Southern Brezze 5yr Proforma

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Year 2025	Year 2026	Year 2027	Year 202
Ordinary Income/Expense																
Income																
0 Rooms																
Rooms Available	1,209	1,092	1,209	1,170	1,209	1,170	1,209	1,209	1,170	1,209	1,170	1,209	14,235	14,235	14,235	14,2
Rooms Occupied	422	472	662	724	712	875	943	811	651	603	468	440	7,783	8,068	8,353	8,4
Occupancy	34.90%	43.20%	54.75%	61.89%	58.87%	74.80%	77.99%	67.06%	55.68%	49.88%	40.02%	36.40%	54.68%	56.68%	58.68%	59.6
ADR	56.42	64.78	88.92	113.60	120.35	158.12	184.91	144.86	100.48	79.54	68.64	63.39	113.68	117.09	120.60	124
RevPar	19.69	27.98	48.68	70.31	70.85	118.28	144.21	97.14	55.95	39.67	27.47	23.07	62.16	66.37	70.77	74
40000 Total Room Revenue																
40999 Room Revenue	23,804.40	30,557.65	58,855.50	82,259.46	85,657.21	138,383.72	174,351.55	117,444.77	65,460.91	47,964.73	32,140.23	27,897.31	884,777.45	944,727.01	1,007,404.35	1,054,071
Total 40000 Total Room Revenue	23,804.40	30,557.65	58,855.50	82,259.46	85,657.21	138,383.72	174,351.55	117,444.77	65,460.91	47,964.73	32,140.23	27,897.31	884,777.45	944,727.01	1,007,404.35	1,054,071
70000 Miscellaneous Revenue																
70451 Revenue Adj	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	6,000.00	6,000.00	6,000
Total 70000 Miscellaneous Revenue	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	6,000.00	6,000.00	6,000
Total Income	24,304.40	31,057.65	59,355.50	82,759.46	86,157.21	138,883.72	174,851.55	117,944.77	65,960.91	48,464.73	32,640.23	28,397.31	890,777.45	950,727.01	1,013,404.35	1,060,071
Gross Profit	24,304.40	31,057.65	59,355.50	82,759.46	86,157.21	138,883.72	174,851.55	117,944.77	65,960.91	48,464.73	32,640.23	28,397.31	890,777.45	950,727.01	1,013,404.35	1,060,071
Expense																
Room Department																
1 Room Labor																
61005 Front Desk	1,215.22	1,552.88	2,967.78	4,137.97	4,307.86	6,944.19	8,742.58	5,897.24	3,298.05	2,423.24	1,632.01	1,419.87	44,538.87	47,536.35	50,670.22	53,003
61029 Housekeeping	1,640.55	2,096.39	4,006.50	5,586.26	5,815.61	9,374.65	11,802.48	7,961.27	4,452.36	3,271.37	2,203.22	1,916.82	60,127.48	64,174.07	68,404.79	71,554
61540 Temp.Help	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
61575 Outside service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Total 1 Room Labor	2,855.77	3,649.27	6,974.27	9,724.24	10,123.47	16,318.84	20,545.06	13,858.51	7,750.41	5,694.61	3,835.23	3,336.68	104,666.35	111,710.42	119,075.01	124,558
2 Room Benefits & Taxes																
61097 Worker Compensation	46.18	59.01	112.78	157.24	163.70	263.88	332.22	224.10	125.33	92.08	62.02	53.95	1,692.48	1,806.38	1,925.47	2,014
61099 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Total 2 Room Benefits & Taxes	46.18	59.01	112.78	157.24	163.70	263.88	332.22	224.10	125.33	92.08	62.02	53.95	1,692.48	1,806.38	1,925.47	2,014
3 Room Other Expenses																
71004 OTA Commissions	486.09	621.15	1,187.11	1,655.19	1,723.14	2,777.67	3,497.03	2,358.90	1,319.22	969.29	652.80	567.95	17,815.55	19,014.54	20,268.09	21,201
71010 Linen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
71015 Cable Television	410.74	524.87	1,003.11	1,398.63	1,456.06	2,347.13	2,954.99	1,993.27	1,114.74	819.05	551.62	479.91	15,054.14	16,067.29	17,126.53	17,915
71020 Cleaning Supplies	2.43	3.11	5.94	8.28	8.62	13.89	17.49	11.79	6.60	4.85	3.26	2.84	89.08	95.07	101.34	106
71025 Guest Supplies	388.87	496.92	949.69	1,324.15	1,378.52	2,222.14	2,797.62	1,887.12	1,055.37	775.44	522.24	454.36	14,252.44	15,211.63	16,214.47	16,961
