

CITY OF WOBURN ASSESSING DEPARTMENT
 City of Woburn, 10 Common Street, Woburn, MA, 01801 * 781-897-5830

Name of Project:				
Address:		Map:	Block:	Lot:
Owner Name:				
Management Company or Agent:				

YEAR ENDING:	12/31/2020		
FISCAL YEAR	2022		
Days in Year	365	Occupancy	
Number of Rooms		Average Daily Room Rate	
Rooms Available		RevPAR	
Occupied Rooms			

OPERATING REVENUE		
Rooms		
Food and Beverage		
Other Operated Departments		
Miscellaneous Income		
Total Operating Revenues		
DEPARTMENTAL EXPENSES		
Rooms		
Food and Beverage		
Other Operated Departments		
Total Department Expenses		
DEPARTMENTAL INCOME		
UNDISTRIBUTED OPERATING EXPENSES		
Administrative & General		
Information & Telecommunication Systems		
Marketing		
Franchise Fees*		
Property Operation & Maintenance		
Utility Costs		
Total Undistributed Operating Expenses		
GROSS OPERATING PROFIT		
Management Fee **		
INCOME BEFORE NON-OPERATING INCOME & EXPENSES		
Real Estate Property Taxes		
Personal Property Taxes		
Insurance		
Other		
Replacement Reserves (Building)		
Total Non-Operating Income & Expenses		
EBITDA (Earnings Before Interest, Taxes, Depreciation and Amortization)		
Replacement Reserves for FF & E (Furniture, Fixtures & Equipment)		
EBITDA LESS REPLACEMENT RESERVES		

*Explain how the franchise fee is calculated?
**Explain how the management fee is calculated?
***Explain how replacement reserves are calculated?

Owner or Authorized Agent
Phone:
Signature: