

KEY WEST BIGHT
FY 15/16 OPERATING EXPENSE SUMMARY FOR CAM PURPOSES

| | | 14/15 Expenses for Maintenance & Administration | 15/16 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 |
|---|----------------------------------------------------|----------------------------------------------------------|---------------------|--------------------------------------------------|---------------------------|---------------------------------|-------------------------------------|---------------------------------------|---------------------------|
| 1 | Property Taxes | | \$208,351.68 | actual | \$208,351.68 | 38.35% | \$79,912.56 | 103,260 | \$0.77 |
| 2 | Insurance | | \$238,261.13 | actual | \$238,261.13 | 100.00% | \$238,261.13 | 103,260 | \$2.31 |
| 3 | Promotional Expenses | | \$91,424.00 | actual | \$91,424.00 | 0.00% | \$0.00 | 103,260 | \$0.00 |
| 4 | Maintenance & Operations & Administrative Overhead | \$173,943.00 | <u>\$448,037.94</u> | 5.00% | <u>\$182,640.15</u> | 100.00% | <u>\$182,640.15</u> | 103,260 | <u>\$1.77</u> |
| | | | \$986,074.75 | | \$720,676.96 | | \$500,813.84 | 103,260 | \$4.85 |

| | |
|---------------------------------------|--------------|
| TOTAL REIMBURSABLE EXPENSES | \$500,813.84 |
| *TOTAL USABLE SQUARE FOOTAGE SURVEYED | 103,260 |
| TOTAL EXPENSES PER SQUARE FOOT | \$4.85 |

| | |
|------------------------------------------|--------------|
| TOTAL BILLABLE SQUARE FOOTAGE PER LEASES | 88,156 |
| | \$4.85 |
| TOTAL OPERATING EXPENSE BILLING | \$427,559.02 |

Key West Bight
FY 16 Revenue and Expense Data For CAM Purposes

Maximus
Agreed
Pro-rations

Adjusted
Total

| OPERATING REVENUES | | Revenue % |
|-------------------------------|------------------------|----------------|
| Operating Revenues from: | | |
| Marina Dockage and Fuel | \$ 3,366,213.26 | 36.90% |
| Parking | \$ 1,231,506.00 | 13.50% |
| Upland | \$ 3,213,841.95 | 35.23% |
| Ferry Terminal | \$ 284,666.90 | 3.12% |
| Ferry Terminal Fuel & Dockage | \$ 965,317.00 | 10.58% |
| Misc Revenue | \$ 59,927.00 | 0.66% |
| Total | \$ 9,121,472.11 | 100.00% |

| 1 | PROPERTY TAXES | \$ 208,351.68 | Revenue % | CAM % |
|---|----------------------------------------------------------|----------------------|----------------|---------------|
| | (Per Maximus allocated based upon percentage of revenue) | | | |
| | Marina & Docks | \$ 76,890.68 | 36.90% | |
| | Parking | \$ 28,129.93 | 13.50% | |
| | Upland | \$ 73,410.23 | 35.23% | 35.23% |
| | Ferry Terminal | \$ 6,502.33 | 3.12% | 3.12% |
| | Ferry Terminal Fuel & Dockage | \$ 22,049.67 | 10.58% | |
| | Landlord | \$ 1,368.85 | 0.66% | |
| | PROPERTY TAX TOTAL FOR CAM | \$ 208,351.68 | 100.00% | 38.35% |

% of revenue **\$ 79,912.56**

| 2 | INSURANCE 405 (Cost Centers 7501 and 7502) | | | | CAM % |
|---|------------------------------------------------------------------------------------------------------|--------------------|----------------------|-------------------|-----------------------|
| | (Per Maximus fully allocated based upon value percentage) | | | | |
| | Insurance Appraisal Values for: | | | | |
| | Excess Coverage | Basis | Total Premium | Percentage | Amount |
| | Property | Appraised value | \$448,220 | 17.70% | \$79,357 |
| | Liability | GL Claims History | \$101,155 | 0.00% | \$0 |
| | Vehicle Liability | Number of Vehicles | \$86,704 | 1.00% | \$867 |
| | Employment/Public Officials | Based on FTEs | \$43,352 | 3.50% | \$1,517 |
| | Flood | Scheduled | \$10,705 | 100.00% | \$10,705 |
| | Wharfingers | Dockings Per Fund | \$24,208 | 86.00% | \$0 |
| | Marine Operators Legal Liability | Marina Revenue | \$14,861 | 82.19% | \$0 |
| | Fuel Tanks | ACE Tank Safe | \$2,277 | 100.00% | \$0 |
| | Est. Actuarial Ultimate Losses for Key west Bight Property & Liability & 1/2 of 1951 Insurance Admin | | | | |
| | | | | | \$145,815.00 |
| | Sub-total | | | | \$238,261 |
| | Allocated | | | | \$238,261 100% |