71036 Laundry Supplies	121.52	155.29	296.78	413.80	430.79	694.42	874.26	589.72	329.80	242.32	163.20	141.99	4,453.89	4,753.64	5,067.02	5,300
Total 3 Room Other Expenses	1,409.66	1,801.34	3,442.62	4,800.05	4,997.12	8,055.26	10,141.39	6,840.80	3,825.73	2,810.95	1,893.13	1,647.04	51,665.09	55,142.17	58,777.45	61,484
Total Room Department	4,311.60	5,509.63	10,529.67	14,681.53	15,284.29	24,637.97	31,018.66	20,923.40	11,701.47	8,597.64	5,790.38	5,037.68	158,023.92	168,658.97	179,777.93	188,056
Undistributed Expenses																
1 Admin & General																
1 A&G Labor																
66010 Admin	546.85	698.80	1,335.50	1,862.09	1,938.54	3,124.88	3,934.16	2,653.76	1,484.12	1,090.46	734.41	638.94	20,042.49	21,391.36	22,801.60	23,851
Total 1 A&G Labor	546.85	698.80	1,335.50	1,862.09	1,938.54	3,124.88	3,934.16	2,653.76	1,484.12	1,090.46	734.41	638.94	20,042.49	21,391.36	22,801.60	23,851
2 A&G Benefits and Taxes																
66099 Payroll Taxes	53.47	68.33	130.58	182.07	189.55	305.54	384.67	259.48	145.11	106.62	71.81	62.47	1,959.71	2,091.60	2,229.49	2,332
Total 2 A&G Benefits and Taxes	53.47	68.33	130.58	182.07	189.55	305.54	384.67	259.48	145.11	106.62	71.81	62.47	1,959.71	2,091.60	2,229.49	2,332
3 A&G Other Expenses																
76013 Merchant Fees	486.09	621.15	1,187.11	1,655.19	1,723.14	2,777.67	3,497.03	2,358.90	1,319.22	969.29	652.80	567.95	17,815.55	19,014.54	20,268.09	21,201
76016 Bank Charges	4.86	6.21	11.87	16.55	17.23	27.78	34.97	23.59	13.19	9.69	6.53	5.68	178.16	190.15	202.68	212
76045 Postage	2.43	3.11	5.94	8.28	8.62	13.89	17.49	11.79	6.60	4.85	3.26	2.84	89.08	95.07	101.34	106
76047 Office Supplies	12.15	15.53	29.68	41.38	43.08	69.44	87.43	58.97	32.98	24.23	16.32	14.20	445.39	475.36	506.70	530
76053 Accounting Fees	43.75	55.90	106.84	148.97	155.08	249.99	314.73	212.30	118.73	87.24	58.75	51.12	1,603.40	1,711.31	1,824.13	1,908
76057 Payroll Processing Fee	12.15	15.53	29.68	41.38	43.08	69.44	87.43	58.97	32.98	24.23	16.32	14.20	445.39	475.36	506.70	530
76060 License & Permits	60.76	77.64	148.39	206.90	215.39	347.21	437.13	294.86	164.90	121.16	81.60	70.99	2,226.94	2,376.82	2,533.51	2,650
76075 Meals & Entertainment	12.15	15.53	29.68	41.38	43.08	69.44	87.43	58.97	32.98	24.23	16.32	14.20	445.39	475.36	506.70	530
76077 Travel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
76080 Professional Services	65.62	83.86	160.26	223.45	232.62	374.99	472.10	318.45	178.09	130.85	88.13	76.67	2,405.10	2,566.96	2,736.19	2,862
76092 Other Employee Benefits	12.15	15.53	29.68	41.38	43.08	69.44	87.43	58.97	32.98	24.23	16.32	14.20	445.39	475.36	506.70	530
76085 Legal Fees	17.01	21.74	41.55	57.93	60.31	97.22	122.40	82.56	46.17	33.93	22.85	19.88	623.54	665.51	709.38	742
Total 3 A&G Other Expenses	729.13	931.73	1,780.67	2,482.78	2,584.72	4,166.51	5,245.55	3,538.34	1,978.83	1,453.94	979.21	851.92	26,723.32	28,521.81	30,402.13	31,802
Total 1 Admin & General	1,329.45	1,698.85	3,246.75	4,526.94	4,712.80	7,596.94	9,564.38	6,451.58	3,608.06	2,651.02	1,785.42	1,553.33	48,725.53	52,004.77	55,433.22	57,985
2 IT Services																
76320 IT Technical Support	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
76330 Software																
76010 Accounting & HR Software	121.52	155.29	296.78	413.80	430.79	694.42	874.26	589.72	329.80	242.32	163.20	141.99	4,453.89	4,753.64	5,067.02	5,300
76040 Sales Software	121.52	155.29	296.78	413.80	430.79	694.42	874.26	589.72	329.80	242.32	163.20	141.99	4,453.89	4,753.64	5,067.02	5,300
