

AMREX SUNBURY, LLC - A PROFESSIONAL HOTEL/MOTEL CORPORATION
STATEMENT OF INCOME - INCOME TAX BASIS
TRAILING PROFIT & LOSS STATEMENT - OCTOBER 2016 thru MAY 2018

	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Total
INCOME																					
Lodging sales	\$ 69,246.77	\$ 58,422.05	\$ 34,342.28	\$ 34,150.18	\$ 28,182.02	\$ 41,054.01	\$ 41,588.92	\$ 77,520.48	\$ 92,712.34	\$ 89,674.12	\$ 90,820.66	\$ 76,018.52	\$ 90,148.74	\$ 55,368.78	\$ 39,663.55	\$ 33,926.73	\$ 27,811.43	\$ 43,269.14	\$ 53,699.77	\$ 74,419.04	\$ 1,152,039.53
COST OF FEES																					
Commissions	1,653.32	527.94	881.75	-	-	909.69	1,482.48	1,528.96	-	4,447.91	2,435.57	1,204.29	886.04	1,906.70	-	1,887.58	140.24	51.00	1,686.50	190.98	\$ 21,820.95
Franchise Fees	-	-	-	-	-	6,960.00	2,320.00	2,320.00	2,380.00	-	2,380.00	2,380.00	4,680.00	2,380.00	-	2,620.00	2,500.00	2,895.00	4,740.00	-	\$ 38,555.00
Guest-related expenses	11,600.78	9,930.39	3,301.95	3,434.38	1,440.70	7,071.84	8,517.38	7,715.32	6,155.56	1,762.17	10,990.29	9,351.86	6,282.35	5,228.04	4,583.96	8,211.80	6,405.69	2,785.08	4,155.26	10,542.06	\$ 129,466.86
Merchant account fees	-	1,505.07	1,920.24	1,958.92	1,630.04	1,801.22	1,886.09	2,082.68	3,478.25	4,117.85	3,798.59	4,001.95	3,313.33	4,218.01	2,209.79	1,695.71	2,186.05	1,819.58	3,307.03	2,479.28	\$ 49,409.68
Sales tax	-	9,919.43	7,825.35	4,335.36	-	8,624.99	3,121.80	23,987.45	13,284.32	-	13,524.13	22,385.29	-	12,019.72	6,897.92	5,428.30	4,696.66	3,842.38	5,782.51	7,479.11	\$ 153,154.72
Total Cost of Fees	13,254.10	21,882.83	13,929.29	9,728.66	3,070.74	25,367.74	17,327.75	37,634.41	25,298.13	10,327.93	33,128.58	39,323.39	15,161.72	25,752.47	13,691.67	19,843.39	15,928.64	11,393.04	19,671.30	20,691.43	\$ 392,407.21
Gross Profit	55,992.67	36,539.22	20,412.99	24,421.52	25,111.28	15,686.27	24,261.17	39,886.07	67,414.21	79,346.19	57,692.08	36,695.13	74,987.02	29,616.31	25,971.88	14,083.34	11,882.79	31,876.10	34,028.47	53,727.61	\$ 759,632.32
OPERATING EXPENSES																					
EMPLOYEE EXPENSES																					
Salaries and related expenses	17,240.19	15,941.09	20,585.51	14,911.34	15,976.22	15,337.69	14,627.50	17,189.67	24,685.10	16,181.77	19,043.52	18,267.89	19,230.99	19,693.16	26,476.48	17,569.69	14,796.19	17,528.43	16,774.64	16,270.02	\$ 358,327.09
ADMINISTRATIVE																					\$ -
Advertising/Promotion	650.33	-	-	-	-	-	2,663.44	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 3,313.77
Auto/mileage expense	100.00	208.50	150.00	160.00	180.00	40.00	610.45	328.50	520.95	-	874.90	200.00	696.90	200.00	400.00	200.00	200.00	200.00	200.00	-	\$ 5,470.20
Bank charges	21.72	33.00	102.25	48.00	48.00	35.00	35.00	35.00	35.00	35.00	35.00	38.50	50.00	-	-	-	-	51.85	539.93	50.00	\$ 1,193.25
Computer & Internet	205.00	-	-	1,005.00	-	1,005.00	1,219.99	-	-	-	126.34	85.58	2,250.00	-	-	50.00	5,903.80	2,296.48	694.23	475.90	\$ 15,317.32
Contractors	93.15	590.48	-	-	-	-	300.00	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 983.63
Dues/Subscriptions	1,654.55	450.00	192.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 2,297.15