Values **\$238,261.13**

| 3 | COMMON AREA PROMOTIONAL EXPENSE | 405-7504-575.48 | | CAM % |
|---|------------------------------------------|---------------------|--|-------------|
| | (Per Maximus fully allocated) | | | |
| | Common Area Promotional Expense | \$ 91,424.00 | | |
| | TOTAL PROMOTIONAL EXPENSE FOR CAM | \$ 91,424.00 | | 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: | | | | |
| | Wages & Salaries | \$ 140,515.00 | | | |
| | Non Premium Wages & Special Pay | \$ 175.50 | | | |
| | Overtime | \$ 5,126.44 | | | |
| | FICA | \$ 10,891.00 | | | |
| | Retirement | \$ 8,516.00 | | | |
| | Health Insurance | \$ 48,395.00 | | | |
| | Worker's Compensation | 0.00 | | | |
| | Professional Services | 0.00 | | | |
| | Other Contractual Services | \$ 104,123.00 | | | |
| | Utility Services | \$ 46,269.00 | | | |
| | Repair & Maintenance | \$ 65,162.00 | | | |
| | Operating Supplies & Office Supplies | \$ 18,865.00 | | | |
| | TOTAL | \$ 448,037.94 | | | |
| | TOTAL MAINTENANCE | | 100% | \$ 448,037.94 | |
| | 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 | \$ 861,250.00 | Revenue % | CAM % | |
| | Marina Dockage and Fuel | \$ 317,838.08 | 36.90% | | |
| | Parking | \$ 116,278.88 | 13.50% | | |
| | Upland | \$ 303,451.17 | 35.23% | 35.23% | |
| | Ferry Terminal | \$ 26,878.27 | 3.12% | 3.12% | |
| | Ferry Terminal Fuel & Dockage | \$ 91,145.29 | 10.58% | | |
| | Misc Revenue | \$ 5,658.31 | 0.66% | | |
| | | \$ 861,250.00 | 100.00% | 38.35% | |
| | TOTAL ADMINISTRATIVE | | | \$ 330,329.44 | |
| | Prior year Assessed Expense | \$ 173,943.00 | 5.00% | | |
| | Cap on Increase of 5% over prior year assessment | | \$ 8,697.15 | \$ 182,640.15 | |

50% of total \$ 224,018.97
 Not included due to 5% cap

50% of total \$ 165,164.72
 Not included due to 5% cap

Total Billable CAM Expenses:

