

12 Month Trailing Income Statement w/o amort & dep

Company: 300 Colorado F&B, LLC Property: Clarion Inn & Suites - F&B

Company: Jacobs 300 Colorado, LLC Property: Clarion Inn & Suites

As of 11/30/2016

	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Total
SUMMARY													
Rooms Occupied	1,657	1,154	1,120	1,384	1,266	1,762	2,213	3,608	3,921	3,841	3,131	2,917	27,974
Rooms Available	4,681	4,681	4,379	4,681	4,530	4,681	4,530	4,681	4,681	4,530	4,681	4,530	55,266
Occupancy %	35.40%	24.65%	25.58%	29.57%	27.95%	37.64%	48.85%	77.08%	83.76%	84.79%	66.89%	64.39%	50.62%
ADR	72.02	74.51	71.90	70.82	71.67	72.40	70.35	68.37	68.08	75.98	78.34	83.06	70.20
RevPAR	25.49	18.37	18.39	20.94	20.03	27.25	34.37	52.70	57.03	64.42	52.40	53.48	35.53
Departmental Revenue													
Rooms	130,253	84,680	80,035	96,031	86,738	122,106	153,495	242,121	259,240	286,982	241,023	237,162	2,019,866
Food & Beverage	106,054	65,397	63,873	67,566	48,744	53,692	63,811	59,067	63,797	70,654	74,686	71,766	809,106
Telephone	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous	3,066	1,858	1,860	645	-109	891	-649	-711	311	3,485	334	-435	10,548
Total Departmental Revenue	239,373	151,935	145,768	164,242	135,373	176,689	216,657	300,477	323,348	361,121	316,043	308,493	2,839,520
Departmental Expenses													
Rooms	64,663	55,903	41,052	49,771	65,256	56,028	61,259	74,772	91,134	93,902	87,730	69,246	810,715
Food & Beverage	91,693	69,074	68,419	94,778	62,819	65,520	71,967	73,296	87,976	70,495	78,513	76,580	911,130
Telephone	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous	316	15	0	0	15	0	0	10	15	231	146	205	953
Total Departmental Expenses	156,672	124,992	109,471	144,549	128,090	121,548	133,226	148,078	179,125	164,628	166,389	146,031	1,722,798
Total Departmental Income	82,701	26,943	36,297	19,693	7,283	55,141	83,431	152,399	144,223	196,493	149,654	162,462	1,116,722
Undistributed Operating Expenses													
Administrative & General	12,433	12,245	6,720	10,997	17,823	12,931	12,873	13,247	16,386	13,697	14,603	15,488	159,443
Sales & Marketing	25,477	18,440	14,957	13,986	17,726	11,318	16,307	16,483	23,599	26,487	26,280	23,522	234,582
Property Operation & Maintenance	16,026	12,248	11,548	11,217	13,722	9,113	9,252	8,132	15,240	11,448	11,507	12,114	141,567
Utilities	5,266	19,908	18,417	15,961	13,741	11,124	11,702	10,456	16,092	19,901	15,292	13,788	160,090
Total Undistributed Expenses	59,202	62,841	51,642	52,161	63,012	44,486	50,134	48,318	71,317	71,533	67,682	64,912	695,682
Gross Operating Profit	23,499	-35,898	-15,345	-32,468	-55,729	10,655	33,297	104,081	72,906	124,960	81,972	97,550	421,040
Management Fees	7,181	4,558	4,373	4,927	4,061	5,301	6,500	9,014	9,700	10,834	9,481	9,255	85,186
Income before Fixed Charges	16,318	-40,456	-19,718	-37,395	-59,790	5,354	26,797	95,067	63,206	114,126	72,491	88,295	335,854
Fixed Charges													
Real Estate Taxes	6,387	6,387	6,387	6,387	6,387	6,387	6,387	6,387	6,387	6,387	6,387	5,414	75,670
Property Taxes	663	663	663	663	663	663	663	663	663	663	663	663	7,958
Building Insurance	3471	3471	3,471	3,471	3,471	3,471	3,471	3,471	3,471	3,471	3,471	3,471	41,652
Total Fixed Charges	10,521	10,521	10,521	10,521	10,521	10,521	10,521	10,521	10,521	10,521	10,521	9,548	125,280
Net Operating Income	5,797	-50,977	-30,239	-47,916	-70,311	-5,167	16,276	84,546	52,684	103,605	61,970	78,747	210,574

