal Leases	x	66,303					66,303		
369.97-01 Ferry Terminal	x	0							
		428,900							
TOTAL REVENUES		7,634,762	3,260,673	2,791,758	1,045,272	194,672	179,073	72,704	90,610
								Operating	7,544,152
								Non-Op	90,610
								Total	7,634,762

2. Key West Bight Fund 405
FY 2014 Property Tax Data for CAM Purposes

Key West Bight Assessed Value

Tax Yr 2014	\$26,431,148
Tax Yr 2013	\$25,846,510
Increase	\$584,638

Millage Rate		Total Tax Paid
2014	10.3944	\$221,817.48
2013	10.5345	\$218,528.72

Fiscal Year Pro-rations

2014 Tax Bill	75%	\$166,363.11
2013 Tax Bill	25%	\$54,632.18

Total FY Property Taxes **\$220,995.29**

3. Key West Bight
Insurance Expenses for CAM Purposes
Property, Liability, Wind, Flood

Maximus Methodology	Allocation based upon property insurance appraisal values Include Ferry Terminal See - Maximus Finding #6 page 13
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Insurance Values Derived from schedule provided by underwriter		
	Buildings	
Total City Properties	\$57,531,060.00	<i>FY14 updated from Schedule of coverages</i>
Key West Bight		
Upland	\$9,305,000	
Ferry Terminal	\$3,242,500	
Marina		
	\$12,547,500.00	
Allocation percentage	21.81%	

Key West Bight Insurance Allocations utilized		<i>See FY14 Prepaid Schedule for Premium Amounts</i>			
Coverage	Basis	Total Premium	Percentage	Amount	
Property	Appraised value	\$669,703	21.81%	\$146,062	Property now includes wind
Liability	Appraised value	\$38,143	21.81%	\$8,319	G/L only. No auto? No public official?
Marine Pollution	Scheduled	\$4,775	0.00%	\$0	0% as Marina Not charged to CAM
Marine Liability	Scheduled	\$25,695	0.00%	\$0	0% as Marina Not charged to CAM
Wharfing	Ferry/Cruise revenue	\$22,037	0.00%	\$0	
Flood	Scheduled	\$10,180	100.00%	\$10,180	
1951	Insurance Admin				
1952 other	Claim payments				
Sub-total		\$770,533		\$164,561	
Allocated				\$164,561	

Key West Bight
FY 13/14 Survey Square Footage for CAM Purposes
To determine total usable square footage
includes outdoor areas at 50% per Maximus