\$ 500,813.84

KEY WEST BIGHT FUND 405
FY16 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 Terminal</u> | <u>Marina, Fuel Ferry Terminal</u> | <u>Misc</u> | Delete Non operating <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 | | | | | | | |
| Subtotal | | 0 | | | | | | | 0 |
| 344.50-00 Parking | x | 1,188,567 | | | 1,188,567 | | | | |
| 344.50-02 Ferry Terminal Parking | x | | | | | 41,018 | | | |
| Subtotal | | 1,188,567 | | | | | | | |
| 347.51-00 Dockage Transient | x | 936,953 | | | | | | | |
| 347.52-11 Marina Tenant Utilities | | 109,823 | | | | | | | |
| 347.55-00 Dockage Recreational | x | 56,427 | | | | | | | |
| 347.56-00 Dockage Liveaboard | x | 133,740 | | | | | | | |
| 347.57-00 Dockage Commercial | x | 884,985 | | | | | | | |
| 347.58-00 Penalties | x | 27,320 | | | | | | | |
| 347.61-00 Dinghy Dockage | x | 110,354 | | | | | | | |
| Subtotal Dockage | | 2,259,602 | 2,259,602 | | | | | | |
| 347.60-00 Oil | x | 0 | | | | | | | |
| 347.62-00 Gasoline | x | 626,215 | | | | | | | |
| 347.63-00 Diesel | x | 480,396 | | | | | | | |
| 347.63-01 Diesel Tax Exempt | x | 0 | | | | | | | |
| Subtotal Fuel | | 1,106,611 | 1,106,611 | | | | | | |
| 351.03-00 Parking Fines | | 42,939 | | | | | | | |
| Subtotal Fines | | 42,939 | | | 42,939 | | | | |
| 347.52-08 Uplands Electric & Sewer | x | 25,476 | | | | | | | |
| 347.52-09 Common Area Charges | x | 348,592 | | | | | | | |
| 362.54-00 Uplands Leases Bight | x | 2,827,561 | | | | | | | |
| 362.90-00 Misc Yearly Leases | x | 0 | | | | | | | |
| 362.99-00 Other Leases - Park N' Ride | | 0 | | | | | | | |
| Subtotal | | 3,201,629 | | 3,201,629 | | | | | |
| 341.95-00 Returned Check Charges | x | 25 | | | | | | | |
| 347.64-00 Non Taxable Sales | | 574 | | | | | | | |
| 347.66-00 Retail Sales | | 0 | | | | | | | |
| 360.00-00 Miscellaneous Revenue | | 0 | | | | | | | |
| 361.00-00 Interest Earnings | x | 89,063 | | | | | | | |
| 361.11-00 Sinking Fund Interest | x | 0 | | | | | | | |
| 361.12-00 Capital Improvements Interest | | 0 | | | | | | | |
| 361.15-00 Pledged Revenue | | 0 | | | | | | | |
| 361.18-00 Brewery Loan | | 0 | | | | | | | 0 |
| Subtotal | | 89,662 | | | | | | | 89,662 |

KEY WEST BIGHT FUND 405
FY16 Revenues (Unaudited) for CAM Purposes

(For CAM purposes CAM and Electricity Revenues deleted)

| | | | | | | | | Delete |
|------------------------------------------------|------------------|---------------|---------------|----------------|----------------------------------|----------------------------------------|------------------|------------------|
| | | | | | | | | Non operating |
| | <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>Other</u> |
| 369.00-00 Other Misc. Sales | x 12,213 | | 12,213 | | | | | |
| 369.61-00 Hurricane Reimbursement | x 0 | | | | | | | 0 |
| 369.91-00 Sales Tax Commission | x 160 | | | | | | | 160 |
| 369.97-00 Miscellaneous Taxable Sales | x 59,738 | | | | | | 59,738 | |
| 381.01-00 General Fund Transfer | 0 | | | | | | | |
| 385.00-00 Refunding Bonds | 0 | | | | | | | 0 |
| 381.41-90 Transfer From Transit | 0 | | | | | | | |
| 381.60-10 Bahama Caroline TIF | x 0 | | | | | | | 0 |
| Subtotal | 72,111 | | | | | | | |
| 389.90-01 PY O&M | 0 | | | | | | | |
| 389.91-00 PY Capital | 0 | | | | | | | |
| Subtotal | 0 | | | | | | | |
| FERRY TERMINAL | | | | | | | | |
| 344.28-02 Ferry Terminal Disembarkation | x 194,767 | | | | 194,767 | | | |
| 344.28-03 Port Security Surcharge | x 62,651 | | | | | | | 62,651 |
| 344.50-02 KW Bight Ferry Terminal | x 48,882 | | | | 48,882 | | | |
| 347.52.10 Ferry Terminal CAM | x 7,602 | | | | | | | 7,602 |
| 347.52-91 Misc. Non Tax Ferry Terminal | x 189 | | | | | | 189 | |
| 347.53-01 Ferry Terminal-Transient | x 0 | | | | | | | |
| 347.53-02 Ferry Terminal- Commercial | x 0 | | | | | | | |
| 347.53-03 Ferry Terminal-Ferry Boats | x 174,156 | | | | | 174,156 | | |
| 347.63-02 Ferry Terminal Taxable Fuel | x 456,444 | | | | | 456,444 | | |
| 347.63-03 Ferry Terminal Tax-Exempt Fuel | x 255,275 | | | | | 255,275 | | |
| 362.55-00 Key West Bight Ferry Terminal Leases | x 67,532 | | | | | 67,532 | | |
| 362.55-01 Ferry Terminal Advertising Space | 11,910 | | | | | 11,910 | | |
| 369.97-01 Ferry Terminal | x 0 | | | | | | | |
| 369.98-00 Non-Taxable | 13,985 | | | | | | | |
| | 1,293,393 | | | | | | | |
| TOTAL REVENUES | 9,254,514 | 3,366,213 | 3,213,842 | 1,231,506 | 284,667 | 965,317 | 59,927 | 160,075 |
| | | | | | | | Operating | 9,121,472 |
| | | | | | | | Non-Op | <u>160,075</u> |
| | | | | | | | Total | 9,281,547 |

