TOPEKA DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
MEETING AGENDA
November 5, 2025 – 5:00 p.m. to 6:00 p.m.
City Council Chambers
214 SE 8th St., 2nd Floor, Topeka, Kansas

Board of Directors:

Michael A. Padilla, President
Neil Dobler, Vice President
Karen A. Hiller, Secretary
Michelle Hoferer, Treasurer
Christina Valdivia-Alcala, Director
Sylvia E. Ortiz, Director
David Banks, Director
Brett D. Kell, Director
Marcus D.L. Miller, Director
Spencer Duncan, Director

Addressing the Board of Directors: Public comment for the meeting will be available In-person or via Zoom. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 4:00 p.m. on the meeting date after which the City Clerk's Office will provide Zoom link information and protocols prior to the meeting.

View the meeting online at: https://www.topeka.org/communications/live-stream/ or at https://www.facebook.com/cityoftopeka/**.** If you do not have access to a viewing option, please contact the City Clerk at 785-368-3940 or email cclerk@topeka.org to make arrangements for an in person location.

Written public comment may also be considered to the extent it is personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before the meeting date.

If you need any accommodations for the meeting, please contact the City ADA Coordinator at 785-368-4470. Kansas Relay Service at 800-766-3777. Please provide a 48 Hour Notice if possible.

Agendas are available in the City Clerk's Office, 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or on the City's website at https://topekadevelopmentcorporation.com/.

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1. **CALL TO ORDER:**

2. **PLEDGE OF ALLEGIANCE:**

3. **ROLL CALL:**

4. **APPROVAL of August 12, 2025, meeting minutes:**

5. **ADOPTION of the 2026 Operating Budget for Hotel Topeka:**

6. **DISCUSSION on the Proposed Sale of Hotel Topeka:**

   (Staff will provide a brief summary of where they are in the negotiation of the terms of the purchase and sale agreement. Additionally, Roy Arnold, Endeavor Group, will share his vision for the property)

7. **EXECUTIVE SESSION:**

8. **OTHER BUSINESS:**

9. **PUBLIC COMMENT:**

10. **ADJOURNMENT:**

Topeka Development Corporation
Board of Directors

ITEM 4: Approval of August 12, 2025, Meeting Minutes

Date: November 5, 2025
Contact Person: Brenda Younger, TDC Board Secretary

Topeka Development Corporation Board of Directors Meeting Minutes
August 12, 2025.

The Topeka Development Corporation (TDC) Board of Directors met at 5:00 p.m. with the following Board of Directors present: Karen Hiller, Christina Valdiva-Alcala, Sylvia Ortiz, David Banks, Brett Kell, Marcus Miller, Neil Dobler, Spencer Duncan and Michelle Hoferer -9. Board President Michael Padilla presided -1.

Public comment for the meeting was available via Zoom or in-person. Individuals were required to contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 4:00 p.m. on August 12, 2025, after which the City Clerk's Office provided the Zoom link information and protocols prior to the meeting start time. Written public comment was also considered to the extent it was personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before August 12, 2025.

APPROVAL of July 15, 2025, Minutes.

Board Vice President Dobler moved to approve the minutes. The motion seconded by Director Miller carried unanimously on voice vote. (10-0-0)

DISCUSSION on the sale of the Hotel Topeka.

Braxton Copley, Project Manager, reported a Letter of Intent from Endeavor Hotel Group, LLC has been executed and Roy Arnold, Chief Executive Officer (CEO) and President of Endeavor Hotel Group, LLC would provide an overview of their plans to brand the hotel with the Wyndham Hotel Brands.