revised 12/1/14

Acct.	Unit	Tenant	Net Usable Sq. Ft.			
			Sq. Ft.	% Of Total		
6386	631 Green Street	Conch Republic Seafood Co.	14,919	14.55%	SURVEY	
5891	BOOTH Greene Street	Fury	96	0.09%		
	631 Green Street Gazebo	Conch Republic	0		Included in Conch Republic sf	
7042	Lazy Way Unit A, A-1	Yours and Mayan	337	0.33%	SURVEY	
	Lazy Way Unit B	Yours and Mayan	135	0.13%	SURVEY	
7055	Lazy Way Unit C	Lazy Breeze	125	0.12%	SURVEY	
6365	Lazy Way Unit D/E	KW Pretzel	274	0.27%	SURVEY	
7053	Lazy Way Unit F	AER photography	426	0.42%	SURVEY	
7041	Lazy Way Unit G	Dragonfly	326	0.32%	SURVEY	
5828	Lazy Way Unit H	Capt Quick Dry	452	0.44%	SURVEY	
5823	Lazy Way Unit I	SEBAGO Garage	331	0.32%	SURVEY	
	Lazy Way Unit J	Sebago Storage	486	0.47%		
5826	Lazy Way Recording Studio	Jimmy Buffett	1,447	1.41%	SURVEY	
5823	BOOTH Lazy Way	Sebago	98	0.10%		
5822	William St Plaza Booth	Appledore booth	30	0.03%		
5825	201 William R	Schooner Wharf Bar	5,616	5.48%	SURVEY 5616	1386 building 1100 50% covered 1154 50% parking, storage 1002 50% outdoor seating 974 storage new building
5820	201 William Ground Level Unit A	City office	414	0.40%	SURVEY	
6858	201 William Ground Level Unit B	Bumblebee Silver Co.	112	0.11%	SURVEY	
5916	201 William Ground Level Unit C	Sunset Watersports	750	0.73%	SURVEY	
	201 William Gound Level D	City conference room	107	0.10%		
6471	201 William Ground Level Unit	Vacant-ATM	40	0.04%	SURVEY	
6727	201 William Harborwalk Unit A	Key West Artworks	722	0.70%	SURVEY	
5820	201 William Harborwalk Unit B	Sunset Board Shop (Hammerhead)	1,006	0.98%	SURVEY	
5891	201 William Harborwalk Unit C	Hayes Robertson	1,001	0.98%	SURVEY	
8587	201 William Harborwalk Unit E	Waterfront Brewery (old Ice Cream)	1,447	1.41%	SURVEY	
	201 William Street Harborwalk unit D,F, up A, Roof	Waterfront Brewery	16,692	16.28%	SURVEY	2,250 Rooftop 2273 Upstairs Unit A 991 Unit D 11,178 Unit F 16,692 Total for CAM
5821	201 Wiliam 2nd floor Offices Unit A-G	City Offices Port	1,239	1.21%	SURVEY	
5844	201 William & Caroline Parking Lot Corner	BO'S Fishwagon	1,700	1.66%	SURVEY	

8044	284 Margaret	Cuban Coffee Queen	208	0.20%	SURVEY
	284 Margaret	Cuban Coffee Queen Storage	240		
	Thompson Fish House	Yankee Freedom	1,728	1.69%	
7383	200 Margaret Street	Turtle Museum	1,076	1.05%	
	Boardwalk between Waterfront and Turtle Kraals	Restrooms	1,555	1.52%	
	Margaret Street Plaza Booth	vacant	100	0.10%	
5758	1 Lands End Village	Turtle Kraals	9,738	9.50%	SURVEY
5810	274 Margaret	Local Color	3,048	2.97%	SURVEY
6185	208 Margaret	Mac's Sea Garden	2,550	2.49%	1689 building plus covered porch & display @ 50% 861 sf
5758	231 Margaret	Half Shell Raw Bar	9,367	9.14%	includes fish house sf
6846	241 Margaret	Key West Bait & Tackle	1,280	1.25%	1,116 building plus covered storage, porch @ 50% = 164 sf
5764	251 Margaret Unit A, Unit B	Key West Bait and Tackle	2,000	1.95%	
8520	Margaret	Half Shell Fish House	0		included in Half Shell square footage
	Margaret	Public restrooms	694	0.68%	
5855	261 Margaret	Lost Reef Dive Shop	1,801	1.76%	
6185	901 Caroline	Flagler Station	4,096	4.00%	
5811	907 Caroline	Piano Shop	975	0.95%	
	907 Caroline Rear	Maintenance Shop	1383	1.35%	
	FT 1ST Floor Outdoor Area (337 sf ops, 396 parking)	Conch Electric Cars	718	0.70%	
	Ferry Terminal Suite 212	Vacation Key West Booth	250	0.24%	
	Ferry Terminal Ticket Counter	Key West Express Ticket Counter	240	0.23%	
	Ferry Terminal 213,225,225A	Paradise Porters	388	0.38%	
	Ferry Terminal 202/205	Yankee Freedom	309	0.30%	
	Ferry Terminal All non-leasable/vacant space	Lavs, Passenger area, hallways, suites	8,437	8.23%	
TOTAL			102,509	100%	