**Key West Bight
FY 2016 Property Taxes**

Key West Bight Assessed Value

| | |
|-----------------|--------------------|
| Tax Yr 2016 | \$26,369,289 |
| Tax Yr 2015 | \$26,612,658 |
| Decrease | (\$243,369) |

| Tax Year | Millage Rate | Total Tax Paid |
|-----------------|---------------------|-----------------------|
| 2016 | 9.7171 | \$206,415.35 |
| 2015 | 9.9731 | \$214,160.68 |

Fiscal Year Pro-rations

| | | |
|---------------|-----|--------------|
| 2016 Tax Bill | 75% | \$154,811.51 |
| 2015 Tax Bill | 25% | \$53,540.17 |

| | |
|--------------------------------|---------------------|
| Total FY Property Taxes | \$208,351.68 |
|--------------------------------|---------------------|

**Key West Bight
Insurance Expenses for CAM Purposes
Property, Liability, Wind, Flood
FY 15-16**

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Maximus Methodology | Allocation based upon property insurance appraisal values Include Ferry Terminal See - Maximus Finding #6 page 13 |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------|

| | |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Insurance Values Derived from Schedule Provided by Underwriter | |
| | <u>Buildings & Contents</u> |
| Total City Properties | \$71,344,215 <i>FY16 Schedule of Property Values (Includes Contents)</i> |
| Key West Bight | |
| Upland | \$9,388,900 |
| Ferry Terminal | <u>\$3,242,500</u> |
| Marina | |
| | \$12,631,400 |
| Allocation Percentage | 17.70% |

| | | | | | |
|-------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|--------------------------|----------------------|---------------------------------|
| Key West Bight Insurance Allocations Utilized | | | | | |
| Property and Liability Coverages (405-7501 and 7502) | | | | | |
| <u>Excess Coverage</u> | <u>Basis</u> | <u>Total Premium</u> | <u>Percentage</u> | <u>Amount</u> | |
| Property | Appraised value | \$448,220 | 17.70% | \$79,357 | |
| Liability | GL Claims History | \$101,155 | 0.00% | \$0 | |
| Vehicle Liability | Number of Vehicles | \$86,704 | 1.00% | \$867 | |
| Employment/Public Officials | Based on FTEs | \$43,352 | 3.50% | \$1,517 | |
| Flood | Scheduled | \$10,705 | 100.00% | \$10,705 | |
| Wharfingers | Dockings Per Fund | \$24,208 | 86.00% | \$0 | Not Included In CAM Calculation |
| Marine Operators Legal Liability | Marina Revenue | \$14,861 | 82.19% | \$0 | Not Included In CAM Calculation |
| Fuel Tanks | ACE Tank Safe | \$2,277 | 100.00% | \$0 | Not Included In CAM Calculation |
| Estimated Actuarial Ultimate Losses for Key west Bight Property & Liability and 1/2 of 1951 Insurance Admin | | | | \$145,815.00 | |
| Sub-total | | | | \$238,261 | |
| Allocated | | | | \$238,261 | |

Key West Bight
FY 15/16 Survey Square Footage for CAM Purposes
To determine total usable square footage
includes outdoor areas at 50% per Maximus

