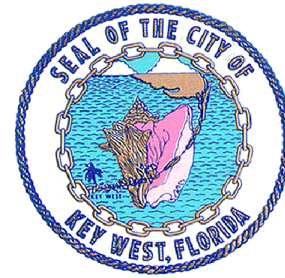


EXECUTIVE SUMMARY



TO: Key West Bight Board

CC: Doug Bradshaw

FR: Marilyn Wilbarger, RPA, CCIM, Senior Property Manager

DT: March 2, 2015

RE: Tax, Insurance, and Common Area Maintenance Expense Reconciliations

ACTION:

This is a request to approve the Key West Bight Operating Expense Reconciliation for 2013/2014.

HISTORY:

The actual expenses for 13/14 are \$4.07 per square foot. The estimated payments collected from the tenants of \$4.05 per square foot have created a small balance of \$1,806.20 due from the tenants for this period.

Property Taxes

The property taxes reflect an allocation to the Upland and Ferry Terminal of 39.59% compared to the 2013 allocation of 39.70% which is based upon a proration of the overall revenues.

Insurance

The allocation is 21.81 % of the total City premium for the Key West Bight and has increased from 19.97% last year due to the completion of the two new buildings. The total of \$164,560 is up from \$126,067 last year and is reflective of increased valuation and premium cost for property coverage.

Promotional Expenses

Pursuant to the Bight Board's prior directive no promotional expenses have been allocated to the tenants for this period although the CRA has incurred \$16,506.92.

Maintenance and Operations

The actual expense of \$326,001.55 is allocated at 50% to the upland tenants per Maximus which equals \$163,000.78 however it is capped at a 5% annual increase over the prior year and combined with the administrative overhead below.

Administrative Overhead

The administrative overhead allocation is determined by the City and based upon the indirect cost allocation study. The CAM allocation is based upon a percentage of revenue

that is 39.59 % for the upland tenants which equals \$320,283.02, then further allocated at 50% of that cost or \$160,141.51. The cost is combined with maintenance and operations and together they are limited to a 5% annual increase over the previous year therefore the reimbursable expense for both maintenance and administration is \$165,660.13.

Surveyed Square Feet and Billable Square Feet

The breakdown of the total net usable square footage is also included and is based upon surveys in addition to the Maximus report recommendations to arrive at a total net usable area of 102,509 square feet. The breakdown of the billable square footage is also shown and is based upon the occupied area per the leases. The total billable area is 88,298 square feet.

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

Allocation Methodology

This period ended in September of 2014 and 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.

RECOMMENDATION

Staff recommends approval of the reconciliation as presented, billing the outstanding balance to the tenants on the next rent statement, and keeping the estimated payments for the remaining FY 15 at \$4.05 per square foot.

ATTACHMENTS

Attached is the information detailing the operating expenses for the Key West Bight for FY 2013/2014, and a summary of the prior year as well.