

**PROJECTED STATEMENTS OF INCOME AND RETAINED EARNINGS**

FOR THE YEARS ENDING DECEMBER 31, 2026, 2027, 2028, 2029 AND 2030

	<u>2026</u>	<u>%</u>	<u>2027</u>	<u>%</u>	<u>2028</u>	<u>%</u>	<u>2029</u>	<u>%</u>	<u>2030</u>	
<b>REVENUES</b>										
Room rentals	\$ 1,680,750	82.19%	\$ 1,764,788	61.92%	\$ 1,853,027	62.66%	\$ 1,945,678	63.38%	\$ 2,042,962	82.19%
Other Income	364,219	17.81%	\$ 382,430	13.42%	\$ 401,551	13.58%	\$ 421,629	13.73%	\$ 442,710	17.81%
Other income from Grant of Tax Credit (40% Plan)			\$ 702,735	24.66%	\$ 702,735	23.76%	\$ 702,735	22.89%		0.00%
<b>Total Income</b>	2,044,969	82.19%	2,849,952	61.92%	2,957,313	62.66%	3,070,042	63.38%	2,485,672	82.19%
<b>COST OF REVENUES</b>										
Cost - Room rentals	85,725	4.19%	90,011	3.16%	94,512	3.20%	99,237	3.23%	104,199	4.19%
Other Income	36,422	1.78%	126,202	4.43%	132,512	4.48%	139,137	4.53%	146,094	5.88%
<b>Total costs</b>	122,147	5.97%	216,213	7.59%	227,024	7.68%	238,375	7.76%	250,294	10.07%
<b>GROSS PROFIT</b>	<u>1,922,822</u>	<u>94.03%</u>	<u>2,633,739</u>	<u>92.41%</u>	<u>2,730,289</u>	<u>92.32%</u>	<u>2,831,667</u>	<u>92.24%</u>	<u>2,235,379</u>	<u>89.93%</u>
<b>GENERAL AND ADMINISTRATIVE EXPENSES</b>	<u>874,008</u>	<u>42.74%</u>	<u>950,488</u>	<u>33.35%</u>	<u>974,698</u>	<u>32.96%</u>	<u>1,000,529</u>	<u>32.59%</u>	<u>1,027,427</u>	<u>41.33%</u>
EBITDA (Earnings Before Interest, Taxes, Depreciation, and Amortiz	<u>1,048,814</u>	<u>51.29%</u>	<u>1,683,251</u>	<u>59.06%</u>	<u>1,755,591</u>	<u>59.36%</u>	<u>1,831,138</u>	<u>59.65%</u>	<u>1,207,952</u>	<u>48.60%</u>

LOW SEASON RATES	ROOMS/ CATEGORY	LOW SEASON	DAYS SEASON	OCCUPANCY	SALES
1 KING BED ROOM	15	\$ 200.00	245	75%	2756
2 QUEEN BED ROOM	10	\$ 240.00	245	75%	1838
	<u>25</u>				<u>4,594</u>
					<u>\$992,250.00</u>

#### OTHER INCOME

INTERNAL CAFETERIA AND BAR SALES (NON ALCOHOLIC BEVERAGE)					\$68,906.25
LUGGAGE STORAGE					\$16,000.00
EXCURSIONS BOOKING COMMISIONS					\$5,000.00
ACTIVITIES RENTALS					\$8,000.00
					<u>\$97,906.25</u>

	ROOMS/ CATEGORY	HIGH SEASON	DAYS SEASON	OCCUPANCY	SALES
1 KING BED ROOM	15	\$ 250.00	120	85%	1530
2 QUEEN BED ROOM	10	\$ 300.00	120	85%	1020
	<u>25</u>				<u>2,550</u>
					<u>\$688,500.00</u>

#### OTHER INCOME

INTERNAL CAFETERIA AND BAR SALES					\$214,312.50
LUGGAGE STORAGE					\$16,000.00
EXCURSIONS BOOKING COMMISIONS					\$36,000.00
ACTIVITIES RENTALS					\$266,312.50
					<u>\$364,218.75</u>

#### TOTAL ROOM SALES

#### OTHER INCOME

	<u>7,144</u>	<u>\$1,680,750.00</u>
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**SCHEDULE 1 - PROJECTED GENERAL AND ADMINISTRATIVE EXPENSES**