Roy Arnold, Chief Executive Officer and President of Endeavor Hotel Group, LLC, provided an overview of their plans for regenerative improvements to the hotel. He stated they are working with Shawnee County to address the need to elevate the Manor Conference Center design. He stated they are working to build, develop and operate a network of conference hotels by attracting the right people to operate and elevate their talents allowing the facility to compete with other conference centers in the tri-state area and beyond. He stated they believe they can bring value to the community and bring hotel operations to the level prior to the COVID-19 pandemic. He stated he looks forward to working with the City and the County to make the partnership a success. He referenced what entails securing the Wyndham Hotel Brands to include talent progression of hotel employees without the need to be retrained, property improvement plan standards that they must meet to use the branding; as well as a cooperative decision with the City to determine what was the best type of brand for the city and community. He noted Hotel Topeka would be their third full-service hotel if that was the appropriate direction to pursue.

Mayor Padilla inquired about their plans for upgrading the technology of Hotel Topeka.

Roy Arnold stated it would require extensive technological infrastructure upgrades to include large scale video conferencing in order to deliver quality information technology experiences ranging from increased bandwidth to cybersecurity.

Director Kell stated the City purchased the hotel to establish a long-term plan and he believes this would be a great partnership and plan for the hotel.

NO FURTHER BUSINESS appearing the meeting adjourned at 5:49 p.m.

Topeka Development Corporation
Board of Directors

ITEM 5: Adoption: 2026 Operating Budget of Hotel Topeka

Date: November 5, 2025
Contact Person: Braxton Copley, Project Manager

Operating Funded Expenditures (10/29/2025)	Amount
City of Topeka	$ 404,279.19
Topeka Development Corporation	$ 3,579,966.31
Operating Totals	**$ 3,984,245.50**

2025-B Series Issuance (Hotel Portion)	$ 8,710,000.00
2025-B Series Interest (Hotel Portion)	$ 5,382,482.00
Totals	**$ 14,092,482.00**

* Purchase Price was $7,391,457.65

Hotel Capital Expenditures*	Amount
TOPHOTEL - ACTUATORS	$ 19,106.09
TOPHOTEL - LOCKS	$ 91,092.00
TOPHOTEL - SPRINKLERS	$ 7,297.00
CAPEX - STROBE HORN	$ 632.46
TOPHOTEL - EMERGENCY WA EXTR	$ 24,058.31
TOPHOTEL - BACKFLOW REPAIR	$ 9,479.00
TOPHOTEL - DOOR LOCK SERVER	$ 2,003.64
TOPHOTEL - DRYWALL	$ 2,971.53
TOPHOTEL - PULL STATION	$ 2,168.54
TOPHOTEL - VALVE REPLACEMENT	$ 18,286.60
TOPHOTEL - VALVE REPLACEMENT	$ 69,344.00
TOPHOTEL - CAPEX ELEVATOR	$ 32,191.55
Authority for Site Improvements - On Hold - Not Spent	$ 125,662.00
Chiller	$ 217,254.24
Fire Actuators - Came in under Authority	$ 49,747.69
Authority for Site Improvements - On Hold - Rescinded	$ (125,662.00)
York Chiller	$ 34,216.74
Totals	**$ 579,849.39**

