

Key West Bight
FY 21/22 Revenue and Expense Data For CAM Purposes

**Maximus
Agreed
Prorations**

**Adjusted
Total**

OPERATING REVENUES		Revenue %
Operating Revenues from:		
Marina Dockage and Fuel	\$ 5,128,726.94	33.80%
Parking	\$ 2,380,119.30	15.68%
Upland	\$ 5,289,587.79	34.86%
Ferry Terminal	\$ 465,518.81	3.07%
Ferry Terminal Fuel & Dockage	\$ 1,774,543.42	11.69%
Misc. Revenue	\$ 136,635.53	0.90%
Total	\$ 15,175,131.79	100.00%

1	PROPERTY TAXES	\$ 254,517.42	Revenue %	CAM %
	(Per Maximus allocated based upon percentage of revenue)			
	Marina & Docks	\$ 86,019.04	33.80%	
	Parking	\$ 39,919.38	15.68%	
	Upland	\$ 88,717.00	34.86%	34.86%
	Ferry Terminal	\$ 7,807.68	3.07%	3.07%
	Ferry Terminal Fuel & Dockage	\$ 29,762.65	11.69%	
	Landlord	\$ 2,291.65	0.90%	
	PROPERTY TAX TOTAL FOR CAM	\$ 254,517.42	100.00%	37.92%

% of Revenue **\$ 96,524.69**

2	INSURANCE ALLOCATIONS				CAM %
	<u>Excess Coverage</u>	<u>Basis</u>	<u>Total Premium</u>	<u>Percentage</u>	<u>Amount</u>
	Property & Crime	Appraised value	\$1,575,021	15.33%	\$241,384
	GL/AL/E&O/LEL/Cyber	GL Claims History	\$284,620	0.00%	\$0
	Workers Comp.		\$258,263	0.00%	\$0
	Boiler & Machinery		\$18,315	0.00%	\$0
	Participation Credit		-\$10,681	15.33%	-\$1,637
	Subtotal Excess Coverage				\$239,747
	Est. FY 22 Self Insured Actuarial Ultimate Losses for KWB Property & Liability & 1/2 of 1951 Insurance Admin.				\$116,686
	Sub-total				\$356,433
	Allocated				\$356,433
					100%

Values **\$356,433.47**

3	COMMON AREA PROMOTIONAL EXPENSE	405-7504-575.48		CAM %
	(Per Maximus fully allocated)			
	Common Area Promotional Expense	\$ 268,648.94		
	TOTAL PROMOTIONAL EXPENSE FOR CAM	\$ 268,648.94		100%

50% of total **No longer charged**

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	\$ 205,828.27			
	Non Premium Wages & Special Pay	\$ 180.00			
	Overtime	\$ 14,351.40			
	FICA Taxes	\$ 16,298.04			
	Retirement Contributions	\$ 15,071.63			
	Life & Health Insurance	\$ 57,369.43			
	Worker's Compensation	\$ -			
	Professional Services	\$ 57,447.00			
	Other Contractual Services	\$ 75,517.53			
	Utility Services	\$ 69,153.38			
	Repairs and Maintenance	\$ 82,753.66			
	Operating Supplies & Office Supplies	\$ 30,147.76			
	TOTAL	\$ 624,118.10			
	TOTAL MAINTENANCE		100%	\$ 624,118.10	
	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	\$ 631,552.70	Revenue %	CAM %	
	Marina Dockage and Fuel	\$ 213,445.35	33.80%		
	Parking	\$ 99,054.87	15.68%		
	Upland	\$ 220,140.00	34.86%	34.86%	
	Ferry Terminal	\$ 19,373.78	3.07%	3.07%	
	Ferry Terminal Fuel & Dockage	\$ 73,852.25	11.69%		
	Misc. Revenue	\$ 5,686.44	0.90%		
		\$ 631,552.70	100.00%	37.92%	
	TOTAL ADMINISTRATIVE			\$ 239,513.78	
	Prior Year Assessed Expense	\$ 233,100.26	5.00%		
	Cap on Increase of 5% over prior year assessment		\$ 11,655.01	\$ 244,755.27	

50% of Total \$ 312,059.05
Not included due to 5% cap

50% of Total \$ 119,756.89
Not included due to 5% cap

\$244,755.27

Total Billable CAM Expenses:

\$ 697,713.43