

EXHIBIT "A"**OPERATING EXPENSES:**

Payroll:

Salaries & wages	\$	22,000.00
Benefits	\$	1,704.19
Payroll Taxes	\$	1,039.90
Bonuses	\$	9.62
Meals	\$	44.21
Total Payroll	\$	24,797.92

Controllable Expenses:

Breakfast Promo	\$	2,538.46
Cleaning Supplies	\$	126.54
Guest Supplies	\$	1,406.08
Linen Replacement	\$	202.69
Other Supplies	\$	88.81
Laundry Supplies	\$	224.50
Equipment	\$	37.15
Guest Taxi & Parking	\$	66.54
Uniforms	\$	110.17
Office Supplies	\$	515.42
Bank & Credit Card Fees	\$	1,096.48
Shortages/Balance Adj	\$	0.33
Marketing & Advertising	\$	1,367.56
Sales Expenses	\$	898.71
Repairs & Maintenance	\$	4,000.00
Personnel		-
Management Travel & Meals	\$	128.23
Security	\$	395.25
Professional/legal Fees	\$	5,000.00
Electric	\$	1,875.90
Gas	\$	366.00
Water & Sewer	\$	430.90
Waste Disposal	\$	80.71

Non-Controllable Expenses:

Television - Cable Fees	\$	389.06
Telephone	\$	258.00
Property Taxes	\$	3,472.12
Franchise Fees	\$	13.85
Reservation Services	\$	154.96
Travel Agent Commissions	\$	2,537.56
Mortgage Interest	\$	22.88
Other Interest	\$	2,164.94
Texas Franchise Tax	\$	274.58
Property Insurance	\$	762.37
Non-Deductible Expense	\$	26.12
Asset Management Fees	\$	5,022.58
Other Management Fees	\$	2,735.75

Total Operating Expenses **\$ 62,331.63**