Revised 01-25-17

| <u>CID/CT</u> | <u>UNIT</u> | <u>TENANT</u> | Net Usable SF | | |
|--------------------|-----------------------------------|-----------------------------------|----------------------|------------|-------------------------------|
| | | | Sq. Ft. | % Of Total | |
| C0006386/CT017649 | 631 Green Street | Conch Republic Seafood Co. (FSCC) | 14,919 | 14.45% | SURVEY |
| C0007966/CT669481 | BOOTH Greene Street | Fury Water Adventures | 96 | 0.09% | |
| | 631 Green Street Gazebo | Conch Republic | 0 | | Included in Conch Republic SF |
| C0007042/CT539726 | Lazy Way Unit A, A-1 | Yours and Mayan | 337 | 0.33% | SURVEY |
| C0007042/CT661296 | Lazy Way Unit B | Yours and Mayan | 135 | 0.13% | 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 | 0.27% | SURVEY |
| C0007794/CT644470 | Lazy Way Unit F | AER Photography | 426 | 0.41% | SURVEY |
| C0007041/CT539626 | Lazy Way Unit G | Dragonfly Key West | 326 | 0.32% | SURVEY |
| C0007033/CT528191 | Lazy Way Unit H | Capt. Quick Dry | 452 | 0.44% | SURVEY |
| C0005823/CT93881 | Lazy Way (Units I & J) | Sebago | 817 | 0.79% | SURVEY |
| C0005823/CT793881 | Lazy Way Storage (w/ Units I & J) | Sebago | 157 | 0.15% | 313 storage @ 50% |
| C0005826/CT005826 | Lazy Way Recording Studio | Jimmy Buffett | 1,447 | 1.40% | SURVEY |
| C0005823/CT0005823 | BOOTH Lazy Way | Sebago Booth | 98 | 0.09% | |
| C0005902/CT0005839 | William St Plaza Booth | Appledore Booth | 30 | 0.03% | |
| C0005825/CT0005825 | 201R William | Schooner Wharf Bar | 5,616 | 5.44% | SURVEY 5 616 |
| | 201 William Ground Level Unit A | City Office | 414 | 0.40% | SURVEY |
| C0008375/CT716907 | 201 William Ground Level Unit B | Bumble Bee Silver Co. | 112 | 0.11% | SURVEY |
| C0005916/CT0005562 | 201 William Ground Level Unit C | Sunset Watersports Office | 750 | 0.73% | SURVEY |
| | 201 William Ground Level D | City Conference Room | 107 | 0.10% | |
| C0006471/CT107330 | 201 William Ground Level Unit | Vacant ATM | 40 | 0.04% | SURVEY |

1,386 building
1,100 50% covered
1,154 50% parking, storage
1,002 50% of outdoor seating
974 storage new building
5,616 Total for CAM

