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Honorable Timothy W. Dore
Chapter 11
Location: Seattle
Hearing Date: May 26, 2017
Hearing Time: 11:00 a.m.
Response Date: May 19, 2017

6 In re:

7 WEST SEATTLE LODGE, LLC

8 Debtor.

No. 17-10842-TWD

MOTION FOR ORDER AUTHORIZING
CONTINUED USE OF COLLATERAL
AND ADEQUATE PROTECTION
PAYMENTS

11 Debtor-in-Possession West Seattle Lodge, LLC ("Debtor"), by and through counsel,
12 moves the court on shortened time for an Order Authorizing Continued Use of Collateral and
13 Adequate Protection Payments in accordance with the budget attached hereto as **Exhibit 1**.

15 Debtor has been operating the business on a monthly basis pursuant to cash collateral
16 orders (Dkt. #34 and Dkt. #68). It is anticipated the secured creditor will agree. The budget is
17 reasonable.
18

19 DATED this May 12, 2017.

21 /s/ Marc S. Stern

22 Marc S. Stern, WSBA #8194
23 Attorney for West Seattle Lodge, LLC
24 Debtor-in-Possession

25 MOTION FOR ORDER AUTHORIZING
26 CONTINUED USE OF COLLATERAL AND
27 ADEQUATE PROTECTION PAYMENTS - 1
28 WSL Motion for Cash Collateral Order #3.wpd

MARC S. STERN
ATTORNEY AT LAW
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SEATTLE, WA 98117
(206)448-7996

	Month	March Actual	April Actual	May Projected	June Projected	July Projected	Aug Projected
Gross receipts section			Weather Bad		Summer	Summer	Football
Net Sales		127,299.20	110,078.13	125,000.00	140,000.00	140,000.00	150,000.00
Food		68,517.87	60,261.07	65,000.00	72,800.00	72,800.00	78,000.00
Beer		32,529.05	28,387.66	31,250.00	35,000.00	35,000.00	37,500.00
Liquor		19,678.95	15,685.60	17,500.00	19,600.00	19,600.00	21,000.00
Wine		7,186.00	6,004.50	8,125.00	9,100.00	9,100.00	9,750.00
NA Beverage		2,339.50	1,938.50	2,488.25	2,488.25	2,488.25	2,488.25

COST OF GOODS SOLD

Food/NA Bev		28,592.67	22,813.38	22,271.12	24,845.12	24,845.12	26,561.12
Extra FSA because loss of terms		4,000.00					
Actual Food Cost & %		24,592.67					
Beer/Wine/Liquor		14,946.07	13,198.18	14,218.75	15,925.00	15,925.00	17,062.50
TOTAL COGS		39,538.74	36,011.56	36,489.87	40,770.12	40,770.12	43,623.62
Gross Profit		87,760.46	74,066.57	88,510.13	99,229.88	99,229.88	106,376.38

CONTROLLABLE EXPENSES

Payroll Expenses

Tips paid		22,746.11	19,218.95	21,250.00	23,800.00	23,800.00	25,500.00
Employee Cks Cashd w/tips							
Employee Labor w all tax		44,554.72	37,921.92	42,500.00	47,600.00	47,600.00	48,000.00
Est Tax portion of above 941/LNI/SUTA		15,594.15	13,272.67	14,875.00	16,660.00	16,660.00	16,800.00
Health/Dental Ins		210.01	927.47	1,423.09	1,423.09	1,423.09	1,423.09
Total Payroll		44,764.73	38,849.39	43,923.09	49,023.09	49,023.09	49,423.09

Prime Costs		84,303.47	74,860.95	80,412.96	89,793.21	89,793.21	93,046.71
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Direct Operating Expense

Janitorial		1,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Eduardo/Victor Pd		1,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Linen/1st Aid		430.51	454.33	1,200.00	1,200.00	1,200.00	1,200.00
Aromark		430.51	454.33	1,200.00	1,200.00	1,200.00	1,200.00
Office Supplies		0.00	0.00	200.00	200.00	200.00	200.00
Costco/Bank Direct				200.00	200.00	200.00	200.00
Kitchen Supplies		0.00	8,160.38	2,500.00	2,000.00	1,500.00	1,500.00
Supplies-Employee purchase			1,429.88	500.00	500.00	500.00	500.00
Capital One/Citi/Cred			6,730.50	1,500.00	1,000.00	500.00	500.00
Bargreen/Costco				500.00	500.00	500.00	500.00
Restaurant Supplies		0.00	0.00	500.00	500.00	500.00	500.00
New C02				250.00	250.00	250.00	250.00
Tapman Services				250.00	250.00	250.00	250.00
Cintas Paper/Sam							
Apparel		0.00	0.00	0.00	0.00	0.00	0.00
Total Op Expense		1,430.51	10,614.71	6,400.00	5,900.00	5,400.00	5,400.00

