

**Town of Groton
Hotel and Motel
Income and Expense Survey for Calendar Year 2023**

Please complete the enclosed forms and return them to this office on or before June 1st, 2024.

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Name (if applicable) _____

Property Address 580 POQUONNOCK RD

Parcel Identification 168812966210

Form Preparer/Position _____

Telephone Number _____

General Data

Number of Available Rooms _____

<u>Room Configuration (number of rooms in each category) / Rates</u>			
	<u># Units</u>	<u>Rent/day/unit</u>	<u>Rent/week/unit</u>
Single	_____	_____	_____
Double	_____	_____	_____
King	_____	_____	_____
Suite	_____	_____	_____
Other	_____	_____	_____

Annual Occupancy **2023** _____

Annual Average Daily Rate (ADR) **2023** \$ _____

<u>Segmentation of Annual Occupancy</u>					
	<u>Transient</u>	<u>Corporate</u>	<u>Group</u>	<u>Other</u>	<u>Total</u>
Percentage of Annual Occupancy	_____	_____	_____	_____	100 %
ADR for Segment	_____				

2023 Annual Department Revenue:

Rooms	\$ _____
Conference Facilities	\$ _____
Food and Beverage	\$ _____
Telephone	\$ _____
Minor Operated Departments	\$ _____
Miscellaneous Rentals and Other Income	\$ _____
Antenna / Billboard Income	\$ _____
Total Annual Revenue	\$ _____ (1)

(Hotel and Motel Cont'd.)

2023 Annual Costs and Expenses:

Rooms	\$ _____	
Payroll	\$ _____	
Food and Beverage	\$ _____	
Telephone	\$ _____	
Minor Operated Departments	\$ _____	
Leased Equipment	\$ _____	
Administrative, Legal, Accounting	\$ _____	
Insurance	\$ _____	
Marketing	\$ _____	
HVAC / Utilities	\$ _____	
Property Operation, Repairs and Maintenance	\$ _____	
Franchise Fee	\$ _____	
Total Operating Expenses	\$ _____	(2)
Gross Operating Profit (1 – 2)	\$ _____	(3)
Management Fees	\$ _____	(4)

Fixed Operating Charges:

Real Estate Taxes	\$ _____	
Personal Property Taxes	\$ _____	
Property Insurance	\$ _____	
Reserve for Capital Replacement	\$ _____	
Total Fixed Charges	\$ _____	(5)
Income Before Other Fixed Charges ¹ (3 – 4 – 5)	\$ _____	

Total Number of Room Nights Available in 2023 _____

Total Number of Room Nights Sold in 2023 _____

Comments or Additional Information (may be attached):

_____/_____
Signature/Position Date

_____/_____
Name (print) Email

¹ Income before deducting Depreciation, Rent, Interest, Amortization and Income Taxes.