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Rooms Department													
Revenue													
Transient Room Revenue	57,865	33,452	33,042	45,870	37,632	63,884	96,268	135,904	133,135	144,718	121,377	158,756	1,061,903
Corporate Room Revenue	50,811	47,440	41,284	42,299	41,830	47,800	40,580	87,905	109,402	123,810	110,534	71,513	815,208
Group Room Revenue	0	0	0	0	0	-74	0	0	-992	0	0	0	-1066
Government Room Revenue	1,794	2,022	1,382	3,013	743	382	1,906	3,947	5,863	5,123	4,522	1,994	32,691
Other Room Revenue	6,560	2,119	2,682	5,696	7,081	10,489	15,490	15,778	10,954	9,734	4,041	4,899	95,523
Room Allowances	13,223	-353	1,645	-847	-548	-375	-749	-1,413	878	3,597	549	0	15607
Total Rooms Revenue	130,253	84,680	80,035	96,031	86,738	122,106	153,495	242,121	259,240	286,982	241,023	237,162	2,019,866
Expenses													
Salaries & Wages													
Payroll - Front Desk	6,907	6,794	8,484	11,896	18,293	11,954	12,878	13,748	13,729	19,572	11,361	11,715	147,331
Payroll - Night Auditor	0	0	0	0	1,980	1,726	1,626	1,734	1,839	2,825	1,853	1,737	15,320
Payroll - House Person	9,701	12,350	7,312	8,246	10,125	7,174	7,147	7,555	4,705	7,962	4,772	4,672	91,721
Payroll - Housekeeping	14,004	12,963	4,835	2,887	8,151	6,404	11,493	19,923	21,690	29,295	20,147	24,834	176,626
Payroll - Laundry	1,252	1,166	2,336	3,706	5,038	3,917	5,005	3,509	3,509	4,450	2,502	2,311	38,701
Total Rooms Salaries & Wages	31,864	33,273	22,967	26,735	43,587	31,175	38,149	46,469	45,472	64,104	40,635	45,269	469,699
Payroll Related Expenses													
Payroll Taxes	5,000	6,267	4,725	4,941	7,328	5,134	5,947	6,687	6,232	8,429	5,148	5,884	71,722
Workers Compensation	1,800	1,835	1,390	1,458	2,236	1,649	1,947	2,411	2,126	3,075	1,990	2,212	24,129
Total Rooms Payroll Related Expenses	6,800	8,102	6,115	6,399	9,564	6,783	7,894	9,098	8,358	11,504	7,138	8,096	95,851
Total Rooms Salaries & Payroll Rel. Exp.	38,664	41,375	29,082	33,134	53,151	37,958	46,043	55,567	53,830	75,608	47,773	53,365	565,550
Other Expenses													
Advertising	4,064	1,836	1,471	698	2,152	1,204	1,014	1,054	2,359	2,421	1,769	267	20,309
Cable Television	1,881	1,920	2,464	1,920	2,245	1,920	1,920	1,920	1,920	1,920	1,920	2,177	24,127
Cleaning - Contract	0	0	0	0	0	0	0	0	0	0	0	675	675
Cleaning Supplies	1,605	550	470	1,736	691	2,016	1,245	3,020	4,502	1,274	1,747	701	19,557
Complimentary Breakfast	0	0	0	0	0	0	95	0	0	0	0	0	95
Decorations	237	29	45	53	242	0	0	0	0	0	27	0	633
Dues & Subscriptions	31	1,281	31	31	231	3,870	31	131	31	31	31	31	5,761
Equipment Rental	85	25	30	30	96	30	75	75	25	25	0	0	496
Guest Supplies	1,118	1,695	557	2,858	1,353	1,084	1,627	2,175	5,662	2,628	3,384	2,913	27,054
Internet Expense	2,344	2,356	2,355	2,226	2,494	2,226	2,612	2,364	1,572	2,370	2,925	2,281	28,125
Laundry Supplies	856	1,182	2,000	631	0	528	907	1,593	618	1,639	1,067	1,923	12,944
Licenses & Permits	255	0	0	0	0	0	0	0	0	0	0	0	255
Linen Replenishment	798	-239	395	400	0	1,347	2,772	1,975	1,342	0	801	142	9,733
Miscellaneous	129	109	122	175	428	105	105	105	0	0	470	200	1,948
Operating Supplies	2,414	1,164	542	2,063	400	1,152	417	792	898	988	924	412	12,166
Printing & Stationary	0	0	63	15	0	22	73	0	86	0	0	0	259
Reservations	5,083	2,067	1,374	1,617	1,307	1,526	2,176	3,948	5,992	4,310	4,060	3,319	36,779
Room Furnishings - Non Capitalized	3,415	0	0	0	0	0	0	0	310	915	0	0	4,640
Telephone	47	227	51	51	51	51	145	53	848	53	53	0	1,630
Travel	1,572	0	0	0	176	989	0	0	879	0	0	841	4457
Uniforms	66	328	0	2,134	240	0	0	0	1,764	-279	0	0	4253
Total Rooms Other Expenses	26,000	14,530	11,970	16,638	12,106	18,070	15,214	19,205	28,808	18,295	19,178	15,882	215,896
Total Rooms Expenses	64,664	55,905	41,052	49,772	65,257	56,028	61,257	74,772	82,638	93,903	66,951	69,247	781,446
Rooms Dept. Income (Loss)	65,589	28,775	38,983	46,259	21,481	66,078	92,238	167,349	176,602	193,079	174,072	167,915	1,238,420