| | | | | | | |
|------------------------------------------|---------------------------------------------------------------------|---------------------------------------|--------|--------|--------|-----------------------------------------------------------|
| C0006914/CT435219 | 201 William Harborwalk Unit A | Key West Artworks | 722 | 0.70% | SURVEY | |
| C0005916/CT682642 | 201 William Harborwalk Unit B | Sunset Watersports (Hammerhead) | 1,006 | 0.97% | SURVEY | |
| C0008747/CT756052 | 201 William Harborwalk Unit C | Hayes Robertson LLC | 1,001 | 0.97% | SURVEY | |
| C0008587/CT736253 | 201 William Harborwalk Unit E | Waterfront Brewery (Old KW Ice Cream) | 1,447 | 1.40% | SURVEY | |
| C0008587/CT736252 | 201 William Street Harborwalk Unit D, F, Upstairs (Unit A), Roof | Waterfront Brewery | 16,692 | 16.17% | SURVEY | 2,250 Rooftop |
| | 201 William 2nd Floor Offices Unit A-G | City Offices (Port & Marine Svcs.) | 1,239 | 1.20% | SURVEY | 2 273 Upstairs Unit A 991 Unit D |
| C0005844/CT0005844 | 201 William & Caroline St. Parking Lot Corner | B.O.'s Fish Wagon | 1,816 | 1.76% | SURVEY | <u>11,178</u> Unit F 14,419 Total for CAM |
| C0008044/CT674871 | 284 Margaret | Cuban Coffee Queen | 208 | 0.20% | SURVEY | |
| | 284 Margaret | Cuban Coffee Queen Storage | 240 | 0.23% | | |
| C0007953/CT661288 | Thompson Fish House | Yankee Freedom | 1,728 | 1.67% | | |
| C0007383/CT602110 | 200 Margaret Street | Turtle Museum | 1,076 | 1.04% | | |
| | Harborwalk between Waterfront and Turtle Kraals | Restrooms | 1,555 | 1.51% | | |
| | Margaret Street Plaza Booth | Vacant | 100 | 0.10% | | |
| C0008520/CT721224 | 1 Lands End Village | Turtle Kraals | 9,732 | 9.42% | SURVEY | |
| C0005810/CT0005810 | 274 Margaret | Local Color | 3,048 | 2.95% | SURVEY | |
| C0006185/CT0006185 C0006185/CT0006186 | 208 Margaret | Mac's Sea Garden & Curio Shop | 2,550 | 2.47% | | 1,689 building plus covered porch & display @ 50% 861 SF |
| C0008520/CT721223 | 231 Margaret | Half Shell Raw Bar | 8,873 | 8.59% | | |
| C0007460/CT607765 | 241,251A, 251B Margaret | Key West Bait & Tackle | 3,280 | 3.18% | | 3,116 building plus covered storage & porch @50% = 164 SF |
| | Margaret Street Plaza | Margaret St. Plaza Fish House | 1,135 | 1.10% | | |
| | Margaret | Public Restrooms | 694 | 0.67% | | |
| C0005855/CT0005761 | 261 Margaret | Lost Reef Dive Shop | 1,711 | 1.66% | | 1,540 building plus storage areas @ 50% = 164 SF |
| C0006185/CT209214 | 901 Caroline | Flagler Station | 4,096 | 3.97% | | |
| C0005811/CT0005811 | 907 Caroline | Good Day (Piano Shop) | 975 | 0.94% | | |
| | 907 Caroline Rear | Maintenance Shop | 1,383 | 1.34% | | |
| C0006867/CT376845 | FT 1st Floor Outdoor Area (337 SF Ops, 396 Parking) | Conch Electric Cars | 718 | 0.70% | | |

| | | | | |
|--------------------|------------------------------------------------|----------------------------------------|----------------|-------------|
| C0006836/CT354168 | Ferry Terminal Suite 212 | Vacation Key West Booth | 250 | 0.24% |
| C0006574/CT500696 | Ferry Terminal Ticket Counter | Key West Express Ticket Counter | 170 | 0.16% |
| C0008514/CT719399 | Ferry Terminal 213,225,225A | Paradise Porters | 388 | 0.38% |
| C00097953/CT719336 | Ferry Terminal 202/205 | Yankee Freedom | 309 | 0.30% |
| | Ferry Terminal - All Non-Leasable/Vacant Space | Lavs, Passenger Area, Hallways, Suites | 8,437 | 8.17% |
| | | | 103,260 | 100% |

