

**Key West Bight
FY 22/23 Revenue and Expense Data For CAM Purposes**

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

| OPERATING REVENUES | | Revenue % |
|-------------------------------|-------------------------|----------------|
| Operating Revenues from: | | |
| Marina Dockage and Fuel | \$ 5,083,578.11 | 33.96% |
| Parking | \$ 2,263,830.67 | 15.12% |
| Upland | \$ 5,417,633.04 | 36.19% |
| Ferry Terminal | \$ 416,218.59 | 2.78% |
| Ferry Terminal Fuel & Dockage | \$ 1,658,890.89 | 11.08% |
| Misc. Revenue | \$ 127,896.39 | 0.85% |
| Total | \$ 14,968,047.69 | 100.00% |

| 1 | PROPERTY TAXES | \$ 264,148.27 | Revenue % | CAM % |
|--|-----------------------------------|----------------------|----------------|---------------|
| (Per Maximus allocated based upon percentage of revenue) | | | | |
| | Marina & Docks | \$ 89,712.32 | 33.96% | |
| | Parking | \$ 39,950.90 | 15.12% | |
| | Upland | \$ 95,607.55 | 36.19% | 36.19% |
| | Ferry Terminal | \$ 7,345.21 | 2.78% | 2.78% |
| | Ferry Terminal Fuel & Dockage | \$ 29,275.24 | 11.08% | |
| | Landlord | \$ 2,257.05 | 0.85% | |
| | PROPERTY TAX TOTAL FOR CAM | \$ 264,148.27 | 100.00% | 38.98% |

% of Revenue **\$ 102,952.76**

| 2 | INSURANCE ALLOCATIONS | | | | CAM % |
|---|---|-------------------|----------------------|-------------------|---------------|
| | Excess Coverage | Basis | Total Premium | Percentage | Amount |
| | Property & Crime | Appraised value | \$1,957,899 | 15.29% | ##### |
| | GL/AL/E&O/LEL/Cyber | GL Claims History | \$313,765 | 0.00% | \$0 |
| | Workers Comp. | | \$277,995 | 0.00% | \$0 |
| | Boiler & Machinery | | \$20,280 | 0.00% | \$0 |
| | Participation Credit | | -\$38,549 | 15.29% | -\$5,893 |
| | Subtotal Excess Coverage | | | | ##### |
| | Est. FY 23 Self Insured Actuarial Ultimate Losses for KWB Property & Liability & 1/2 of 1951 Insurance Admin. | | | | ##### |
| | Sub-total | | | | ##### |
| | Allocated | | | | ##### 100% |

Values **\$418,083.25**

| 3 | COMMON AREA PROMOTIONAL EXPENSE | 405-7504-575.48 | (Per Maximus fully allocated) | CAM % |
|---|--|----------------------|-------------------------------|-------------|
| | Holiday Lighting | \$ 102,776.00 | | |
| | All Other - Promotional Expense | \$ 176,500.09 | | |
| | TOTAL PROMOTIONAL EXPENSE FOR CAM | \$ 279,276.09 | | 100% |

50% of Lighting Only **\$ 51,388.00**

| 4 | MAINTENANCE AND OPERATIONS | 405-7504 | | | |
|---|---|----------------------|-------------|----------------------|----------------------|
| (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 | \$ 244,182.43 | | | |
| | Non Premium Wages & Special Pay | \$ 360.00 | | | |
| | Overtime | \$ 9,316.13 | | | |
| | FICA Taxes | \$ 18,199.87 | | | |
| | Retirement Contributions | \$ 16,572.31 | | | |
| | Life & Health Insurance | \$ 72,459.07 | | | |
| | Worker's Compensation | \$ - | | | |
| | Professional Services | \$ 25,935.00 | | | |
| | Other Contractual Services | \$ 80,769.32 | | | |
| | Utility Services | \$ 67,205.90 | | | |
| | Repairs and Maintenance | \$ 71,416.83 | | | |
| | Operating Supplies & Office Supplies | \$ 21,692.21 | | | |
| | TOTAL | \$ 628,109.07 | | | |
| | TOTAL MAINTENANCE | | 100% | \$ 628,109.07 | |
| | 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 | \$ 883,910.03 | | Revenue % | CAM % |
| | Marina Dockage and Fuel | \$ 300,201.19 | | 33.96% | |
| | Parking | \$ 133,686.28 | | 15.12% | |
| | Upland | \$ 319,928.18 | | 36.19% | 36.19% |
| | Ferry Terminal | \$ 24,579.01 | | 2.78% | 2.78% |
| | Ferry Terminal Fuel & Dockage | \$ 97,962.70 | | 11.08% | |
| | Misc. Revenue | \$ 7,552.68 | | 0.85% | |
| | TOTAL ADMINISTRATIVE | \$ 883,910.03 | | 100.00% | 38.98% |
| | TOTAL ADMINISTRATIVE | | | | \$ 344,507.18 |
| | Prior Year Assessed Expense | \$ 244,755.27 | | 5.00% | |
| | Cap on Increase of 5% over prior year assessment | | | \$ 12,237.76 | \$ 256,993.03 |

50% of Total \$ 314,054.54
Not included due to 5% cap

50% of Total \$ 172,253.59
Not included due to 5% cap

Total Billable CAM Expenses:

\$ 829,417.04