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Food and Beverage Department													
Revenue													
Food Sales - Breakfast	2,572	1,858	874	1,783	1,639	2,658	1,537	1,222	1,489	1,128	1,263	720	18,743
Food Sales - Lunch	1,931	2,487	2,289	3,756	2,337	5,401	2,800	2,404	3,601	2,722	2,474	1,973	34,175
Food Sales - Dinner	7,839	11,952	17,823	12,287	12,558	15,404	16,759	21,804	20,314	21,008	23,050	18,782	199,580
Beverage Sales	161	231	82	91	154	218	100	85	201	170	143	87	1,723
Beverage Sales - Lunch	109	47	76	54	84	173	115	7	41	120	38	89	953
Beverage Sales - Dinner	24,894	3,937	4,363	3,190	2,297	2,812	3,270	3,169	3,932	4,035	4,279	3,319	63,497
Restaurant - Other F&B	4,914	4	0	0	236	23	35	490	119	178	201	-2	6,198
Lounge Food Sales - Lunch	1,159	2,515	1,160	1,680	741	910	860	470	572	644	2,106	2,144	14,961
Lounge Food Sales - Dinner	7,131	5,868	5,544	4,917	5,289	5,528	6,599	8,342	10,757	13,287	13,762	18,980	106,004
Lounge Beverage Sales - Lunch	1,567	1,859	1,386	1,133	1,151	1,189	1,694	809	579	1,544	1,992	1,301	16,204
Lounge Beverage Sales - Dinner	20,872	12,278	13,976	13,244	14,078	14,537	12,874	16,356	16,532	17,715	17,691	21,394	191,547
Lounge - Other F&B	695	239	290	262	120	185	223	245	175	222	437	335	3,428
Banquet Food Sales - Breakfast	0	521	190	0	0	0	0	0	0	0	0	0	711
Banquet Food Sales - Lunch	6	5,067	0	21	0	0	1,438	64	0	0	0	0	6,596
Banquet Food Sales - Dinner	20,970	10,862	8,889	20,568	5,348	4,228	10,420	2,236	3,646	5,721	4,098	1,432	98,418
Banquet Beverage Sales - Breakfast	0	179	0	0	0	0	0	0	0	0	0	0	179
Banquet Beverage Sales - Lunch	60	30	0	0	0	0	10	0	35	0	0	0	135
Banquet - Other F&B	1,874	1,565	4,965	-230	1,412	196	2,622	756	1,081	869	2,083	887	18,080
Banquet Service Charges	9,299	3,897	1,964	4,810	1,301	227	2,456	608	722	1,291	1,069	326	27,970
Total Food & Beverage Revenue	106,054	65,397	63,873	67,566	48,744	53,692	63,811	59,067	63,797	70,654	74,686	71,766	809,107
Cost of Food and Beverage Sales													
Cost of Food Sales	18,017	22,417	26,245	31,617	19,152	23,839	31,258	33,650	35,060	27,930	29,123	26851	325,159
Cost of Beverage Sales	12,885	4,331	9,198	5,885	10,359	6,238	5,879	6,257	6,697	7,694	10,572	8500	94,495
Total Cost of Food and Beverage Sales	30,901	26,748	35,443	37,501	29,511	30,077	37,137	39,907	41,757	35,625	39,694	35,351	419,652
Food & Beverage Gross Profit	75,153	38,649	28,430	30,065	19,233	23,615	26,674	19,160	22,040	35,029	34,992	36,415	389,455
Expenses													
Salaries and Wages													
Payroll - Restaurant	19,980	13,862	12,777	20,292	14,595	11,623	11,687	9,399	12,253	10,738	11,155	11,886	160,247
Payroll - Lounge	6,502	5,652	2,225	8,759	3,795	4,987	4,181	4,327	6,780	4,257	4,644	5,261	61,370
Payroll - Kitchen	12,153	10,700	7,368	12,075	5,834	6,389	7,339	8,876	13,101	8,695	9,711	9,990	112,231
Payroll - Banquet	10,434	2,850	2,265	4,655	2,154	1,048	798	924	2,242	1,955	2,039	1,900	33,264
Payroll - F&B Manager	0	0	0	0	0	2,687	2,802	3,232	4,018	3,384	2,851	2,604	21,578
Total F&B Salaries and Wages	49,070	33,065	24,635	45,781	26,377	26,734	26,806	26,758	38,394	29,029	30,401	31,641	388,691
Payroll Related Expenses													
Payroll Taxes	5,857	4,903	3,695	6,917	3,912	4,021	3,863	3,734	5,437	3,685	3,951	4,142	54,117
Workers Compensation	727	544	454	748	467	483	479	457	683	505	544	557	6,648
Total F&B Payroll Related Expenses	6,584	5,446	4,149	7,665	4,380	4,504	4,342	4,191	6,120	4,191	4,495	4,699	60,766
Total F&B Salaries & Payroll Rel. Exp.	55,653	38,511	28,784	53,446	30,757	31,238	31,147	30,949	44,514	33,220	34,896	36,340	449,455