Total 76330 Software	243.04	310.58	593.56	827.59	861.57	1,388.84	1,748.52	1,179.45	659.61	484.65	326.40	283.97	8,907.77	9,507.27	10,134.04	10,600
Total 2 IT Services	243.04	310.58	593.56	827.59	861.57	1,388.84	1,748.52	1,179.45	659.61	484.65	326.40	283.97	8,907.77	9,507.27	10,134.04	10,600
3 Sales & Marketing																
1 S&M Labor																
67005 Director of Sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Total 1 S&M Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0

2 S&M Benefits and Taxes																			
	67099 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
Total 2 S&M Benefits and Taxes		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
3 S&M Other Expenses																			
	77002 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
	77010 Printing & Stationary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
	77030 Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
	77040 Sales & Mkt.	97.22	124.23	237.42	331.04	344.63	555.53	699.41	471.78	263.84	193.86	130.56	113.59	3,563.11	3,802.91	4,053.62	4,240		
Total 3 S&M Other Expenses		97.22	124.23	237.42	331.04	344.63	555.53	699.41	471.78	263.84	193.86	130.56	113.59	3,563.11	3,802.91	4,053.62	4,240		
Total 3 Sales & Marketing		97.22	124.23	237.42	331.04	344.63	555.53	699.41	471.78	263.84	193.86	130.56	113.59	3,563.11	3,802.91	4,053.62	4,240		
4 Franchise Fee																			
77070 Franchise Fees		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
Total 4 Franchise Fee		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
5 Utilities																			
77510 Electricity		789.89	1,009.37	1,929.05	2,689.68	2,800.11	4,513.72	5,682.68	3,833.20	2,143.73	1,575.10	1,060.81	922.91	28,950.27	30,898.63	32,935.64	34,452		
77520 Gas		145.83	186.35	356.13	496.56	516.94	833.30	1,049.11	707.67	395.77	290.79	195.84	170.38	5,344.66	5,704.36	6,080.43	6,360		
77530 Water & Sewer		972.18	1,242.31	2,374.22	3,310.38	3,446.29	5,555.35	6,994.06	4,717.79	2,638.44	1,938.59	1,305.61	1,135.89	35,631.10	38,029.08	40,536.17	42,402		
Total 5 Utilities		1,907.90	2,438.03	4,659.41	6,496.62	6,763.34	10,902.37	13,725.85	9,258.66	5,177.93	3,804.48	2,562.26	2,229.19	69,926.03	74,632.07	79,552.24	83,215		
6 Repairs & Maintenance																			
1 R&M Labor																			
	68020 Maintenance Engineer	437.48	559.04	1,068.40	1,489.67	1,550.83	2,499.91	3,147.33	2,123.01	1,187.30	872.37	587.52	511.15	16,033.99	17,113.09	18,241.28	19,081		
Total 1 R&M Labor		437.48	559.04	1,068.40	1,489.67	1,550.83	2,499.91	3,147.33	2,123.01	1,187.30	872.37	587.52	511.15	16,033.99	17,113.09	18,241.28	19,081		
2 R&M Benefits and Taxes																			
	68099 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
Total 2 R&M Benefits and Taxes		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
3 R&M Other Expenses																			
	78005 Building	243.04	310.58	593.56	827.59	861.57	1,388.84	1,748.52	1,179.45	659.61	484.65	326.40	283.97	8,907.77	9,507.27	10,134.04	10,600		
	78018 Life/Safety	36.46	46.59	89.03	124.14	129.24	208.33	262.28	176.92	98.94	72.70	48.96	42.60	1,336.17	1,426.09	1,520.11	1,590		
	78020 Elevators	121.52	155.29	296.78	413.80	430.79	694.42	874.26	589.72	329.80	242.32	163.20	141.99	4,453.89	4,753.64	5,067.02	5,300		
	78035 Grounds & Landscaping	121.52	155.29	296.78	413.80	430.79	694.42	874.26	589.72	329.80	242.32	163.20	141.99	4,453.89	4,753.64	5,067.02	5,300		
	78045 Plumbing	53.47	68.33	130.58	182.07	189.55	305.54	384.67	259.48	145.11	106.62	71.81	62.47	1,959.71	2,091.60	2,229.49	2,332		
