

KEY WEST BIGHT
FY 15/16 OPERATING EXPENSE SUMMARY FOR CAM PURPOSES

		14/15 Expenses for Maintenance & Administration	15/16 Expenses	Increase Allowed Over Previous Assessed	Total Expenses for CAM	Proration for Upland Tenants	Total Billable to Upland Tenants	Surveyed Net Usable Square Feet	CAM Per Square Foot
1	Property Taxes		\$208,351.68	actual	\$208,351.68	38.35%	\$79,912.56	103,260	\$0.77
2	Insurance		\$238,261.13	actual	\$238,261.13	100.00%	\$238,261.13	103,260	\$2.31
3	Promotional Expenses		\$91,424.00	actual	\$91,424.00	0.00%	\$0.00	103,260	\$0.00
4	Maintenance & Operations & Administrative Overhead	\$173,943.00	<u>\$448,037.94</u>	5.00%	<u>\$182,640.15</u>	100.00%	<u>\$182,640.15</u>	103,260	<u>\$1.77</u>
			\$986,074.75		\$720,676.96		\$500,813.84	103,260	\$4.85

TOTAL REIMBURSABLE EXPENSES	\$500,813.84
*TOTAL USABLE SQUARE FOOTAGE SURVEYED	103,260
TOTAL EXPENSES PER SQUARE FOOT	\$4.85

TOTAL BILLABLE SQUARE FOOTAGE PER LEASES	88,156
	\$4.85
TOTAL OPERATING EXPENSE BILLING	\$427,559.02

**Key West Bight
FY 16 Revenue and Expense Data For CAM Purposes**

**Maximus
Agreed
Pro-rations**

**Adjusted
Total**

OPERATING REVENUES		Revenue %
Operating Revenues from:		
Marina Dockage and Fuel	\$ 3,366,213.26	36.90%
Parking	\$ 1,231,506.00	13.50%
Upland	\$ 3,213,841.95	35.23%
Ferry Terminal	\$ 284,666.90	3.12%
Ferry Terminal Fuel & Dockage	\$ 965,317.00	10.58%
Misc Revenue	\$ 59,927.00	0.66%
Total	\$ 9,121,472.11	100.00%

1	PROPERTY TAXES	\$ 208,351.68	Revenue %	CAM %
	(Per Maximus allocated based upon percentage of revenue)			
	Marina & Docks	\$ 76,890.68	36.90%	
	Parking	\$ 28,129.93	13.50%	
	Upland	\$ 73,410.23	35.23%	35.23%
	Ferry Terminal	\$ 6,502.33	3.12%	3.12%
	Ferry Terminal Fuel & Dockage	\$ 22,049.67	10.58%	
	Landlord	\$ 1,368.85	0.66%	
	PROPERTY TAX TOTAL FOR CAM	\$ 208,351.68	100.00%	38.35%

% of revenue **\$ 79,912.56**

2	INSURANCE 405 (Cost Centers 7501 and 7502)	CAM %		
	(Per Maximus fully allocated based upon value percentage)			
	Insurance Appraisal Values for:			
	Excess Coverage	Basis	Total Premium	Percentage
	Property	Appraised value	\$448,220	17.70%
	Liability	GL Claims History	\$101,155	0.00%
	Vehicle Liability	Number of Vehicles	\$86,704	1.00%
	Employment/Public Officials	Based on FTEs	\$43,352	3.50%
	Flood	Scheduled	\$10,705	100.00%
	Wharfingers	Dockings Per Fund	\$24,208	86.00%
	Marine Operators Legal Liability	Marina Revenue	\$14,861	82.19%
	Fuel Tanks	ACE Tank Safe	\$2,277	100.00%
	Est. Actuarial Ultimate Losses for Key west Bight Property & Liability & 1/2 of 1951 Insurance Admin			\$145,815.00
	Sub-total			\$238,261
	Allocated			\$238,261 100%