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Other Expenses													
Cleaning Supplies	0	0	0	0	0	45	0	0	0	0	0	146	191
Decorations	0	0	0	0	146	0	0	0	0	0	121	43	310
Equipment Rental	213	809	402	651	268	211	1,219	94	0	259	272	214	4,612
Flatware	0	0	0	0	0	0	0	0	0	0	0	1,789	1,789
Kitchen Supplies	0	0	339	548	0	767	338	807	258	410	675	422	4,564
Licenses & Permits	0	0	0	0	500	364	583	0	0	0	0	0	1,447
Linen	1,884	1,670	1,391	1,997	1,055	1,301	721	999	1,460	970	1,318	1,338	16,104
Miscellaneous	487	105	42	43	42	0	0	0	0	63	0	0	782
Music & Entertainment	2,200	1,143	1,650	400	350	1,275	400	200	-300	-300	1,300	300	8,618
Operating Supplies	356	88	368	192	190	64	109	339	246	233	236	289	2,710
Paper and Plastics	0	0	0	0	0	0	313	0	41	15	0	348	717
Training	0	0	0	0	0	179	0	0	0	0	0	0	179
Total F&B Other Expenses	5,139	3,815	4,192	3,831	2,551	4,205	3,683	2,440	1,705	1,650	3,923	4,889	42,023
Total Food & Beverage Expenses	60,792	42,326	32,976	57,277	33,308	35,443	34,830	33,389	46,219	34,870	38,819	41,229	491,478
Food & Beverage Dept. Income (Loss)	14,361	-3,677	-4,546	-27,212	-14,075	-11,828	-8,156	-14,229	-24,179	159	-3,827	-4,814	-102,023
F&B Covers/Average Ck													
Breakfast Avg Ck	0	0	0	0	0	0	0	0	0	0	0	0	0
Lunch Avg Ck	0	0	0	0	0	0	0	0	0	0	0	0	0
Dinner Avg Ck	0	0	0	0	0	0	0	0	0	0	0	0	0
Lounge Avg Ck	0	0	0	0	0	0	0	0	0	0	0	0	0