	78050 Swimming Pool	60.76	77.64	148.39	206.90	215.39	347.21	437.13	294.86	164.90	121.16	81.60	70.99	2,226.94	2,376.82	2,533.51	2,650		
	78075 Waste Removal	133.67	170.82	326.46	455.18	473.86	763.86	961.68	648.70	362.79	266.56	179.52	156.19	4,899.28	5,229.00	5,573.72	5,830		
	78080 Pest Control	43.75	55.90	106.84	148.97	155.08	249.99	314.73	212.30	118.73	87.24	58.75	51.12	1,603.40	1,711.31	1,824.13	1,908		
	78095 Kitchen Equipment	12.15	15.53	29.68	41.38	43.08	69.44	87.43	58.97	32.98	24.23	16.32	14.20	445.39	475.36	506.70	530		
Total 3 R&M Other Expenses		826.35	1,055.96	2,018.09	2,813.82	2,929.35	4,722.05	5,944.95	4,010.12	2,242.67	1,647.80	1,109.77	965.51	30,286.43	32,324.72	34,455.75	36,042		
Total 6 Repairs & Maintenance		1,263.83	1,615.00	3,086.49	4,303.49	4,480.18	7,221.95	9,092.28	6,133.13	3,429.97	2,520.17	1,697.29	1,476.66	46,320.43	49,437.80	52,697.03	55,123		
7 Fixed Expense																			
79025 General Insurance		583.31	745.38	1,424.53	1,986.23	2,067.77	3,333.21	4,196.44	2,830.67	1,583.06	1,163.15	783.37	681.54	21,378.66	21,806.23	22,242.36	22,687		
79030 Property Taxes		3,336.00	3,336.00	3,336.00	3,336.00	3,336.00	3,336.00	3,336.00	3,336.00	3,336.00	3,336.00	3,336.00	3,336.00	40,032.00	40,832.64	41,649.29	42,482		
79035 Hotel Management Fees		729.13	931.73	1,780.67	2,482.78	2,584.72	4,166.51	5,245.55	3,538.34	1,978.83	1,453.94	979.21	851.92	26,723.32	28,521.81	30,402.13	31,802		
Total 7 Fixed Expense		4,648.44	5,013.11	6,541.20	7,805.01	7,988.49	10,835.72	12,777.98	9,705.02	6,897.89	5,953.10	5,098.57	4,869.45	88,133.98	91,160.68	94,293.78	96,971		
Total Undistributed Expenses		9,489.87	11,199.80	18,364.81	24,290.70	25,151.01	38,501.36	47,608.41	33,199.61	20,037.30	15,607.27	11,600.51	10,526.20	265,576.85	280,545.50	296,163.93	308,137		
Total Expense		13,801.47	16,709.42	28,894.48	38,972.22	40,435.30	63,139.33	78,627.08	54,123.02	31,738.77	24,204.91	17,390.88	15,563.88	423,600.77	449,204.48	475,941.86	496,194		
Net Ordinary Income		10,502.92	14,348.23	30,461.02	43,787.24	45,721.92	75,744.39	96,224.47	63,821.75	34,222.14	24,259.82	15,249.35	12,833.43	467,176.68	501,522.54	537,462.49	563,876		
Other Income/Expense																			
Other Income																			
143025 Interest Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
143030 Other Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
Total Other Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
Other Expense																			
12010 Asset Management Fees		486.09	621.15	1,187.11	1,655.19	1,723.14	2,777.67	3,497.03	2,358.90	1,319.22	969.29	652.80	567.95	17,815.55	19,014.54	20,268.09	21,201		
12020 Mortgage Interest		22,064.15	22,064.15	22,064.15	22,064.15	22,064.15	22,064.15	22,064.15	22,064.15	22,064.15	22,064.15	22,064.15	22,064.15	264,769.80	264,769.80	264,769.80	264,769		
Total Other Expense		22,550.24	22,685.30	23,251.26	23,719.34	23,787.29	24,841.82	25,561.18	24,423.05	23,383.37	23,033.44	22,716.95	22,632.10	282,585.35	283,784.34	285,037.89	285,971		
Net Other Income		(22,550.24)	(22,685.30)	(23,251.26)	(23,719.34)	(23,787.29)	(24,841.82)	(25,561.18)	(24,423.05)	(23,383.37)	(23,033.44)	(22,716.95)	(22,632.10)	(282,585.35)	(283,784.34)	(285,037.89)	(285,971.		
Net Income		**(12,047.31)**	**(8,337.08)**	**7,209.76**	**20,067.90**	**21,934.62**	**50,902.57**	**70,663.29**	**39,398.70**	**10,838.78**	**1,226.37**	**(7,467.61)**	**(9,798.67)**	**184,591.33**	**217,738.20**	**252,424.60**	**277,905**		