Values **\$238,261.13**

3	COMMON AREA PROMOTIONAL EXPENSE	405-7504-575.48	CAM %
	(Per Maximus fully allocated)		
	Common Area Promotional Expense	\$ 91,424.00	
	TOTAL PROMOTIONAL EXPENSE FOR CAM	\$ 91,424.00	100%

50% of total **No longer charged**

4	MAINTENANCE AND OPERATIONS	405-7504-575.	CAM %	
	(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:			
	Wages & Salaries	\$ 140,515.00		
	Non Premium Wages & Special Pay	\$ 175.50		
	Overtime	\$ 5,126.44		
	FICA	\$ 10,891.00		
	Retirement	\$ 8,516.00		
	Health Insurance	\$ 48,395.00		
	Worker's Compensation	0.00		
	Professional Services	0.00		
	Other Contractual Services	\$ 104,123.00		
	Utility Services	\$ 46,269.00		
	Repair & Maintenance	\$ 65,162.00		
	Operating Supplies & Office Supplies	\$ 18,865.00		
	TOTAL	\$ 448,037.94		
	TOTAL MAINTENANCE		100%	\$ 448,037.94
	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	\$ 861,250.00	Revenue %	CAM %
	Marina Dockage and Fuel	\$ 317,838.08	36.90%	
	Parking	\$ 116,278.88	13.50%	
	Upland	\$ 303,451.17	35.23%	35.23%
	Ferry Terminal	\$ 26,878.27	3.12%	3.12%
	Ferry Terminal Fuel & Dockage	\$ 91,145.29	10.58%	
	Misc Revenue	\$ 5,658.31	0.66%	
		\$ 861,250.00	100.00%	38.35%
	TOTAL ADMINISTRATIVE			\$ 330,329.44
	Prior year Assessed Expense	\$ 173,943.00	5.00%	
	Cap on Increase of 5% over prior year assessment		\$ 8,697.15	\$ 182,640.15

50% of total \$ 224,018.97
Not included due to 5% cap

50% of total \$ 165,164.72
Not included due to 5% cap

Total Billable CAM Expenses:

\$ 500,813.84

KEY WEST BIGHT FUND 405
FY16 Revenues (Unaudited) for CAM Purposes

(For CAM purposes CAM and Electricity Revenues deleted)

		<u>Total</u>	<u>Marina</u>	<u>Upland</u>	<u>Parking</u>	<u>Upland Ferry Terminal</u>	<u>Marina, Fuel Ferry Terminal</u>	<u>Misc</u>	Delete Non operating <u>Other</u>
Accounts 405-0000-									
330.00-00 Intergovernmental	x	0							
334.70-00 Other Grants (Sewage Project)	x	0							
334.75-00 DCA Conch Farm	x	0							
334.76-00 DCA Buquebus	x	0							
334.77-00 DCA Historeum	x	0							
334.78-00 DCA Greene Street	x	0							
334.90-00 Other State Grants Ferry Terminal	x	0							
337.90-00 Other Grants	x	0							
Subtotal		0							0
344.50-00 Parking	x	1,188,567			1,188,567				
344.50-02 Ferry Terminal Parking	x					41,018			
Subtotal		1,188,567							
347.51-00 Dockage Transient	x	936,953							
347.52-11 Marina Tenant Utilities		109,823							
347.55-00 Dockage Recreational	x	56,427							
347.56-00 Dockage Liveaboard	x	133,740							
347.57-00 Dockage Commercial	x	884,985							
347.58-00 Penalties	x	27,320							
347.61-00 Dinghy Dockage	x	110,354							
Subtotal Dockage		2,259,602	2,259,602						
347.60-00 Oil	x	0							
347.62-00 Gasoline	x	626,215							
347.63-00 Diesel	x	480,396							
347.63-01 Diesel Tax Exempt	x	0							
Subtotal Fuel		1,106,611	1,106,611						
351.03.00 Parking Fines		42,939							
Subtotal Fines		42,939			42,939				
347.52-08 Uplands Electric & Sewer	x	25,476							
347.52-09 Common Area Charges	x	348,592							
362.54-00 Uplands Leases Bight	x	2,827,561							
362.90-00 Misc Yearly Leases	x	0							
362.99-00 Other Leases - Park N' Ride		0							
Subtotal		3,201,629		3,201,629					
341.95-00 Returned Check Charges	x	25							
347.64-00 Non Taxable Sales		574							
347.66-00 Retail Sales		0							
360.00-00 Miscellaneous Revenue		0							
361.00-00 Interest Earnings	x	89,063							
361.11-00 Sinking Fund Interest	x	0							
361.12-00 Capital Improvements Interest		0							
361.15-00 Pledged Revenue		0							
361.18-00 Brewery Loan		0							0
Subtotal		89,662							89,662

