

**Key West Bight  
FY 24/25 Revenue and Expense Data For CAM Purposes**

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

<b>OPERATING REVENUES</b>		<b>Revenue %</b>
Operating Revenues from:		
Marina Dockage and Fuel	\$ 5,161,382.48	34.81%
Parking	\$ 2,410,718.89	16.26%
<b>Upland</b>	<b>\$ 5,339,489.09</b>	<b>36.0103%</b>
<b>Ferry Terminal</b>	<b>\$ 469,881.96</b>	<b>3.1690%</b>
Ferry Terminal Fuel & Dockage	\$ 1,341,474.95	9.05%
Misc. Revenue	\$ 104,712.44	0.71%
<b>Total</b>	<b>\$ 14,827,659.81</b>	<b>100.00%</b>

<b>1</b>	<b>PROPERTY TAXES</b>	<b>\$ 277,071.29</b>	<b>Revenue %</b>	<b>CAM %</b>
(Per Maximus allocated based upon percentage of revenue)				
	Marina & Docks	\$ 96,446.16	34.81%	
	Parking	\$ 45,046.96	16.26%	
	<b>Upland</b>	<b>\$ 99,774.28</b>	<b>36.010%</b>	<b>36.0103%</b>
	<b>Ferry Terminal</b>	<b>\$ 8,780.27</b>	<b>3.1690%</b>	<b>3.1690%</b>
	Ferry Terminal Fuel & Dockage	\$ 25,066.95	9.05%	
	Landlord	\$ 1,956.67	0.71%	
	<b>PROPERTY TAX TOTAL FOR CAM</b>	<b>\$ 277,071.29</b>	<b>100.00%</b>	<b>39.1793%</b>

% of Revenue      **\$ 108,554.55**

<b>2</b>	<b>INSURANCE ALLOCATIONS</b>	<b>CAM %</b>
	<u>Excess Coverage</u>	
	<u>Basis</u>	
	<u>Total Premium</u>	
	<u>Percentage</u>	
	<u>Amount</u>	
	Property & Crime      Appraised value	\$2,837,085      14.58%      \$413,718
	GL/AL/E&O/LEL/Cyber      GL Claims History	\$349,628      0.00%      \$0
	Workers Comp.	\$300,476      0.00%      \$0
	Boiler & Machinery	\$26,280      0.00%      \$0
	Participation Credit	-\$62,314      14.58%      -\$9,087
	Subtotal Excess Coverage	\$404,631
	Est. FY 25 Self Insured Actuarial Ultimate Losses for KWB Property & Liability	\$201,242
	<b>Sub-total</b>	<b>\$605,873</b>
	<b>Allocated</b>	<b>\$605,873      100%</b>

Values      **\$605,873.48**

<b>3</b>	<b>COMMON AREA PROMOTIONAL EXPENSE</b>	<b>405-7504-575.48</b>	<b>CAM %</b>
(Per Maximus fully allocated)			
	Common Area Promotional Expense	\$ 340,206.67	
	<b>TOTAL PROMOTIONAL EXPENSE FOR CAM</b>	<b>\$ 340,206.67</b>	<b>100%</b>

50% of total      **No longer charged**

<b>4</b>	<b>MAINTENANCE AND OPERATIONS</b>	<b>405-7504</b>	<b>CAM %</b>
(Per Maximus expense fully allocated then pro-rated 50% to CAM but capped at 5% increase over prior year)			
<b>Operating Expenses for the Key West Bight:</b>			
	Regular Salaries & Wages	\$ 358,313.95	
	Non Premium Wages & Special Pay	\$ 362.91	
	Overtime	\$ 15,867.46	
	FICA Taxes	\$ 27,550.21	
	Retirement Contributions	\$ 31,321.98	
	Life & Health Insurance	\$ 107,959.66	
	Worker's Compensation	\$ -	
	Professional Services	\$ -	
	Other Contractual Services	\$ 70,736.73	
	Utility Services	\$ 86,646.62	
	Repairs and Maintenance	\$ 41,255.70	
	Operating Supplies & Office Supplies	\$ 29,540.34	
	<b>TOTAL</b>	<b>\$ 769,555.56</b>	
	<b>TOTAL MAINTENANCE</b>		<b>100%      \$ 769,555.56</b>
<b>ADMINISTRATIVE OVERHEAD</b>			
(Per Maximus allocated based upon percentage of revenue but capped at 5% increase over prior year)			
405-7501-575.34 (PILOT tsf .91)			
	<b>Overhead Allocation</b>	<b>\$ 1,105,705.86</b>	
	Marina Dockage and Fuel	\$ 384,886.82	34.81%
	Parking	\$ 179,768.49	16.26%
	<b>Upland</b>	<b>\$ 398,168.32</b>	<b>36.01%</b>
	<b>Ferry Terminal</b>	<b>\$ 35,039.33</b>	<b>3.17%</b>
	Ferry Terminal Fuel & Dockage	\$ 100,034.44	9.05%
	Misc. Revenue	\$ 7,808.46	0.71%
		<b>\$ 1,105,705.86</b>	<b>100.00%</b>
	<b>TOTAL ADMINISTRATIVE</b>		<b>\$ 433,207.65</b>
	Prior Year Assessed Expense	\$ 269,842.68	5.00%
	<b>Cap on Increase of 5% over prior year assessment</b>	<b>\$ 13,492.13</b>	<b>\$ 283,334.81</b>

50% of Total      \$ 384,777.78  
Not included due to 5% cap

50% of Total      \$ 216,603.82  
Not included due to 5% cap

**Total Billable CAM Expenses:**

**\$ 997,762.85**