

**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	Total Premium	Percentage	Amount	CAM %
Excess Coverage					
	Property & Crime	\$1,957,899	15.29%	\$299,289	
	GL/AL/E&O/LEL/Cyber	\$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			\$293,396	
	Est. FY 23 Self Insured Actuarial Ultimate Losses for KWB Property & Liability & 1/2 of 1951 Insurance Admin.			\$124,687	
	Sub-total			\$418,083	
	Allocated			\$418,083	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%

No Charge Per KWBMD **\$ -**

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)	CAM %
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%	
		\$ 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:

\$ 778,029.04