*CAPEX is included in grand total in first table

Year	Month	Day	Object Type	Description	Actuals:	Responsibility	CAPEX vs. Non-CAPEX
2023	June	30	Operational Transfers	TRSF HOTEL TOPEKA DWN PYMT	($766,875.00)	City of Topeka	Non-CAPEX
2023	August	18	Individual & Contract Services	OUTSIDE COUNSEL	($5,000.00)	City of Topeka	Non-CAPEX
2023	September	7	Individual & Contract Services	OUTSIDE COUNSEL	($5,620.00)	City of Topeka	Non-CAPEX
2023	September	18	Individual & Contract Services	OUTSIDE COUNSEL	($16,004.79)	City of Topeka	Non-CAPEX
2023	September	5	Operational Transfers	REV HOTEL TOP DOWN PYT TRSF	$766,875.00	City of Topeka	Non-CAPEX
2023	October	5	Individual & Contract Services	OUTSIDE COUNSEL	($14,040.00)	City of Topeka	Non-CAPEX
2023	November	8	Individual & Contract Services	CONSULTING SERVICES	($3,416.25)	City of Topeka	Non-CAPEX
2023	November	6	Individual & Contract Services	OUTSIDE COUNSEL	($8,775.00)	City of Topeka	Non-CAPEX
2023	November	8	Individual & Contract Services	OUTSIDE COUNSEL	($18,931.05)	City of Topeka	Non-CAPEX
2023	November	14	Individual & Contract Services	OUTSIDE COUNSEL	($15,064.16)	City of Topeka	Non-CAPEX
2023	December	5	Individual & Contract Services	CONSULTING SERVICES	($15,721.18)	City of Topeka	Non-CAPEX
2023	December	31	Individual & Contract Services	CONSULTING SERVICES	($17,672.50)	City of Topeka	Non-CAPEX
2023	December	31	Capital Outlay	CORR TOPHOTEL - LOCKS	$430.18	Topeka Development Corporation	CAPEX
2023	December	31	Supplies	CORR TOPHOTEL - OP RESERVE	($430.18)	Topeka Development Corporation	Non-CAPEX
2023	December	18	Insurance	DIRECTORS & OFFICERS PREMIUM	($132.47)	Topeka Development Corporation	Non-CAPEX
2023	December	31	Individual & Contract Services	HOTEL TOPEKA SYSTEMS ASSES	$0.00	City of Topeka	Non-CAPEX
2023	December	31	Individual & Contract Services	HOTEL TOPEKA SYSTEMS ASSESSMEN	($141,912.00)	City of Topeka	Non-CAPEX
2023	December	14	Individual & Contract Services	OUTSIDE COUNSEL	($12,337.10)	City of Topeka	Non-CAPEX
2023	December	31	Supplies	TOP HOTEL - OPERATING RES #1	($18,664.91)	Topeka Development Corporation	Non-CAPEX
2023	December	31	Supplies	TOP HOTEL - OPERATING RES #2	($150,000.00)	Topeka Development Corporation	Non-CAPEX
2023	December	1	Supplies	TOP HOTEL - OPERATING RESERVE	($130,904.91)	Topeka Development Corporation	Non-CAPEX
2023	December	31	Supplies	TOP HOTEL OP RES ROUND	$0.09	Topeka Development Corporation	Non-CAPEX
2023	December	1	Capital Outlay	TOPHOTEL - ACTUATORS	($19,106.09)	Topeka Development Corporation	CAPEX
2023	December	1	Capital Outlay	TOPHOTEL - LOCKS	($91,092.00)	Topeka Development Corporation	CAPEX
2023	December	1	Capital Outlay	TOPHOTEL - SPRINKLERS	($7,297.00)	Topeka Development Corporation	CAPEX
2024	January	1	Insurance	DIRECTORS & OFFICERS PREMIUM	($649.53)	Topeka Development Corporation	Non-CAPEX
2024	February	6	Individual & Contract Services	ASSET MANAGER SERVICES	($5,418.75)	City of Topeka	Non-CAPEX
2024	February	29	Capital Outlay	CAPEX - STROBE HORN	($632.46)	Topeka Development Corporation	CAPEX
2024	February	6	Individual & Contract Services	CONSULTING SERVICES	($4,918.75)	City of Topeka	Non-CAPEX
2024	February	29	Supplies	OPS FUNDING REQUEST #2	($227,355.00)	Topeka Development Corporation	Non-CAPEX
2024	February	29	Capital Outlay	TOPHOTEL - EMERGENCY WA EXTR	($24,058.31)	Topeka Development Corporation	CAPEX
2024	March	31	Supplies	2024 TDC OPS TRSF #4	($215,851.00)	Topeka Development Corporation	Non-CAPEX
2024	March	5	Individual & Contract Services	CONSULTING SERVICES	($8,013.19)	City of Topeka	Non-CAPEX
2024	March	14	Individual & Contract Services	CONSULTING SERVICES	($5,000.00)	City of Topeka	Non-CAPEX
2024	March	4	Individual & Contract Services	HOTEL TOPEKA SYSTEMS ASSESSMEN	($15,768.00)	City of Topeka	Non-CAPEX
2024	March	31	Capital Outlay	TOPHOTEL - BACKFLOW REPAIR	($9,479.00)	Topeka Development Corporation	CAPEX
2024	March	31	Capital Outlay	TOPHOTEL - DOOR LOCK SERVER	($2,003.64)	Topeka Development Corporation	CAPEX
2024	March	28	Capital Outlay	TOPHOTEL - DRYWALL	($2,971.53)	Topeka Development Corporation	CAPEX
2024	March	28	Capital Outlay	TOPHOTEL - PULL STATION	($2,168.54)	Topeka Development Corporation	CAPEX

