

Candlewood Suites Dallas Market Center Love Field

9	Guest Rooms			2023			
10	Rooms Available			150			
11	Occupied Rooms			54,750			
12	Occupancy %			45,964			
13	ADR			84.0%			
14	RevPAR			\$86.07			
				\$72.26			
16	Dept. Description	2023	%	Adjustments	2023	%	Comments
17							
18	P&L Detail						
19	Revenue						
20	Room Rentals	4,240,593.50	100.0%	(284,270.85)	3,956,322.65	100.0%	Removed TOT
21							
22	Total Income	4,240,593.50	100.0%		3,956,322.65	100.0%	
23	Expenses						
24	Accounting fees	2,000.00	0.0%		2,000.00	0.1%	
25	Advertising & marketing	4,354.28	0.1%		4,354.28	0.1%	
26	Airfare	827.90	0.0%	(827.90)	0.00	0.0%	Personal Travel
27	Alarm system	926.84	0.0%		926.84	0.0%	
28	Bank fees & service charges	1,365.58	0.0%		1,365.58	0.0%	
29	Business insurance	30,205.48	0.7%		30,205.48	0.8%	
30	Business licences	4,184.25	0.1%		4,184.25	0.1%	
31	Commissions & fees	60,125.14	1.4%		60,125.14	1.5%	
32	Computer and hardware lease	19,440.40	0.5%		19,440.40	0.5%	
33	Continuing education	443.40	0.0%		443.40	0.0%	
34	Contributions to charities	889.46	0.0%	(889.46)	0.00	0.0%	Removed Donation
35	Credit Card Processing Fees	160,667.36	3.8%		160,667.36	4.1%	
36	Dues & subscriptions	3,311.62	0.1%		3,311.62	0.1%	
37	Employee Appreciation Gift	4,250.00	0.1%		4,250.00	0.1%	
38	Employee benefits	8,775.47	0.2%		8,775.47	0.2%	Some Employee Left
39	Employee Meals	4,593.57	0.1%	(4,593.57)	0.00	0.0%	Personal Expense
40	Equipment rental	1,289.84	0.0%		1,289.84	0.0%	

16	Dept. Description	2023	%	Adjustments	2023	%	Comments	Code
41	Fire Inspection	9,763.89	0.2%		9,763.89	0.2%		PM
42	Franchise Fee	481,792.58	11.4%		481,792.58	12.2%		FA
43	Guest transfers	7,675.43	0.2%		7,675.43	0.2%		RM
44	Supplies & materials	213,691.88	5.0%		213,691.88	5.4%		PM
45	Insurance	68,960.72	1.6%		68,960.72	1.7%		IN
46	Internet & TV services	41,758.34	1.0%		41,758.34	1.1%		IT
47	Lawn care Expenses	22,519.85	0.5%		22,519.85	0.6%		PM
48	Legal fees	28,250.00	0.7%	(28,250.00)	0.00	0.0%	Non-operational/Purchase Related	AG
49	Newspaper subscription	100.70	0.0%		100.70	0.0%		RM
50	Occupancy Tax	284,270.85	6.7%	(284,270.85)	0.00	0.0%	Removed TOT	N/A
51	Office expenses	2,427.63	0.1%		2,427.63	0.1%		AG
52	Office supplies	3,866.78	0.1%		3,866.78	0.1%		AG
53	Printing & photocopying		0.0%		0.00	0.0%		AG
54	Shipping & postage	972.65	0.0%		972.65	0.0%		AG
55	Software Subscription	16,562.47	0.4%		16,562.47	0.4%	HP/IHG	AG
56	Parking & tolls	12,015.44	0.3%		12,015.44	0.3%	Shuttle Services	RM
57	Payroll expenses	741.46	0.0%		741.46	0.0%		AG
58	Wages	1,024,946.38	24.2%	(140,000.00)	884,946.38	22.4%	Owner's Salary	RM
59	Payroll taxes	192,908.43	4.5%	(26,349.85)	166,558.58	4.2%	Related to Owner's Salary ??	AG
60	Pest Control	10,754.68	0.3%		10,754.68	0.3%		PM
61	Phone service	13,361.19	0.3%		13,361.19	0.3%		IT
62	Professional Fees	21,056.21	0.5%		21,056.21	0.5%		AG
63	Property insurance	28,271.73	0.7%		28,271.73	0.7%	??	IN
64	Property taxes	225,934.20	5.3%		225,934.20	5.7%		TX
65	Repairs & maintenance	73,318.64	1.7%		73,318.64	1.9%		PM
66	Elevator	4,555.82	0.1%		4,555.82	0.1%		PM
67	United Mechanical	2,477.05	0.1%		2,477.05	0.1%		PM
68	Taxis or shared rides	1,627.41	0.0%		1,627.41	0.0%		RM
69	Uniforms	5,792.47	0.1%		5,792.47	0.1%		RM
70	Vehicle gas & fuel	27,313.22	0.6%	(1,365.66)	25,947.56	0.7%	Shuttle Services- Personal	RM
71	Vehicle insurance	18,973.50	0.4%	(948.68)	18,024.83	0.5%	Shuttle Services- Personal	RM
72	Vehicle repairs	14,116.94	0.3%	(705.85)	13,411.09	0.3%	Shuttle Services- Personal	RM
73	Vehicle wash & road services	123.00	0.0%		123.00	0.0%		RM
74	Worker's compensation insurance	9,721.16	0.2%		9,721.16	0.2%		AG
75	Interest paid	427,135.08	10.1%	(427,135.08)	0.00	0.0%	Accounting Adjustment	N/A

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76	Travel		0.0%		0.00	0.0%		AG
77	Disposal & waste fees	6,418.98	0.2%		6,418.98	0.2%		PM
78	Electricity	122,806.36	2.9%		122,806.36	3.1%		UT
79	Gas	16,273.99	0.4%		16,273.99	0.4%		UT
80	Water & sewer	77,541.44	1.8%		77,541.44	2.0%		UT
81	Management Fees	0.00	0.0%	118,689.68	118,689.68	3.0%	Normalize Management Fee	MR
82								
83	Total Expenses	3,828,449.14	90.3%	(796,647.21)	3,031,801.93	76.6%		
84								
85	EBITDA	412,144.36	9.7%		924,520.72	23.4%		
86								
87	FF&E Reserves	0.00	0.0%	158,252.91	158,252.91	4.0%	Normalize Capital Expense Reserve	FR
	Other Income							
89	Credit Card Rewards	(413.83)	0.0%		(413.83)	0.0%		AG
90	Interest Earned	(20.48)	0.0%	20.48	0.00	0.0%	Accounting Adjustment	N/A
	Other Expenses							
92	Ask My Accountant		0.0%	0.00	0.00	0.0%	??	AG
93	Depreciation	1,229,100.00	29.0%	(1,229,100.00)	0.00	0.0%	Accounting Adjustment	N/A
94								
95	NOI	(816,521.33)	-19.3%		766,681.64	19.4%		
96								