Insurance	3,423.29	997.84	1,955.05	1,114.11	-	4,816.07	2,882.77	1,399.00	1,262.27	1,606.20	996.37	3,713.37	1,510.17	1,248.27	-	1,500.17	1,248.26	6,207.54	503.80	2,164.32	\$ 38,548.87
Office supplies	291.20	196.17	150.98	481.41	122.32	131.12	-	171.36	422.40	284.38	441.18	170.08	-	453.41	380.66	199.00	-	-	-	509.48	\$ 4,405.15
Postage	-	35.00	-	-	-	-	-	-	12.60	19.53	27.49	-	40.00	40.00	-	-	-	-	-	-	\$ 174.62
Professional fees	450.00	1,417.35	823.85	716.69	930.90	1,368.95	2,709.67	756.51	2,506.20	850.92	5,975.92	1,027.69	901.03	1,218.41	972.23	535.00	840.00	772.00	4,333.05	3,991.86	\$ 23,098.23
Administrative Expenses	6,889.24	3,928.34	3,374.73	3,525.21	1,281.22	7,396.14	10,421.32	2,690.37	4,759.42	2,796.03	8,350.86	5,275.98	3,283.68	4,956.68	1,825.64	2,665.83	8,391.06	9,527.87	6,271.01	7,191.56	\$ 104,802.19
OCCUPANCY/MAINTENANCE																					
Landscaping/grounds upkeep	676.00	320.00	642.00	-	-	782.60	2,155.00	320.00	320.00	481.00	500.00	948.00	418.00	1,648.00	600.00	1,396.00	2,344.03	400.00	400.00	1,978.00	\$ 16,328.63
Repairs/maintenance	9,216.67	2,712.38	2,927.75	4,463.56	4,874.82	9,092.63	4,380.56	3,321.95	8,191.77	396.42	1,095.29	3,063.54	5,825.85	6,501.34	2,472.71	2,288.34	2,341.80	1,873.15	1,387.77	2,092.44	\$ 78,520.74
Utilities	12,582.37	5,572.11	1,160.05	6,438.31	2,038.47	7,813.32	3,759.58	5,043.81	7,753.02	-	5,499.90	5,545.34	10,003.83	4,274.50	4,085.42	5,112.73	8,850.09	7,815.36	1,791.85	4,618.57	\$ 109,758.63
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.75	\$ 1.75
Waste disposal	488.65	144.48	144.48	288.96	-	433.46	175.67	62.36	351.34	351.34	-	-	-	705.60	-	-	-	-	645.95	-	\$ 3,792.29
Occupancy/Maintenance	22,963.69	8,748.97	4,874.28	11,190.83	6,913.29	18,122.01	10,470.81	8,748.12	16,616.13	1,228.76	7,095.19	9,556.88	16,247.68	13,129.44	7,158.13	8,797.07	13,535.92	10,088.51	4,227.32	8,689.01	\$ 208,402.04
Total Operating Expenses	47,093.12	28,618.40	28,834.52	29,627.38	24,170.73	40,855.84	35,519.63	28,628.16	46,060.65	20,206.56	34,489.57	33,100.75	38,762.35	37,779.28	35,460.25	29,032.59	36,723.17	37,144.81	27,272.97	32,150.59	\$ 671,531.32
Operating Loss	8,899.55	7,920.82	(8,421.53)	(5,205.86)	940.55	(25,169.57)	(11,258.46)	11,257.91	21,353.56	59,139.63	23,202.51	3,594.38	36,224.67	(8,162.97)	(9,488.37)	(14,949.25)	(24,840.38)	(5,268.71)	6,755.50	21,577.02	\$ 88,101.00
TAXES/LICENSES																					
Licenses	195.00	75.00	-	75.00	-	776.45	816.94	-	-	-	-	110.00	-	425.00	-	-	75.00	-	2,109.71	-	\$ 4,658.10
Property Tax	-	42,003.46	-	-	-	-	23,314.70	-	-	-	-	23,314.70	-	-	-	-	-	-	-	-	\$ 88,632.86
OTHER REVENUES (EXPENSES)																					
Other Income	-	-	-	-	0.75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 0.75
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Management fees	(6,165.62)	(4,990.07)	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)	(6,000.00)	(3,000.00)	(10,483.43)	(4,315.09)	(3,800.92)	(4,657.43)	-	(2,500.00)	(2,500.00)	(2,500.00)	(3,000.00)	(3,000.00)	(2,500.00)	\$ (74,412.56)
NET GAIN/(LOSS)	2,538.93	(39,147.71)	(11,421.53)	(8,280.86)	(2,058.70)	(28,946.02)	(38,390.10)	5,257.91	18,353.56	48,656.20	18,887.42	(23,631.24)	31,567.24	(8,587.97)	(11,988.37)	(17,449.25)	(27,415.38)	(8,268.71)	1,645.79	19,077.02	\$ (79,601.77)