Key West Bight
FY 13/14 Billable Square Feet Per Leases for CAM Purposes

Estimated Actual Debit/Credit
\$4.05 \$4.07

REVISED 03-02-15

ACCT/ALT #	UNIT	TENANT	SF	INVOICED	FY 13/14 DUE	BALANCE	TAX	TOTAL DUE
6386/17649	631 Green Street	Conch Republic Seafood Co. (FSCC)	14,919	60,421.92	60,792.03	370.11	27.76	397.87
7966/669481	Booth Greene Street	Fury Water Adventures	96	388.80	391.18	2.38	0.18	2.56
	631 Green Street Gazebo	Conch Republic	0	-	-	-		
7042/539726	Lazy Way Unit A, A-1	Yours and Mayan	337	1,364.88	1,373.21	8.33	0.62	8.95
7042/661296	Lazy Way Unit B	Yours and Mayan	135	546.72	550.10	3.38	0.25	3.63
8011/669478	Lazy Way Unit C	Bliss	128	518.40	521.58	3.18	0.24	3.41
7832/649022	Lazy Way Unit D/E	Key West Pretzel Co.	274	1,109.76	1,116.50	6.74	0.51	7.24
7794/644470	Lazy Way Unit F	AER Photography	426	1,725.36	1,735.87	10.51	0.79	11.30
7041/539626	Lazy Way Unit G	Dragonfly Key West	326	1,320.36	1,328.39	8.03	0.60	8.63
7033/528191	Lazy Way Unit H	Capt Quick Dry	452	1,830.60	1,841.81	11.21	0.84	12.05
5823/6559	Lazy Way Unit I	Sebago Office	331	1,340.52	1,348.76	8.24	0.62	8.86
5823/642706	Lazy Way Unit J	Sebago Storage	486	1,968.36	1,980.36	12.00	0.90	12.90
5826/5826	Lazy Way Recording Studio	Jimmy Buffett	1,447	5,860.32	5,896.24	35.92	2.69	38.62
5823/5823	Booth Lazy Way	Sebago Booth	98	396.96	399.33	2.37	0.18	2.55
5902/5839	William St Plaza Booth	Appledore Booth	30	121.56	122.24	0.68	0.05	0.74
5825/5825	201 William R	Schooner Wharf Bar	5,616	22,744.80	22,884.11	139.31	10.45	149.76
	201 William Ground Level Unit A	City Office	0					
8375/716907	201 William Ground Level Unit B	Bumble Bee Silver Company	112	453.60	456.38	2.78	0.21	2.99
5916/5562	201 William Ground Level Unit C	Sunset Watersports Office	750	3,037.56	3,056.10	18.54	1.39	19.94
	201 William Ground Level D	City ADA conf room	0					
6471/107330	201 William Ground Level Unit	Capital Bank (former tenant)	40	162.00	162.99	0.99	0.07	1.07
6914/435219	201 William Harborwalk Unit A	Key West Artworks	722	2,924.16	2,942.01	17.85	1.34	19.19
5916/682642	201 William Harborwalk Unit B	Sunset WS - Hammerhead Surf	1,006	4,074.36	4,099.25	24.89	1.87	26.76
8747/756052	201 William Harborwalk Unit C	Hayes Robertson, LLC 4-14 (5 months, 23 days)	1,001	1,948.22	1,960.13	11.91	0.89	12.80
8587/736253	201 William Harborwalk Unit E	Waterfront Brewery (old ice cream)	1,447	5,860.32	5,896.24	35.92	2.69	38.62
8587/736252	201 William Street Harborwalk D, F Upstairs Unit A (Sail Loft), Roof	Waterfront Brewery (2 months, 11 days)	16,692	13,262.50	13,344.49	81.99	6.15	88.14
	201 William 2nd fl Unit A-G	City Offices Port	0					
5844/5844	201 William & Caroline Parking Lot	B.O.'S Fish Wagon	1,700	6,885.00	6,927.17	42.17	3.16	45.33
8044/674871	284 Margaret	Cuban Coffee Queen CCQ Storage (1 month)	208 240	842.40 81.00	847.56 81.50	5.16 0.50	0.39 0.04	5.55 0.53
7953/661288	Thompson Fish House	Yankee Freedom	1,728	6,998.40	7,041.26	42.86	3.21	46.08
7383/602110	200 Margaret Street	Turtle Museum (tax exempt)	1,076	4,357.80	4,384.49	26.69	-	26.69
	Harborwalk	Restrooms	0					
	Margaret Street Plaza Booth	Vacant Booth	0					