Key West Bight
FY 15/16 Billable Square Feet Per Leases for CAM Purposes

| | | | | Estimated \$4.28 | Actual \$4.85 | Debit/Credit | | |
|--------------------|-------------------------------------------------------------------------|---------------------------------------|--------|---------------------|------------------|--------------|--------|-----------|
| CID/CT | UNIT | TENANT | CAM SF | INVOICED | FY 15/16 DUE | BALANCE | TAX | TOTAL DUE |
| C0006386/CT017649 | 631 Green Street | Conch Republic Seafood Co. (FSCC) | 14,919 | 61,565.72 | 72,357.15 | 10,791.43 | 809.36 | 11,600.79 |
| C0007966/CT669481 | Booth Greene Street | Fury Water Adventures | 96 | 396.16 | 465.60 | 69.44 | 5.21 | 74.65 |
| | 631 Green Street Gazebo | Conch Republic | 0 | | | | | |
| C0007042/CT539726 | Lazy Way Unit A, A-1 | Yours and Mayan | 337 | 1,390.72 | 1,634.45 | 243.73 | 18.28 | 262.01 |
| C0007042/CT661296 | Lazy Way Unit B | Yours and Mayan | 135 | 557.08 | 654.75 | 97.67 | 7.33 | 105.00 |
| C0009005/CT795920 | Lazy Way Unit C | Fisherman's Café | 128 | 528.12 | 620.80 | 92.68 | 6.95 | 99.63 |
| C0009005/CT95839 | Lazy Way Unit D/E | Fisherman's Café | 274 | 1,130.76 | 1,328.90 | 198.14 | 14.86 | 213.00 |
| C0007794/CT644470 | Lazy Way Unit F | AER Photography | 426 | 1,758.00 | 2,066.10 | 308.10 | 23.11 | 331.21 |
| C0007041/CT539626 | Lazy Way Unit G | Dragonfly Key West | 326 | 1,345.32 | 1,581.10 | 235.78 | 17.68 | 253.46 |
| C0007033/CT528191 | Lazy Way Unit H | Capt Quick Dry | 452 | 1,865.24 | 2,192.20 | 326.96 | 24.52 | 351.48 |
| C0005823/CT793881 | Lazy Way Unit I, J & Storage | Sebago Office & Storage | 974 | 4,019.44 | 4,723.90 | 704.46 | 52.83 | 757.29 |
| C0005826/CT0005826 | Lazy Way Recording Studio | Jimmy Buffett | 1,447 | 5,971.28 | 7,017.95 | 1,046.67 | 78.50 | 1,125.17 |
| C0005823/CT0005823 | Booth Lazy Way | Sebago Booth | 98 | 404.44 | 475.30 | 70.86 | 5.31 | 76.17 |
| C0005902/CT0005839 | William St Plaza Booth | Appledore Booth | 30 | 123.84 | 145.50 | 21.66 | 1.62 | 23.28 |
| C0005825/CT0005825 | 201 William R | Schooner Wharf Bar | 5,616 | 23,175.36 | 27,237.60 | 4,062.24 | 304.67 | 4,366.91 |
| | 201 William Ground Level Unit A | City Office (414 SF) | 0 | | | | | |
| C0008375/CT716907 | 201 William Ground Level Unit B | Bumble Bee Silver Company | 112 | 462.20 | 543.20 | 81.00 | 6.08 | 87.07 |
| C0005916/CT0005562 | 201 William Ground Level Unit C | Sunset Watersports Office | 750 | 3,095.04 | 3,637.50 | 542.46 | 40.68 | 583.14 |
| | 201 William Ground Level D | City ADA Conference Room (107 SF) | 0 | | | | | |
| C0006471/CT107330 | 201 William Ground Level Unit | Vacant ATM (40 SF) | 0 | | | | | |
| C0006914/CT435219 | 201 William Harborwalk Unit A | Key West Artworks | 722 | 2,979.48 | 3,501.70 | 522.22 | 39.17 | 561.39 |
| C0005916/CT682642 | 201 William Harborwalk Unit B | Sunset Watersports - Hammerhead | 1,006 | 4,151.48 | 4,879.10 | 727.62 | 54.57 | 782.19 |
| C0008747/CT756052 | 201 William Harborwalk Unit C | Hayes Robertson Group, LLC | 1,001 | 4,130.80 | 4,854.85 | 724.05 | 54.30 | 778.35 |
| C0008587/CT736253 | 201 William Harborwalk Unit E | Waterfront Brewery (Old KW Ice Cream) | 1,447 | 5,971.28 | 7,017.95 | 1,046.67 | 78.50 | 1,125.17 |
| C0008587/CT736252 | 201 William Street Harborwalk D, F Upstairs Unit A (Sail Loft), Roof | Waterfront Brewery | 16,692 | 42,429.96 | 53,391.04 | 10,961.08 | 822.08 | 11,783.16 |
| | 201 William 2nd Fl Unit A-G | City Offices Port & Marine (1,239 SF) | 0 | | | | | |
| C0005844/CT0005844 | 201 William & Caroline Parking Lot | B.O.'s Fish Wagon | 1,816 | 4,478.34 | 118.94 | 118.94 | 8.92 | 127.86 |
| C0008044/CT674871 | 284 Margaret | Cuban Coffee Queen | 208 | 858.36 | 1,008.80 | 150.44 | 11.28 | 161.72 |
| | | Cuban Coffee Queen Storage | 240 | 990.40 | 1,164.00 | 173.60 | 13.02 | 186.62 |
| C0007953/CT661288 | Thompson Fish House | Yankee Freedom | 1,728 | 7,130.88 | 8,380.80 | 1,249.92 | 93.74 | 1,343.66 |
| C0007383/CT602110 | 200 Margaret Street | Turtle Museum (tax exempt) | 1,076 | 4,440.28 | 5,218.60 | 778.32 | - | 778.32 |
| | Harborwalk | Restrooms (1,555 SF) | 0 | | | | | |
| | Margaret Street Plaza Booth | Vacant Booth (100 SF) | 0 | | | | | |
| C0008520/CT721224 | 1 Lands End Village | Turtle Kraals | 9,732 | 40,185.52 | 47,214.75 | 7,029.23 | 527.19 | 7,556.42 |
| C0005810/CT0005810 | 274 Margaret | Local Color | 3,048 | 12,578.08 | 14,782.80 | 2,204.72 | 165.35 | 2,370.07 |
| C0006185/CT0006185 | 208 Margaret | Mac's Sea Garden | 1,689 | 6,969.96 | 8,191.65 | 1,221.69 | 91.63 | 1,313.32 |
| C0006185/CT0006186 | 208 Margaret | Mac's Curio Shop | 861 | 3,553.08 | 4,175.85 | 622.77 | 46.71 | 669.48 |
| C0008520/CT721223 | 231 Margaret | Half Shell Raw Bar | 8,873 | 36,615.92 | 43,034.05 | 6,418.13 | 481.36 | 6,899.49 |