Entertainment

Mood Media				25.00	25.00	25.00	25.00
Direct TV		1,455.19	1,302.58	1,100.00	1,100.00	1,100.00	1,100.00
Total Entertainment		1,455.19	1,302.58	1,125.00	1,125.00	1,125.00	1,125.00

Marketing

Donations-Gift C, Exptip etc				200.00	200.00	200.00	200.00
Operating Menu Development			85.42	100.00	100.00	100.00	100.00
Advertising		2,330.80	487.00	250.00	250.00	250.00	250.00
Total Marketing		2,330.80	572.42	550.00	550.00	550.00	550.00

Utilities

PSE Gas Utilities				1,000.00	1,000.00	1,000.00	1,000.00
Seattle Electric Utilities							
Total Utilities		0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00

Tax Plan Pmts

CBC Court agreed amount				2,000.00	2,000.00	2,000.00	2,000.00
Total Tax		0.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00

Administrative & General Expense

Credit Card Fee

Hartland	2,970.83	23%	2,091.48	19%	2,375.00	19%	2,660.00	19%	2,660.00	19%	2,850.00	19%
Bank Service Charges												
Misc fee	813.71		777.75		500.00		500.00		500.00		500.00	
Accounting & Bookkeeping												
Danta-RSI-Etc-Kelli	1,000.00		475.00		1,000.00		1,000.00		1,000.00		1,000.00	
Legal												
Attorney												
Licensing												
Ins License & Permits												
Garbage												
Misc												
Accent Table/Flowers/Décor					250.00		250.00		250.00		250.00	
Baker Commodities					250.00		250.00		250.00		250.00	
Nella Knife							140.00				140.00	
RT Hood/Fire Alarm					200.00							
Window Cleaning					200.00				200.00			
Storage Rent												
Phone & Internet												
DMX/ATT	373.60		375.65		368.60		368.60		368.60		368.60	
Comcast Wave					350.00		350.00		350.00		350.00	
Equipment Lease												
Vend/Time Leasing												
Alpine Ice M rent												
Auto Chlor DW rent					950.00		950.00		950.00		950.00	
Total Administrative	5,158.14		3,719.88		6,443.60		6,468.60		6,528.60		6,658.60	

Maintenance

Repairs & Maintenance												
Misc Materials	1,888.50		512.00		500.00		500.00		500.00		500.00	
HVAC Etc repair companies	1,000.00		715.00		500.00		500.00		500.00		500.00	
Building Maintenance												
Bob/Christian/Der/etc	3,883.86		1,350.00		1,000.00		1,000.00		1,000.00		1,000.00	
Total Maintenance	6,772.36		2,577.00		2,000.00		2,000.00		2,000.00		2,000.00	

Misc Expense / Construction Balance

TOTAL CONTROLLABLES	61,911.73		57,635.98		63,441.69		68,066.69		67,626.69		68,156.69	
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OCCUPANCY COSTS

Lease/NNN	13,259.84		14,392.81		14,392.81		14,392.81		14,392.81		14,392.81	
Building & Op Insurance			210.01		210.01		210.01		210.01		210.01	
TOTAL OCCUPANCY	13,259.84		14,602.82		14,602.82		14,602.82		14,602.82		14,602.82	

Total Operating Expense	114,710.31		108,250.36		114,534.38		123,439.63		122,999.63		126,383.13	
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Net Profit	12,588.89		1,827.77		10,465.62		16,560.37		17,000.37		23,616.87	
Profit %	9.9%		1.7%		8.4%		11.8%		12.1%		15.7%	

Gross Sales	162,266.34	140,198.83	160,000.00	179,200.00	179,200.00	192,000.00
Sales Tax	12,221.03	10,901.75	13,750.00	15,400.00	15,400.00	16,500.00
Service Charge	22,746.11	19,218.95	21,250.00	23,800.00	23,800.00	25,500.00
Net Sales	127,299.20	110,078.13	125,000.00	140,000.00	140,000.00	150,000.00
Net Profit	12,588.89	1,827.77	10,465.62	16,560.37	17,000.37	23,616.87
Chap 11 Trustee Fees			1,650.00	1,650.00	1,650.00	1,650.00
Debt - Min Tax and lender pmts if approved			10,000.00	10,000.00	10,000.00	10,000.00