Year	Month	Day	Object Type	Description	Actuals:	Responsibility	CAPEX vs. Non-CAPEX
2024	April	3	Maintenace	100W LMP#41013 14000LM	($2,250.00)	Topeka Development Corporation	Non-CAPEX
2024	April	29	Maintenace	5127UMB BANK NA	($1,620.00)	Topeka Development Corporation	Non-CAPEX
2024	April	9	Individual & Contract Services	CONSULTING SERVICES	($12,567.88)	City of Topeka	Non-CAPEX
2024	April	16	Capital Outlay	TOPHOTEL - VALVE REPLACEMENT	($18,286.60)	Topeka Development Corporation	CAPEX
2024	May	7	Individual & Contract Services	CONSULTING SERVICES	($8,176.72)	City of Topeka	Non-CAPEX
2024	May	22	Individual & Contract Services	TOPHOTEL - AUDIT SERVICES	($26,747.80)	Topeka Development Corporation	Non-CAPEX
2024	May	14	Capital Outlay	TOPHOTEL - VALVE REPLACEMENT	($69,344.00)	Topeka Development Corporation	CAPEX
2024	June	7	Individual & Contract Services	CONSULTING SERVICES	($10,840.96)	City of Topeka	Non-CAPEX
2024	July	5	Individual & Contract Services	CONSULTING SERVICES	($11,262.50)	City of Topeka	Non-CAPEX
2024	July	9	Supplies	TOPHOTEL - OPERATING FUND	($178,323.09)	Topeka Development Corporation	Non-CAPEX
2024	August	8	Individual & Contract Services	CONSULTING SERVICES	($9,077.50)	City of Topeka	Non-CAPEX
2024	August	30	Supplies	TOPHOTEL - OPERATING FUND	($200,170.00)	Topeka Development Corporation	Non-CAPEX
2024	September	24	Miscellaneous	5127UMB BANK NA	($13.50)	City of Topeka	Non-CAPEX
2024	September	4	Individual & Contract Services	ASSET MANAGER SERVICES	($1,972.50)	City of Topeka	Non-CAPEX
2024	September	4	Individual & Contract Services	CONSULTING SERVICES	($5,672.22)	City of Topeka	Non-CAPEX
2024	September	22	Insurance	DIRECTORS & OFFICERS PREMIUM	($786.25)	Topeka Development Corporation	Non-CAPEX
2024	October	7	Individual & Contract Services	CONSULTING SERVICES	($3,825.93)	City of Topeka	Non-CAPEX
2024	October	15	Supplies	TOPHOTEL - OPERATING FUND	($174,405.00)	Topeka Development Corporation	Non-CAPEX
2024	November	15	Supplies	5127UMB BANK NA	($281.51)	City of Topeka	Non-CAPEX
2024	November	7	Individual & Contract Services	CONSULTING SERVICES	($7,405.00)	City of Topeka	Non-CAPEX
2024	December	5	Individual & Contract Services	CONSULTING SERVICES	($9,622.50)	City of Topeka	Non-CAPEX
2024	December	31	Individual & Contract Services	CONSULTING SERVICES	($1,398.75)	City of Topeka	Non-CAPEX
2024	December	16	Supplies	TOPHOTEL - OPERATING FUNDING	($196,386.00)	Topeka Development Corporation	Non-CAPEX
2025	February	16	Supplies	CONSULTING SERVICES	($600.00)	City of Topeka	Non-CAPEX
2025	February	6	Supplies	TOPHOTEL - OPERATING FUND REQ	($71,449.00)	Topeka Development Corporation	Non-CAPEX
2025	January	14	Capital Outlay	TOPHOTEL - CAPEX ELEVATOR	($32,191.55)	Topeka Development Corporation	CAPEX
2025	April	22	Supplies	TOPHOTEL - OPERATING FUNDING	($168,297.00)	Topeka Development Corporation	Non-CAPEX
2025	March	3	Individual & Contract Services	CONSULTING SERVICES	($1,222.50)	City of Topeka	Non-CAPEX
2025	April	3	Individual & Contract Services	CONSULTING SERVICES	($582.50)	City of Topeka	Non-CAPEX
2025	May	3	Individual & Contract Services	CONSULTING SERVICES	($3,398.00)	City of Topeka	Non-CAPEX
2025	June	3	Individual & Contract Services	CONSULTING SERVICES	($583.00)	City of Topeka	Non-CAPEX
2025	July	3	Individual & Contract Services	CONSULTING SERVICES	($799.00)	City of Topeka	Non-CAPEX
				Site Improvement	($125,662.00)	Topeka Development Corporation	CAPEX
				Site Improvement (Removed)	$125,662.00	Topeka Development Corporation	CAPEX
				Chiller	($217,254.24)	Topeka Development Corporation	CAPEX
				Fire Actuators	($49,747.69)	Topeka Development Corporation	CAPEX
2025	June	4	Individual & Contract Services	TOPHOTEL - OPERATING FUNDING	($291,086.00)	Topeka Development Corporation	Non-CAPEX
2025	April	20	Individual & Contract Services	TopHotel Audit Services	$ (27,215.05)	Topeka Development Corporation	Non-CAPEX
2025	July	1	Individual & Contract Services	CAPEX - Trane Chiller	$ (34,216.74)	Topeka Development Corporation	CAPEX
2025	July	21	Individual & Contract Services	TOPHOTEL - OPERATING FUNDING	$ (283,860)	Topeka Development Corporation	Non-CAPEX
2025	August	26	Individual & Contract Services	TOPHOTEL - OPERATING FUNDING	$ (291,496)	Topeka Development Corporation	Non-CAPEX
2025	August	31	Individual & Contract Services	CONSULTING SERVICES	$ (1,223)	City of Topeka	Non-CAPEX
2025	October	2	Individual & Contract Services	CONSULTING SERVICES	$ (141)	City of Topeka	Non-CAPEX
2025	October	30	Supplies	TOPHOTEL - OPERATING FUND	($342,468.00)	Topeka Development Corporation	Non-CAPEX

