



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM

TO: Key West Bight Management District Board

CC: Brian Barroso, Steve McAlearney, Christina Bervaldi, Kendal Harden

FROM: Gary Moreira, Senior Property Manager

DATE: February 18, 2026

SUBJECT: Tax, Insurance, and Common Area Maintenance Expense Reconciliation FY 24/25 **File ID 26-5074**

Attached is the Historic Seaport Operating Expense Reconciliation for Fiscal Year 2024/2025. Allocations are made in accordance with the 2004 Maximus Cost Allocation Study and increased monthly CAM amounts will be billed to tenants effective March 1st. The actual allocable expenses for F/Y 24/25 were \$9.05 per square foot. Payments collected from the tenants during the same period based on estimated expenses were an average of \$7.28 per square foot, and a debit of \$1.77 per square foot is to be collected from the tenants.

Property Taxes

The Bight property taxes were \$277,071.29 compared to the 2024 amount of \$266,880.12. The revenue percentage allocated to Upland and Ferry Terminal tenants is 39.79% of the total or \$108,554.55 compared to the 2024 allocation of \$106,183.17.

Insurance

The allocation is based upon assessed property value and is 14.58% of the total City premium for the applicable coverages. The total of \$605,873.48 is up 6.53% from \$568,722.20 in 2024. The insurance expense includes an allocation for estimated actuarial ultimate losses for Fund 405 Property and Liability.

Promotional Expenses

The CRA's total promotional expenses were \$340,206.67 during FY 24/25, an increase of 7.91% over the 23/24 amount of \$315,255.00. Seasonal decorating for FY 24/25 was \$137,837.96. Upland lease agreements provide for reimbursement of 100% of costs related to "seasonal decorating" however, pursuant to the Bight Board's prior directive, no promotional expenses have been allocated for recovery since prior to 2012.

Maintenance and Operations

Total expenses were \$769,555.56 and capped at 50% for upland tenants per Maximus, (\$384,777.78). Only a portion of this reduced number is subject to recovery as



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM

Maintenance and Operations expenses and Administrative Overhead expenses are capped at 5% over the prior year assessment. The total amount eligible for recovery under both categories is \$283,334.81.

Administrative Overhead

The administrative overhead is determined by the City and based upon the indirect cost allocation study. The expense allocation is based upon a percentage of revenue that was 39.18% for the upland tenants which equals \$433,207.65 and allocated at 50% of the cost or \$216,603.82. Only a portion of this reduced number is subject to recovery as Administrative Overhead and Maintenance and Operations expenses are capped at 5% over the prior year. The total amount eligible for tenant recovery is \$283,334.81 with the CRA absorbing the shortfall of \$318,046.78 between Administrative and Maintenance and Operations expenses.

Surveyed Square Feet and Billable Square Feet

The breakdown of the total net usable and billable square footage is also included and is based upon surveys to arrive at a total net usable area of 110,166 square feet. The breakdown of the billable square footage is also shown and is based upon the occupied areas per the leases in addition to the Maximus report recommendations of calculating outdoor areas at 50% of the square footage. The total billable area is 90,807 square feet.

The difference between the net usable square feet and the billable square feet is the outdoor areas, vacant space, non-leasable space, city offices, restrooms, and Ferry Terminal passenger waiting areas as the operating costs of these areas are paid by the CRA.

Allocation Methodology

The expense reconciliations were performed in accordance with the approved Maximus study, which was undertaken in 2004. The purpose of the Maximus study was to establish the methodology for calculating the allocation of expenses between the marina and upland properties, and between vacant, leased, and non-leasable areas.

ATTACHMENTS

Attached is information detailing the operating expenses for the Historic Seaport, Fund 405 for FY 2024/2025 which includes a prior year summary for comparison purposes, and CAM Reconciliation.