KEY WEST BIGHT FUND 405
FY16 Revenues (Unaudited) for CAM Purposes

(For CAM purposes CAM and Electricity Revenues deleted)

								Delete
								Non operating
	<u>Total</u>	<u>Marina</u>	<u>Upland</u>	<u>Parking</u>	<u>Upland Ferry Terminal</u>	<u>Marina, Fuel Ferry Terminal</u>	<u>Misc</u>	<u>Other</u>
369.00-00 Other Misc. Sales	x 12,213		12,213					
369.61-00 Hurricane Reimbursement	x 0							0
369.91-00 Sales Tax Commission	x 160							160
369.97-00 Miscellaneous Taxable Sales	x 59,738						59,738	
381.01-00 General Fund Transfer	0							
385.00-00 Refunding Bonds	0							0
381.41-90 Transfer From Transit	0							
381.60-10 Bahama Caroline TIF	x 0							0
Subtotal	72,111							
389.90-01 PY O&M	0							
389.91-00 PY Capital	0							
Subtotal	0							
FERRY TERMINAL								
344.28-02 Ferry Terminal Disembarkation	x 194,767				194,767			
344.28-03 Port Security Surcharge	x 62,651							62,651
344.50-02 KW Bight Ferry Terminal	x 48,882				48,882			
347.52.10 Ferry Terminal CAM	x 7,602							7,602
347.52-91 Misc. Non Tax Ferry Terminal	x 189						189	
347.53-01 Ferry Terminal-Transient	x 0							
347.53-02 Ferry Terminal- Commercial	x 0							
347.53-03 Ferry Terminal-Ferry Boats	x 174,156					174,156		
347.63-02 Ferry Terminal Taxable Fuel	x 456,444					456,444		
347.63-03 Ferry Terminal Tax-Exempt Fuel	x 255,275					255,275		
362.55-00 Key West Bight Ferry Terminal Leases	x 67,532					67,532		
362.55-01 Ferry Terminal Advertising Space	11,910					11,910		
369.97-01 Ferry Terminal	x 0							
369.98-00 Non-Taxable	13,985							
	1,293,393							
TOTAL REVENUES	9,254,514	3,366,213	3,213,842	1,231,506	284,667	965,317	59,927	160,075
							Operating	9,121,472
							Non-Op	<u>160,075</u>
							Total	9,281,547

**Key West Bight
FY 2016 Property Taxes**

Key West Bight Assessed Value

Tax Yr 2016	\$26,369,289
Tax Yr 2015	\$26,612,658
Decrease	(\$243,369)

Tax Year	Millage Rate	Total Tax Paid
2016	9.7171	\$206,415.35
2015	9.9731	\$214,160.68

Fiscal Year Pro-rations

2016 Tax Bill	75%	\$154,811.51
2015 Tax Bill	25%	\$53,540.17

Total FY Property Taxes	\$208,351.68
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**Key West Bight
Insurance Expenses for CAM Purposes
Property, Liability, Wind, Flood
FY 15-16**