8520/721224	1 Lands End Village	Turtle Kraals	9,738	39,438.96	39,680.46	241.50	18.11	259.61
5810/5810	274 Margaret	Local Color	3,048	12,344.40	12,420.01	75.61	5.67	81.28
6185/6185	208 Margaret	Mac's Sea Garden	1,689	6,840.48	6,882.35	41.87	3.14	45.01
6185/6186	208 Margaret	Mac's Curio Shop	861	3,487.08	3,508.41	21.33	1.60	22.93
8520/721223	231 Margaret	Half Shell Raw Bar	9,212	37,308.60	37,537.11	228.51	17.14	245.65
7460/607765	241 Margaret	Key West Bait & Tackle	1,280	3,456.00	3,477.17	21.17	1.59	22.76
	251 Margaret A-B	Add'l 2,000 for 4 months	2,000	4,428.00	4,455.12	27.12	2.03	29.16
	Margaret St. Plaza	Half Shell Fish House	0					
	Margaret St. Plaza	Public Restrooms	0					
5855/5761	261 Margaret	Lost Reef Dive Shop	1,671	6,767.52	6,809.00	41.48	3.11	44.59
6185/209214	901 Caroline	Flagler Station/HTA (Little Red)	4,096	16,588.80	16,690.41	101.61	7.62	109.23
5811/5811	907 Caroline	Piano Shop	975	3,948.72	3,972.94	24.22	1.82	26.03
	908 Caroline Street	Parking Lot	0					
	907 Caroline Rear	Maintenance Shop	0					
6867/376845	FT 1st Floor Outdoor	Conch Electric Cars	718	2,907.96	2,925.71	17.75	1.33	19.08
6836/354168	Ferry Terminal Suite 212	Vacation Key West Booth	250	\$ 1,012.56	1,018.70	6.14	0.46	6.60
6574/500696	Ferry Terminal Ticket Counter	Key West Express Booth	240	\$ 972.00	977.95	5.95	0.45	6.40
8514/719399	Ferry Terminal 213,225,225A	Paradise Porters	388	\$ 1,571.40	1,581.02	9.62	0.72	10.35
7953/719336	Ferry Terminal 202/205	Yankee Freedom	309	\$ 1,251.45	1,259.12	7.67	0.57	8.24
	All non-leasable/vacant space	Lavs, Passenger area, hallways, vacant suites	0					
TOTAL			88,298	294,870.57	296,676.77	1,806.20	133.46	1,939.66

Taxable Charges:	1,779.51
Non-Taxable Charges:	26.69
	<u>1,806.20</u>

KEY WEST BIGHT FUND 405
FY 12/13 OPERATING EXPENSE SUMMARY FOR CAM PURPOSES

	11/12 Expenses for Maintenance & Administration	12/13 Expenses	Increase Allowed Over Previous Assessed	Total Expenses for CAM	Proration for Upland Tenants	Total Billable to Upland Tenants	Surveyed Net Usable Square Feet	CAM Per Square Foot
Property Taxes		\$219,214.03	actual	\$219,214.03	39.70%	\$87,024.43	97,033	\$0.90
Insurance		\$125,067.88	actual	\$125,067.88	100.00%	\$125,067.88	97,033	\$1.29
Promotional Expenses		\$36,521.00	actual	\$36,521.00	0.00%	\$0.00	97,033	\$0.00
Maintenance & Admin	\$150,258.00	\$339,418.00	5.00%	\$157,771.55	100.00%	\$157,771.55	97,033	\$1.63
		\$720,220.91		\$538,574.46		\$369,863.87	97,033	\$3.81