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
Statistics														
Room Nights Sold	1,753	1,332	2,558	1,203	1,091	978	828	1,251	2,013	1,836	1,931	367	17,141	
ADR	93.62	97.64	126.31	91.44	88.09	89.24	82.70	107.75	107.69	110.32	116.19	88.86	104.44	
Revenue														
Rooms	164,121	130,059	323,101	110,008	96,104	87,277	68,474	134,797	216,770	202,551	224,361	32,613	1,790,235	76.5
F&B	56,320	80,461	16,720	23,042	36,016	24,312	33,593	23,948	74,393	51,721	57,030	31,180	508,736	21.8
Other Departments	3,938	3,132	5,739	2,858	2,620	2,379	2,060	2,960	4,580	4,204	4,405	1,080	39,954	1.7
Total Operating Revenue	**224,378**	**213,653**	**345,559**	**135,907**	**134,739**	**113,968**	**104,127**	**161,705**	**295,743**	**258,475**	**285,796**	**64,874**	**2,338,926**	**100.0**
Departmental Expenses														
Rooms	77,264	64,283	93,617	64,165	65,328	61,842	62,748	69,080	83,072	78,858	81,797	54,122	856,177	47.8
F&B	63,160	65,650	57,883	53,853	59,647	55,990	60,658	57,403	69,314	62,629	63,092	60,280	729,559	143.4
Other Departments	1,997	1,517	2,913	1,370	1,243	1,114	943	1,425	2,293	2,091	2,199	418	19,522	48.9
Total Departmental Expenses	**142,421**	**131,450**	**154,413**	**119,388**	**126,218**	**118,946**	**124,349**	**127,908**	**154,678**	**143,578**	**147,088**	**114,820**	**1,605,258**	**68.6**
Total Operating Profit	**81,957**	**82,203**	**191,146**	**16,519**	**8,521**	**-4,978**	**-20,222**	**33,797**	**141,065**	**114,898**	**138,708**	**-49,946**	**733,668**	**31.4**
Undistributed Operating Expenses														
A&G	39,488	34,938	53,882	33,153	33,272	34,317	34,348	37,924	42,469	38,760	44,663	42,861	470,076	20.1
IT	17,274	17,666	18,280	17,888	19,988	17,888	17,888	17,888	17,888	17,888	17,888	17,888	216,312	9.2
S&M	29,459	24,568	25,754	27,066	26,252	25,654	28,445	26,241	26,048	27,653	26,123	26,524	319,789	13.7
R&M	54,162	47,331	53,241	47,523	49,947	49,294	50,004	50,346	54,836	48,865	50,955	55,915	612,419	26.2
Utilities	44,666	33,939	65,178	30,652	27,799	24,919	21,097	31,875	51,291	46,781	49,202	9,351	436,753	18.7
Total Undistributed Operating Expenses	**185,049**	**158,442**	**216,336**	**156,283**	**157,258**	**152,072**	**151,783**	**164,275**	**192,532**	**179,948**	**188,831**	**152,539**	**2,055,349**	**87.9**
Gross Operating Profit	**-103,092**	**-76,240**	**-25,190**	**-139,764**	**-148,736**	**-157,050**	**-172,005**	**-130,478**	**-51,468**	**-65,050**	**-50,123**	**-202,486**	**-1,321,681**	**-56.5**
Management Fees	7,788	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,288	3.9
Income Before Non-Operating Income & Expenses	**-110,880**	**-83,740**	**-32,690**	**-147,264**	**-156,236**	**-164,550**	**-179,505**	**-137,978**	**-58,968**	**-72,550**	**-57,623**	**-209,986**	**-1,411,969**	**-60.4**
Non-Operating Income and Expenses														
Insurance	16,998	16,998	16,998	16,998	16,998	16,998	17,235	22,302	22,302	22,302	17,762	17,763	221,654	9.5
Property/Other Taxes	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	117,852	5.0
Total Non-Operating Income and Expenses	**26,819**	**26,819**	**26,819**	**26,819**	**26,819**	**26,819**	**27,056**	**32,123**	**32,123**	**32,123**	**27,583**	**27,584**	**339,506**	**14.5**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
EBITDA	-137,699	-110,559	-59,509	-174,083	-183,055	-191,369	-206,561	-170,101	-91,091	-104,673	-85,206	-237,570	-1,751,475	-74.9
Net Income	-137,699	-110,559	-59,509	-174,083	-183,055	-191,369	-206,561	-170,101	-91,091	-104,673	-85,206	-237,570	-1,751,475	-74.9
Net Income After Reserve	-142,182	-116,069	-59,509	-174,083	-211,761	-191,369	-206,561	-170,101	-91,091	-104,673	-85,206	-237,570	-1,790,174	-76.5