Maximus Methodology	Allocation based upon property insurance appraisal values Include Ferry Terminal See - Maximus Finding #6 page 13
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Insurance Values Derived from Schedule Provided by Underwriter	
	<u>Buildings & Contents</u>
Total City Properties	\$71,344,215 <i>FY16 Schedule of Property Values (Includes Contents)</i>
Key West Bight	
Upland	\$9,388,900
Ferry Terminal	<u>\$3,242,500</u>
Marina	
	\$12,631,400
Allocation Percentage	17.70%

Key West Bight Insurance Allocations Utilized					
Property and Liability Coverages (405-7501 and 7502)					
<u>Excess Coverage</u>	<u>Basis</u>	<u>Total Premium</u>	<u>Percentage</u>	<u>Amount</u>	
Property	Appraised value	\$448,220	17.70%	\$79,357	
Liability	GL Claims History	\$101,155	0.00%	\$0	
Vehicle Liability	Number of Vehicles	\$86,704	1.00%	\$867	
Employment/Public Officials	Based on FTEs	\$43,352	3.50%	\$1,517	
Flood	Scheduled	\$10,705	100.00%	\$10,705	
Wharfingers	Dockings Per Fund	\$24,208	86.00%	\$0	Not Included In CAM Calculation
Marine Operators Legal Liability	Marina Revenue	\$14,861	82.19%	\$0	Not Included In CAM Calculation
Fuel Tanks	ACE Tank Safe	\$2,277	100.00%	\$0	Not Included In CAM Calculation
Estimated Actuarial Ultimate Losses for Key west Bight Property & Liability and 1/2 of 1951 Insurance Admin				\$145,815.00	
Sub-total				\$238,261	
Allocated				\$238,261	

Key West Bight
FY 15/16 Survey Square Footage for CAM Purposes
To determine total usable square footage
includes outdoor areas at 50% per Maximus

Revised 01-25-17

<u>CID/CT</u>	<u>UNIT</u>	<u>TENANT</u>	Net Usable SF		
			Sq. Ft.	% Of Total	
C0006386/CT017649	631 Green Street	Conch Republic Seafood Co. (FSCC)	14,919	14.45%	SURVEY
C0007966/CT669481	BOOTH Greene Street	Fury Water Adventures	96	0.09%	
	631 Green Street Gazebo	Conch Republic	0		Included in Conch Republic SF
C0007042/CT539726	Lazy Way Unit A, A-1	Yours and Mayan	337	0.33%	SURVEY
C0007042/CT661296	Lazy Way Unit B	Yours and Mayan	135	0.13%	SURVEY
C0009005/CT795920	Lazy Way Unit C	Fisherman's Café	128	0.12%	SURVEY
C0009005/CT795839	Lazy Way Unit D/E	Fisherman's Café	274	0.27%	SURVEY
C0007794/CT644470	Lazy Way Unit F	AER Photography	426	0.41%	SURVEY
C0007041/CT539626	Lazy Way Unit G	Dragonfly Key West	326	0.32%	SURVEY
C0007033/CT528191	Lazy Way Unit H	Capt. Quick Dry	452	0.44%	SURVEY
C0005823/CT93881	Lazy Way (Units I & J)	Sebago	817	0.79%	SURVEY
C0005823/CT793881	Lazy Way Storage (w/ Units I & J)	Sebago	157	0.15%	313 storage @ 50%
C0005826/CT005826	Lazy Way Recording Studio	Jimmy Buffett	1,447	1.40%	SURVEY
C0005823/CT0005823	BOOTH Lazy Way	Sebago Booth	98	0.09%	
C0005902/CT0005839	William St Plaza Booth	Appledore Booth	30	0.03%	
C0005825/CT0005825	201R William	Schooner Wharf Bar	5,616	5.44%	SURVEY 5 616
	201 William Ground Level Unit A	City Office	414	0.40%	SURVEY
C0008375/CT716907	201 William Ground Level Unit B	Bumble Bee Silver Co.	112	0.11%	SURVEY
C0005916/CT0005562	201 William Ground Level Unit C	Sunset Watersports Office	750	0.73%	SURVEY
	201 William Ground Level D	City Conference Room	107	0.10%	
C0006471/CT107330	201 William Ground Level Unit	Vacant ATM	40	0.04%	SURVEY

