

**Village Inn Hotel and Event Center  
Projections**

	104		104		104		104		104	
Rooms	104		104		104		104		104	
Available Rooms	37,960		37,960		37,960		38,064		37,960	
Room Revenue	1,830,615		1,904,572		1,981,517		2,061,570		2,144,858	
Rooms Sold	20,428		20,837		21,253		21,678		22,112	
Occupancy	53.81%		54.89%		55.99%		57.11%		58.25%	
ADR	89.61		91.41		93.23		95.10		97.00	
RevPAR	48.22		50.17		52.20		54.16		56.50	
Revenue / Room	17,602		18,313		19,053		19,823		20,624	
	<b>Actual 2025</b>	Ratio	<b>Projected 2026</b>	Ratio	<b>Projected 2027</b>	Ratio	<b>Projected 2028</b>	Ratio	<b>Projected 2029</b>	Ratio
Revenues										
Sales-Room Services	1,830,615	66.32%	1,904,572	66.76%	1,981,517	67.20%	2,061,570	67.63%	2,144,858	68.06%
No Show Revenue	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Guest Refunds & Chargebacks	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Sales-Telephone	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Sales-Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Golf Revenue	188,475	6.83%	192,245	6.74%	196,090	6.65%	200,011	6.56%	204,012	6.47%
Food & Beverage Revenue	741,224	26.85%	756,048	26.50%	771,169	26.15%	786,592	25.81%	802,324	25.46%
<b>Total Revenues</b>	<b>2,760,314</b>	<b>100.00%</b>	<b>2,852,865</b>	<b>100.00%</b>	<b>2,948,775</b>	<b>100.00%</b>	<b>3,048,174</b>	<b>100.00%</b>	<b>3,151,193</b>	<b>100.00%</b>
Departmental expenses:										
Rooms	716,127	25.94%	742,783	26.04%	772,792	26.21%	804,012	26.38%	836,494	26.55%
Food & Beverage	487,589	17.66%	415,826	14.58%	424,143	14.38%	432,626	14.19%	441,278	14.00%
Telephone	4,434	0.16%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Cost of other revenue	72,179	2.61%	73,622	2.58%	75,095	2.55%	76,596	2.51%	78,128	2.48%
<b>Total Departmental Expenses</b>	<b>1,280,330</b>	<b>46.38%</b>	<b>1,232,232</b>	<b>43.19%</b>	<b>1,272,029</b>	<b>43.14%</b>	<b>1,313,235</b>	<b>43.08%</b>	<b>1,355,901</b>	<b>43.03%</b>
General & unapplied expenses:										
Administrative & General	233,196	8.45%	237,860	8.34%	242,617	8.23%	247,470	8.12%	252,419	8.01%
Marketing	93,164	3.38%	95,028	3.33%	96,928	3.29%	98,867	3.24%	100,844	3.20%
Prop operation & maint	126,331	4.58%	128,858	4.52%	131,435	4.46%	134,063	4.40%	136,745	4.34%
Utility costs	206,184	7.47%	210,308	7.37%	214,514	7.27%	218,805	7.18%	223,181	7.08%
<b>Total General &amp; Unapplied Expenses</b>	<b>658,876</b>	<b>23.87%</b>	<b>672,053</b>	<b>23.56%</b>	<b>685,494</b>	<b>23.25%</b>	<b>699,204</b>	<b>22.94%</b>	<b>713,188</b>	<b>22.63%</b>
Income after undist operating exp	821,109	29.75%	948,580	33.25%	991,252	33.62%	1,035,735	33.98%	1,082,104	34.34%
Property taxes & insur	113,041	4.10%	114,171	4.00%	115,313	3.91%	116,466	3.82%	117,631	3.73%
<b>Net Operating Income before Management Fees</b>	<b>708,068</b>	<b>25.65%</b>	<b>834,409</b>	<b>29.25%</b>	<b>875,939</b>	<b>29.71%</b>	<b>919,269</b>	<b>30.16%</b>	<b>964,473</b>	<b>30.61%</b>
Management fees	91,090	3.30%	94,145	3.30%	97,310	3.30%	100,590	3.30%	103,989	3.30%
<b>Net Operating Income (EBITDA)</b>	<b>616,977</b>	<b>22.35%</b>	<b>740,264</b>	<b>25.95%</b>	<b>778,629</b>	<b>26.41%</b>	<b>818,679</b>	<b>26.86%</b>	<b>860,484</b>	<b>27.31%</b>