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
DEPARTMENTAL DETAIL														
ROOMS														
Occupied Rooms														
Corporate Transient	15	37	20	20	20	9	26	34	19	18	30	22	270	
Qualified Discounts	155	153	176	420	527	400	434	279	330	259	287	114	3,534	
Internet or E-Commerce	31	28	25	30	31	30	31	31	30	31	30	31	359	
Government Transient	39	53	25	31	24	88	38	31	60	62	70	27	548	
Rack Transient	465	354	174	217	180	149	209	247	245	217	203	81	2,741	
Local Negotiated Transient	124	133	118	103	93	88	60	54	55	55	51	42	976	
TOTAL ROOMS TRANSIENT REVENUE	**829**	**758**	**538**	**821**	**875**	**764**	**798**	**676**	**739**	**642**	**671**	**317**	**8,428**	
Government Group	42	150	30	30	20	20	20	0	125	50	50	0	537	
Association Group	532	48	0	0	46	40	0	0	50	0	0	0	716	
SMERF Group	350	376	1,990	352	150	154	10	575	1,099	1,144	1,210	50	7,460	
TOTAL ROOMS GROUP REVENUE	**924**	**574**	**2,020**	**382**	**216**	**214**	**30**	**575**	**1,274**	**1,194**	**1,260**	**50**	**8,713**	
TOTAL ROOMS	**1,753**	**1,332**	**2,558**	**1,203**	**1,091**	**978**	**828**	**1,251**	**2,013**	**1,836**	**1,931**	**367**	**17,141**	
TOTAL ROOMS REVENUE	**1,753**	**1,332**	**2,558**	**1,203**	**1,091**	**978**	**828**	**1,251**	**2,013**	**1,836**	**1,931**	**367**	**17,141**	
Corporate Transient	94.00	92.00	127.00	128.00	133.00	96.00	69.00	100.00	100.00	102.00	102.00	73.73	100.19	
Qualified Discounts	70.00	75.00	65.00	74.00	71.00	72.54	64.00	79.00	67.00	74.81	70.14	80.00	71.26	
Internet or E-Commerce	65.00	73.00	63.00	75.00	72.00	62.00	72.00	65.00	62.00	64.00	65.00	62.00	66.68	
Government Transient	110.00	110.00	101.20	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	109.60	
Rack Transient	95.00	121.00	128.33	105.50	125.00	106.75	113.00	115.00	112.00	112.00	123.51	110.00	112.51	
Local Negotiated Transient	52.00	57.00	60.00	77.00	80.00	72.00	77.00	100.00	78.00	76.00	89.00	75.00	70.69	
TOTAL ROOMS TRANSIENT REVENUE	**83.46**	**96.53**	**88.28**	**85.41**	**85.59**	**83.33**	**80.47**	**95.67**	**86.87**	**91.12**	**93.07**	**87.36**	**87.83**	
Government Group	109.48	97.47	110.00	110.00	110.00	110.00	110.00	0.00	109.20	110.00	110.00	0.00	106.27	