1,386 building
1,100 50% covered
1,154 50% parking, storage
1,002 50% of outdoor seating
974 storage new building
5,616 Total for CAM

C0006914/CT435219	201 William Harborwalk Unit A	Key West Artworks	722	0.70%	SURVEY	
C0005916/CT682642	201 William Harborwalk Unit B	Sunset Watersports (Hammerhead)	1,006	0.97%	SURVEY	
C0008747/CT756052	201 William Harborwalk Unit C	Hayes Robertson LLC	1,001	0.97%	SURVEY	
C0008587/CT736253	201 William Harborwalk Unit E	Waterfront Brewery (Old KW Ice Cream)	1,447	1.40%	SURVEY	
C0008587/CT736252	201 William Street Harborwalk Unit D, F, Upstairs (Unit A), Roof	Waterfront Brewery	16,692	16.17%	SURVEY	2,250 Rooftop
	201 William 2nd Floor Offices Unit A-G	City Offices (Port & Marine Svcs.)	1,239	1.20%	SURVEY	2 273 Upstairs Unit A 991 Unit D
C0005844/CT0005844	201 William & Caroline St. Parking Lot Corner	B.O.'s Fish Wagon	1,816	1.76%	SURVEY	11,178 Unit F 14,419 Total for CAM
C0008044/CT674871	284 Margaret	Cuban Coffee Queen	208	0.20%	SURVEY	
	284 Margaret	Cuban Coffee Queen Storage	240	0.23%		
C0007953/CT661288	Thompson Fish House	Yankee Freedom	1,728	1.67%		
C0007383/CT602110	200 Margaret Street	Turtle Museum	1,076	1.04%		
	Harborwalk between Waterfront and Turtle Kraals	Restrooms	1,555	1.51%		
	Margaret Street Plaza Booth	Vacant	100	0.10%		
C0008520/CT721224	1 Lands End Village	Turtle Kraals	9,732	9.42%	SURVEY	
C0005810/CT0005810	274 Margaret	Local Color	3,048	2.95%	SURVEY	
C0006185/CT0006185 C0006185/CT0006186	208 Margaret	Mac's Sea Garden & Curio Shop	2,550	2.47%		1,689 building plus covered porch & display @ 50% 861 SF
C0008520/CT721223	231 Margaret	Half Shell Raw Bar	8,873	8.59%		
C0007460/CT607765	241,251A, 251B Margaret	Key West Bait & Tackle	3,280	3.18%		3,116 building plus covered storage & porch @50% = 164 SF
	Margaret Street Plaza	Margaret St. Plaza Fish House	1,135	1.10%		
	Margaret	Public Restrooms	694	0.67%		
C0005855/CT0005761	261 Margaret	Lost Reef Dive Shop	1,711	1.66%		1,540 building plus storage areas @ 50% = 164 SF
C0006185/CT209214	901 Caroline	Flagler Station	4,096	3.97%		
C0005811/CT0005811	907 Caroline	Good Day (Piano Shop)	975	0.94%		
	907 Caroline Rear	Maintenance Shop	1,383	1.34%		
C0006867/CT376845	FT 1st Floor Outdoor Area (337 SF Ops, 396 Parking)	Conch Electric Cars	718	0.70%		

C0006836/CT354168	Ferry Terminal Suite 212	Vacation Key West Booth	250	0.24%
C0006574/CT500696	Ferry Terminal Ticket Counter	Key West Express Ticket Counter	170	0.16%
C0008514/CT719399	Ferry Terminal 213,225,225A	Paradise Porters	388	0.38%
C00097953/CT719336	Ferry Terminal 202/205	Yankee Freedom	309	0.30%
	Ferry Terminal - All Non-Leasable/Vacant Space	Lavs, Passenger Area, Hallways, Suites	8,437	8.17%
			103,260	100%