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Telephone Department	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	
Revenue													
Total Telephone Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenses													
Total Telephone Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Telephone Dept. Income (Loss)	0	0	0	0	0	0	0	0	0	0	0	0	0

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Miscellaneous Department	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	
Revenue													
Meeting Room Rental	475	0	0	0	0	0	0	23	0	250	80	125	953
Audio Video Rental	670	0	0	0	0	0	0	0	0	0	0	0	670
A/V Rental Income	0	920	135	80	105	20	510	0	15	255	115	50	2,205
Vending Commissions	73	35	471	20	114	35	26	104	47	140	256	64	1,385
Guest Laundry/Dry Cleaning	44	17	11	7	11	36	9	19	67	201	144	90	656
Movie Income	0	0	0	0	0	0	0	0	0	0	0	483	483
Pet/Smoking Fees	680	400	1,160	663	400	810	460	810	870	890	480	395	8,018
Miscellaneous Income	1,125	485	83	-124	-739	-10	-1,653	-1,667	-689	405	-741	-1,641	-5,166
Interest Income	0	0	0	0	0	0	0	0	0	1,344	0	0	1,344
Total Miscellaneous Revenue	3,066	1,858	1,860	645	-109	891	-649	-711	311	3,485	334	-435	10,546
													0
Expenses													
Promotional Sale Items - Expense	0	1,535	0	0	0	0	0	0	0	0	0	0	1,535
Commission Expense	0	0	0	0	0	0	0	0	0	980	0	0	980
Guest Laundry Expense	-1,166	15	0	0	15	0	0	10	15	231	146	98	-636
Miscellaneous Expense	1,481	0	0	0	0	0	0	0	0	0	0	108	1,589
Total Miscellaneous Expenses	316	15	0	0	15	0	0	10	15	231	146	205	953
Miscellaneous Dept. Income (Loss)	2,750	1,843	1,860	645	-124	891	-649	-721	296	3,254	188	-640	9,593