Association Group	104.21	98.00	0.00	0.00	106.00	106.00	0.00	0.00	101.20	0.00	0.00	0.00	103.80	
SMERF Group	96.21	97.30	136.20	101.07	86.62	102.65	99.00	107.02	118.37	113.51	126.17	89.00	118.67	
TOTAL ROOMS GROUP REVENUE	**101.42**	**97.40**	**135.81**	**101.77**	**92.92**	**103.96**	**106.33**	**107.02**	**116.80**	**113.37**	**125.53**	**89.00**	**116.68**	
TOTAL ROOMS	**92.93**	**96.91**	**125.81**	**90.61**	**87.04**	**87.84**	**81.41**	**100.89**	**105.81**	**105.59**	**114.25**	**87.59**	**102.50**	
TOTAL ROOMS REVENUE	**93.62**	**97.64**	**126.31**	**91.44**	**88.09**	**89.24**	**82.70**	**107.75**	**107.69**	**110.32**	**116.19**	**88.86**	**104.44**	
Corporate Transient	1,410	3,404	2,540	2,560	2,660	864	1,794	3,400	1,900	1,836	3,060	1,622	27,050	1.5
Qualified Discounts	10,850	11,475	11,440	31,080	37,417	29,015	27,776	22,041	22,110	19,375	20,130	9,120	251,829	14.1
Internet or E-Commerce	2,015	2,044	1,575	2,250	2,232	1,860	2,232	2,015	1,860	1,984	1,950	1,922	23,939	1.3
Government Transient	4,290	5,830	2,530	3,410	2,640	9,680	4,180	3,410	6,600	6,820	7,700	2,970	60,060	3.4
Rack Transient	44,175	42,834	22,330	22,894	22,500	15,906	23,617	28,405	27,440	24,304	25,073	8,910	308,387	17.2
Local Negotiated Transient	6,448	7,581	7,080	7,931	7,440	6,336	4,620	5,400	4,290	4,180	4,539	3,150	68,995	3.9
TOTAL ROOMS TRANSIENT REVENUE	**69,188**	**73,168**	**47,495**	**70,125**	**74,889**	**63,661**	**64,219**	**64,671**	**64,200**	**58,499**	**62,452**	**27,694**	**740,261**	**41.3**
Government Group	4,598	14,621	3,300	3,300	2,200	2,200	2,200	0	13,650	5,500	5,500	0	57,069	3.2
Association Group	55,440	4,704	0	0	4,876	4,240	0	0	5,060	0	0	0	74,320	4.2
SMERF Group	33,674	36,585	271,031	35,578	12,994	15,808	990	61,537	130,093	129,861	152,669	4,450	885,271	49.4
TOTAL ROOMS GROUP REVENUE	**93,712**	**55,910**	**274,331**	**38,878**	**20,070**	**22,248**	**3,190**	**61,537**	**148,803**	**135,361**	**158,169**	**4,450**	**1,016,660**	**56.8**
TOTAL ROOMS	**162,900**	**129,078**	**321,826**	**109,003**	**94,959**	**85,909**	**67,409**	**126,208**	**213,003**	**193,860**	**220,622**	**32,144**	**1,756,920**	**98.1**
Early/Late Departure Fees	634	506	950	455	455	418	415	589	767	691	739	169	6,788	0.4