Key West Bight
FY 15/16 Billable Square Feet Per Leases for CAM Purposes

				Estimated \$4.28	Actual \$4.85	Debit/Credit		
CID/CT	UNIT	TENANT	CAM SF	INVOICED	FY 15/16 DUE	BALANCE	TAX	TOTAL DUE
C0006386/CT017649	631 Green Street	Conch Republic Seafood Co. (FSCC)	14,919	61,565.72	72,357.15	10,791.43	809.36	11,600.79
C0007966/CT669481	Booth Greene Street	Fury Water Adventures	96	396.16	465.60	69.44	5.21	74.65
	631 Green Street Gazebo	Conch Republic	0					
C0007042/CT539726	Lazy Way Unit A, A-1	Yours and Mayan	337	1,390.72	1,634.45	243.73	18.28	262.01
C0007042/CT661296	Lazy Way Unit B	Yours and Mayan	135	557.08	654.75	97.67	7.33	105.00
C0009005/CT795920	Lazy Way Unit C	Fisherman's Café	128	528.12	620.80	92.68	6.95	99.63
C0009005/CT95839	Lazy Way Unit D/E	Fisherman's Café	274	1,130.76	1,328.90	198.14	14.86	213.00
C0007794/CT644470	Lazy Way Unit F	AER Photography	426	1,758.00	2,066.10	308.10	23.11	331.21
C0007041/CT539626	Lazy Way Unit G	Dragonfly Key West	326	1,345.32	1,581.10	235.78	17.68	253.46
C0007033/CT528191	Lazy Way Unit H	Capt Quick Dry	452	1,865.24	2,192.20	326.96	24.52	351.48
C0005823/CT793881	Lazy Way Unit I, J & Storage	Sebago Office & Storage	974	4,019.44	4,723.90	704.46	52.83	757.29
C0005826/CT005826	Lazy Way Recording Studio	Jimmy Buffett	1,447	5,971.28	7,017.95	1,046.67	78.50	1,125.17
C0005823/CT0005823	Booth Lazy Way	Sebago Booth	98	404.44	475.30	70.86	5.31	76.17
C0005902/CT0005839	William St Plaza Booth	Appledore Booth	30	123.84	145.50	21.66	1.62	23.28
C0005825/CT0005825	201 William R	Schooner Wharf Bar	5,616	23,175.36	27,237.60	4,062.24	304.67	4,366.91
	201 William Ground Level Unit A	City Office (414 SF)	0					
C0008375/CT716907	201 William Ground Level Unit B	Bumble Bee Silver Company	112	462.20	543.20	81.00	6.08	87.07
C0005916/CT0005562	201 William Ground Level Unit C	Sunset Watersports Office	750	3,095.04	3,637.50	542.46	40.68	583.14
	201 William Ground Level D	City ADA Conference Room (107 SF)	0					
C0006471/CT107330	201 William Ground Level Unit	Vacant ATM (40 SF)	0					
C0006914/CT435219	201 William Harborwalk Unit A	Key West Artworks	722	2,979.48	3,501.70	522.22	39.17	561.39
C0005916/CT682642	201 William Harborwalk Unit B	Sunset Watersports - Hammerhead	1,006	4,151.48	4,879.10	727.62	54.57	782.19
C0008747/CT756052	201 William Harborwalk Unit C	Hayes Robertson Group, LLC	1,001	4,130.80	4,854.85	724.05	54.30	778.35
C0008587/CT736253	201 William Harborwalk Unit E	Waterfront Brewery (Old KW Ice Cream)	1,447	5,971.28	7,017.95	1,046.67	78.50	1,125.17
C0008587/CT736252	201 William Street Harborwalk D, F Upstairs Unit A (Sail Loft), Roof	Waterfront Brewery	16,692	42,429.96	53,391.04	10,961.08	822.08	11,783.16
	201 William 2nd Fl Unit A-G	City Offices Port & Marine (1,239 SF)	0					
C0005844/CT0005844	201 William & Caroline Parking Lot	B.O.'s Fish Wagon	1,816	4,478.34	118.94	118.94	8.92	127.86
C0008044/CT674871	284 Margaret	Cuban Coffee Queen	208	858.36	1,008.80	150.44	11.28	161.72
		Cuban Coffee Queen Storage	240	990.40	1,164.00	173.60	13.02	186.62
C0007953/CT661288	Thompson Fish House	Yankee Freedom	1,728	7,130.88	8,380.80	1,249.92	93.74	1,343.66
C0007383/CT602110	200 Margaret Street	Turtle Museum (tax exempt)	1,076	4,440.28	5,218.60	778.32	-	778.32
	Harborwalk	Restrooms (1,555 SF)	0					
	Margaret Street Plaza Booth	Vacant Booth (100 SF)	0					
C0008520/CT721224	1 Lands End Village	Turtle Kraals	9,732	40,185.52	47,214.75	7,029.23	527.19	7,556.42
C0005810/CT0005810	274 Margaret	Local Color	3,048	12,578.08	14,782.80	2,204.72	165.35	2,370.07
C0006185/CT0006185	208 Margaret	Mac's Sea Garden	1,689	6,969.96	8,191.65	1,221.69	91.63	1,313.32
C0006185/CT0006186	208 Margaret	Mac's Curio Shop	861	3,553.08	4,175.85	622.77	46.71	669.48
C0008520/CT721223	231 Margaret	Half Shell Raw Bar	8,873	36,615.92	43,034.05	6,418.13	481.36	6,899.49