FOR THE YEARS ENDING DECEMBER 31, 2026, 2027, 2028, 2029 AND 2030

	<b>2026</b>	<b>%</b>	<b>2027</b>	<b>%</b>	<b>2028</b>	<b>%</b>	<b>2029</b>	<b>%</b>	<b>2030</b>	<b>%</b>
Salaries	\$ 326,850	15.98%	\$ 333,387	11.70%	\$ 340,055	11.50%	\$ 346,856	11.30%	\$ 353,793	14.23%
Payroll taxes	49,028	2.40%	50,008	1.75%	51,008	1.72%	52,028	1.69%	53,069	2.13%
Subscriptions	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Advertising	20,000	0.98%	21,000	0.74%	22,050	0.75%	23,153	0.75%	24,310	0.98%
Insurance	30,000	1.47%	\$ 31,500	1.11%	\$ 33,075	1.12%	\$ 34,729	1.13%	\$ 36,465	1.47%
Depreciation and amortization	160,422	7.84%	\$ 160,422	5.63%	\$ 160,422	5.42%	160,422	5.23%	160,422	6.45%
Maintenance	16,100	0.79%	\$ 16,905	0.59%	\$ 17,750	0.60%	\$ 18,638	0.61%	\$ 19,570	0.79%
Repairs	-	0.00%	52,097	1.83%	54,702	1.85%	57,437	1.87%	60,308	2.43%
Vehicles expenses	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Office Supply	2,000	0.10%	2,200	0.08%	2,420	0.08%	2,662	0.09%	2,928	0.12%
Bank charges	3,000	0.15%	3,030	0.11%	3,060	0.10%	3,091	0.10%	3,122	0.13%
Professional expenses	19,300	0.94%	20,265	0.71%	21,278	0.72%	22,342	0.73%	23,459	0.94%
Bookings Commissions	168,075	8.22%	176,479	6.19%	185,303	6.27%	194,568	6.34%	204,296	8.22%
<b>Utilities</b>										
- Electricity	60,000	2.93%	63,000	2.21%	63,000	2.13%	63,000	2.05%	63,000	2.53%
- Water	12,000	0.59%	12,600	0.44%	12,600	0.43%	13,230	0.43%	13,892	0.56%
- Gas	3,600	0.18%	3,780	0.13%	3,969	0.13%	4,167	0.14%	4,376	0.18%
- Gasoline/Diesel	1,800	0.09%	1,890	0.07%	1,985	0.07%	2,084	0.07%	2,188	0.09%
- Internet	250	0.01%	263	0.01%	276	0.01%	289	0.01%	304	0.01%
- Cable/Dish	1,584	0.08%	1,663	0.06%	1,746	0.06%	1,834	0.06%	1,925	0.08%
	<u>\$ 874,008</u>	<u>42.74%</u>	<u>\$ 950,488</u>	<u>33.35%</u>	<u>\$ 974,698</u>	<u>32.96%</u>	<u>#####</u>	<u>32.59%</u>	<u>1,027,427</u>	<u>41.33%</u>

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**LABOR COST**

**SALARIES**

**Direct Employees**

MANAGEMENT	\$ 600.00	1	52	\$ 31,200.00
SECURITY	\$ 12.00	10	365	\$ 43,800.00
FRONT DESK	\$ 14.00	15	365	\$ 76,650.00
HOUSE KEEPING	\$ 12.00	16	365	\$ 70,080.00
REST AND ROOF TOP SERVIVES	\$ 12.00	16	365	\$ 70,080.00
JANITOR & HANDY MAN	\$ 12.00	8	365	\$ 35,040.00
				<u>\$ 326,850.00</u>

**OUTSORCES SERVICES**

GARDENS	\$ 150.00		18	\$ 2,700.00
POOL (JACUZZI)	\$ 100.00		104	\$ 10,400.00
FUMIGATION	\$ 100.00		30	\$ 3,000.00
				<u>\$ 16,100.00</u>

**PROFESSIONAL SERVICES**

ACCOUNTING	\$ 450.00		12	\$ 5,400.00
ACCOUNTING (OTHERS)	\$ 3,500.00		1	\$ 3,500.00
IT	\$ 450.00		12	\$ 5,400.00
LEGAL	\$ 5,000.00		1	\$ 5,000.00
				<u>\$ 19,300.00</u>