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Administrative and General													
Salaries & Wages													
Payroll - General Manager	-4,000	0	0	0	0	0	0	0	0	0	0	0	-4,000
Total A&G Salaries & Wages	-4,000	0	0	0	0	0	0	0	0	0	0	0	-4,000
Payroll Related Expenses													
Other Employee Benefits	0	0	0	0	0	0	0	0	0	615	615	0	1,230
Total A&G Payroll Related Expenses	0	0	0	0	0	0	0	0	0	615	615	0	1,230
Total A&G Salaries & Payroll Rel. Exp.	-4,000	0	0	0	0	0	0	0	0	615	615	0	-2,770
Other Expenses													
Accounting Charges	375	375	375	375	375	375	375	375	375	375	375	375	4,500
Advertising	560	0	0	0	265	171	0	0	-151	0	113	166	1,124
Bank Service Charges	181	153	110	131	212	137	1,697	118	99	161	135	111	3,245
Cash Overage/Shortage	0	0	0	0	152	0	-152	-66	66	5	45	1	51
Contract Services	1,600	0	0	0	0	0	0	0	0	0	0	0	1,600
Credit Card Commissions	4,577	3,385	3,631	3,464	4,529	4,274	5,505	7,865	8,129	7,497	9,012	8,000	69,868
Dues & Subscriptions	0	10	60	0	0	0	0	0	0	0	20	0	90
Equipment Rental	380	0	0	0	0	0	0	0	124	0	0	0	504
Insurance	0	0	193	539	2,734	539	193	193	193	193	193	193	5,163
Landscaping	0	0	0	73	0	0	0	0	0	0	0	0	73
Licenses & Permits	0	0	0	0	0	1,780	0	0	0	0	0	0	1,780
Miscellaneous	0	83	52	0	437	922	813	6	0	0	0	0	2,313
Music & Entertainment	0	0	0	0	0	0	0	100	0	0	700	400	1,200
Operating Supplies	463	0	0	0	0	0	0	0	0	0	0	0	463
Payroll Processing	5,063	4,573	3,955	4,733	4,757	3,768	3,747	3,790	4,634	4,654	2,620	4,020	50,314
Pest Control	296	257	257	257	257	257	0	350	257	566	257	532	3,543
Postage and Delivery Charges	52	89	0	42	0	38	83	0	20	4	0	0	328
Professional Fees	0	0	0	840	0	0	0	0	2,500	-758	0	0	2,582
Sales Tax Compensation/Penalty	-539	-351	-310	-368	-313	-400	-504	-697	-720	-780	-681	0	-5,663
Storage	0	0	0	0	0	0	0	0	105	105	105	105	420
Telecommunications	3,377	2,189	-2,098	257	257	257	257	257	257	257	257	0	5,524
Transportation	48	1,482	495	654	1,438	793	853	956	498	803	837	538	9,395
Travel	0	0	0	0	2,723	20	6	0	0	0	0	1,047	3,796
Total A&G Other Expenses	16,433	12,245	6,720	10,997	17,823	12,931	12,873	13,247	16,386	13,082	13,988	15,488	162,213
Total A&G Expenses	12,433	12,245	6,720	10,997	17,823	12,931	12,873	13,247	16,386	13,697	14,603	15,488	159,443

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12 Month Trailing Income Statement w/o amort & dep
Company: 300 Colorado F&B, LLC Property: Clarion Inn & Suites - F&B
Company: Jacobs 300 Colorado, LLC Property: Clarion Inn & Suites
As of 11/30/2016

	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	
Sales & Marketing													
Salaries and Wages													
Payroll - Sales Department	11,703	9,860	8,114	7,243	8,852	4,955	6,016	5,100	5,102	6,322	4,142	4,162	81,571
Total S&M Salaries and Wages	11,703	9,860	8,114	7,243	8,852	4,955	6,016	5,100	5,102	6,322	4,142	4,162	81,571
Payroll Related Expenses													
Total S&M Payroll Related Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total S&M Salaries & Payroll Rel.Exp.	11,703	9,860	8,114	7,243	8,852	4,955	6,016	5,100	5,102	6,322	4,142	4,162	81,571
Other Expenses													
Advertising	0	660	0	0	0	0	0	0	449	0	0	0	1,109
Contract Services	615	615	615	615	615	615	615	615	615	615	615	615	7,380
Dues & Subscriptions	0	0	0	0	0	0	0	0	0	0	0	0	0
Franchise Fee	2,125	1,175	851	785	969	877	2,448	3,083	4,877	5,225	21,499	18,745	62,659
Loyalty Programs & Affiliation Fees	3,163	1,778	1,611	2,793	4,042	706	2,719	2,560	1,479	-935	0	0	19,916
Points Program	0	0	0	0	0	0	0	0	3,116	4,541	0	0	7,657
Franchise Marketing Fee	6,906	3,819	2,766	2,550	3,149	2,849	3,978	5,010	7,925	10,690	0	0	49,642
Miscellaneous	924	300	0	0	0	0	0	0	0	0	0	0	1,224
Operating Supplies	0	233	0	0	0	0	0	88	0	0	0	0	321
Postage and Delivery Charges	41	0	50	0	99	167	25	27	36	29	24	0	498
Revenue Management	0	0	0	0	0	0	0	0	0	0	0	0	0
Training	0	0	950	0	0	1,149	506	0	0	0	0	0	2,605
Total S&M Other Expenses	13,774	8,580	6,843	6,743	8,874	6,363	10,291	11,383	18,497	20,165	22,138	19,360	153,011
Total S&M Expenses	25,477	18,440	14,957	13,986	17,726	11,318	16,307	16,483	23,599	26,487	26,280	23,522	234,582

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12 Month Trailing Income Statement w/o amort & dep

Company: 300 Colorado F&B, LLC Property: Clarion Inn & Suites - F&B

Company: Jacobs 300 Colorado, LLC Property: Clarion Inn & Suites

As of 11/30/2016

Utilities	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	
Electricity	0	13,859	13,115	11,777	9,581	7,323	7,425	4,882	10,337	17,856	7,492	9197	112,844
Water & Sewer	2,114	1,772	1,772	1,480	1,464	1,791	2,569	3,545	3,845	0	5,836	2361	28,549
Fuel	3,145	4,277	3,473	2,658	2,552	1,820	1,708	1,843	1,664	2,045	1,917	2,026	29,128
Light Bulbs	7	0	57	46	144	190	0	186	246	0	47	204	1,127
Total Utilities	5,266	19,908	18,417	15,961	13,741	11,124	11,702	10,456	16,092	19,901	15,292	13,788	171,648

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12 Month Trailing Income Statement w/o amort & dep
Company: 300 Colorado F&B, LLC Property: Clarion Inn & Suites - F&B
Company: Jacobs 300 Colorado, LLC Property: Clarion Inn & Suites
As of 11/30/2016

	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	
Property Operation and Maintenance													
Salaries and Wages													
Payroll - Engineer	2,871	2,446	2,923	3,496	7,112	4,678	4,823	4,608	2,679	4,210	4,034	4,008	47,888
Payroll - Maintenance Staff	4,049	4,117	3,470	1,925	0	2,056	2,112	2,165	2,922	5,670	2,875	3,945	35,306
Total Maintenance Salaries and Wages	6,920	6,563	6,394	5,422	7,112	6,734	6,935	6,773	5,601	9,879	6,909	7,953	83,195
Payroll Related Expenses													
Total Maint. Payroll Related Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Maint. Salaries & Payroll Rel. Exp.	6,920	6,563	6,394	5,422	7,112	6,734	6,935	6,773	5,601	9,879	6,909	7,953	83,195
Other Expenses													
Building Repairs	4,729	0	0	0	466	0	0	0	340	0	0	0	5,535
Contract Services	0	3,350	1,710	1,850	0	0	0	0	0	0	0	0	6,910
Electrical and Mechanical Equipment	0	0	0	175	0	0	0	0	1,546	0	0	0	1,721
Engineering Supplies	1,315	647	488	831	1,540	833	1,092	774	1,464	459	1,564	1,303	12,310
Grounds Maintenance & Landscaping	0	0	0	0	0	0	23	0	0	0	0	0	23
HVAC Repairs	0	0	0	248	0	0	0	0	2,493	0	0	0	2,741
Ice Machine Repairs	0	0	0	0	0	0	0	0	180	0	0	0	180
Kitchen Equipment	0	1,011	0	0	0	0	0	0	3,122	0	0	1,032	5,165
Laundry Equipment	580	0	0	729	0	735	734	0	0	0	0	0	2,778
Operating Supplies	0	0	0	0	70	0	0	0	25	0	0	0	95
Painting & Decorating	0	0	0	199	117	0	33	65	30	120	213	93	870
Plumbing	158	79	2,486	211	32	121	30	139	74	625	1,455	135	5,545
Swimming Pool	429	365	365	420	1,097	515	365	381	365	365	1,248	739	6,654
Uniforms	0	0	37	43	0	0	0	0	0	0	0	0	80
Vehicle Repairs	0	0	68	0	0	44	40	0	0	0	118	859	1,129
Fire and Sprinkler Inspection and repairs	1,895	233	0	1,089	3,288	131	0	0	0	0	0	0	6,636
Total Maintenance Other Expenses	9,106	5,685	5,154	5,795	6,610	2,379	2,317	1,359	9,639	1,569	4,598	4,161	58,372
Total Maintenance Expenses	16,026	12,248	11,548	11,217	13,722	9,113	9,252	8,132	15,240	11,448	11,507	12,114	141,567

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