C0007460/CT607765	241, 251A & 251B Margaret	Key West Bait & Tackle	3,280	13,535.48	15,908.00	2,372.52	177.94	2,550.46
	Margaret St. Plaza	Margaret St. Plaza Fish House (1,135 SF)	0					
	Margaret St. Plaza	Public Restrooms (694 SF)	0					
C0005855/CT0005761	261 Margaret	Lost Reef Dive Shop	1,711	6,952.72	8,298.35	1,345.63	100.92	1,446.55
C0006185/CT209214	901 Caroline	Flagler Station/HTA (Little Red)	4,096	16,902.80	19,865.60	2,962.80	222.21	3,185.01
C0005811/CT0005811	907 Caroline	Good Day on a Happy Planet	975	1,480.77	2,186.08	705.31	52.90	758.21
	908 Caroline Street	Parking Lot	0					
	907 Caroline Rear	Maintenance Shop (1,383 SF)	0					
C0006867/CT376845	FT 1st Floor Outdoor	Conch Electric Cars	718	2,963.00	3,482.30	519.30	38.95	558.25
C0006836/CT354168	Ferry Terminal Suite 212	Vacation Key West Booth	250	\$ 1,031.72	1,212.50	180.78	13.56	194.34
C0006574/CT500696	Ferry Terminal Ticket Counter	Key West Express Booth	170	\$ 706.92	824.50	117.58	8.82	126.40
C0008514/CT719399	Ferry Terminal 213,225,225A	Paradise Porters	388	\$ 1,601.16	1,881.80	280.64	21.05	301.69
C00097953/CT719336	Ferry Terminal 202/205	Yankee Freedom	309	\$ 1,275.16	1,498.65	223.49	16.76	240.25
	All non-leasable/vacant space	Lavs, Passenger area, hallways, vacant suites (8,437SF)	0					
TOTAL			88,156	331,702.27	388,774.66	61,550.73	4,557.93	66,108.66

Taxable Charges: \$60,772.41
Non-Taxable Charges: \$778.32
TOTAL DUE (Pre-tax): \$61,550.73