| | | | | | | | | |
|--------------------|-------------------------------|---------------------------------------------------------|---------------|-------------------|-------------------|------------------|-----------------|------------------|
| C0007460/CT607765 | 241, 251A & 251B Margaret | Key West Bait & Tackle | 3,280 | 13,535.48 | 15,908.00 | 2,372.52 | 177.94 | 2,550.46 |
| | Margaret St. Plaza | Margaret St. Plaza Fish House (1,135 SF) | 0 | | | | | |
| | Margaret St. Plaza | Public Restrooms (694 SF) | 0 | | | | | |
| C0005855/CT0005761 | 261 Margaret | Lost Reef Dive Shop | 1,711 | 6,952.72 | 8,298.35 | 1,345.63 | 100.92 | 1,446.55 |
| C0006185/CT209214 | 901 Caroline | Flagler Station/HTA (Little Red) | 4,096 | 16,902.80 | 19,865.60 | 2,962.80 | 222.21 | 3,185.01 |
| C0005811/CT0005811 | 907 Caroline | Good Day on a Happy Planet | 975 | 1,480.77 | 2,186.08 | 705.31 | 52.90 | 758.21 |
| | 908 Caroline Street | Parking Lot | 0 | | | | | |
| | 907 Caroline Rear | Maintenance Shop (1,383 SF) | 0 | | | | | |
| C0006867/CT376845 | FT 1st Floor Outdoor | Conch Electric Cars | 718 | 2,963.00 | 3,482.30 | 519.30 | 38.95 | 558.25 |
| C0006836/CT354168 | Ferry Terminal Suite 212 | Vacation Key West Booth | 250 | \$ 1,031.72 | 1,212.50 | 180.78 | 13.56 | 194.34 |
| C0006574/CT500696 | Ferry Terminal Ticket Counter | Key West Express Booth | 170 | \$ 706.92 | 824.50 | 117.58 | 8.82 | 126.40 |
| C0008514/CT719399 | Ferry Terminal 213,225,225A | Paradise Porters | 388 | \$ 1,601.16 | 1,881.80 | 280.64 | 21.05 | 301.69 |
| C00097953/CT719336 | Ferry Terminal 202/205 | Yankee Freedom | 309 | \$ 1,275.16 | 1,498.65 | 223.49 | 16.76 | 240.25 |
| | All non-leasable/vacant space | Lavs, Passenger area, hallways, vacant suites (8,437SF) | 0 | | | | | |
| TOTAL | | | 88,156 | 331,702.27 | 388,774.66 | 61,550.73 | 4,557.93 | 66,108.66 |

Taxable Charges: \$60,772.41
Non-Taxable Charges: \$778.32
TOTAL DUE (Pre-tax): \$61,550.73