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
Pet/Smoking/Damage Fees	587	475	325	550	690	950	650	8,000	3,000	8,000	3,000	300	26,527	1.5
TOTAL ROOMS OTHER REVENUE	**1,221**	**981**	**1,275**	**1,005**	**1,145**	**1,368**	**1,065**	**8,589**	**3,767**	**8,691**	**3,739**	**469**	**33,315**	**1.9**
TOTAL ROOMS REVENUE	**164,121**	**130,059**	**323,101**	**110,008**	**96,104**	**87,277**	**68,474**	**134,797**	**216,770**	**202,551**	**224,361**	**32,613**	**1,790,235**	**100.0**
Housekeeping Management	4,409	3,982	4,409	4,267	4,409	4,267	4,409	4,409	4,267	4,409	4,267	4,409	51,911	2.9
TOTAL ROOMS MANAGEMENT	**4,409**	**3,982**	**4,409**	**4,267**	**4,409**	**4,267**	**4,409**	**4,409**	**4,267**	**4,409**	**4,267**	**4,409**	**51,911**	**2.9**
Front Office Agents	10,291	9,295	10,370	10,036	10,370	10,112	10,450	10,504	10,242	10,583	10,242	10,595	123,092	6.9
Night Auditors	4,996	4,512	4,996	4,835	5,096	4,932	5,096	5,144	4,978	5,144	4,978	5,144	59,849	3.3
Housekeeping Supervisors	3,357	3,123	3,458	3,346	3,458	3,346	3,458	3,458	3,346	3,458	3,346	3,458	40,615	2.3
Room Attendants	10,651	8,152	15,757	7,425	6,734	6,036	5,110	7,786	12,529	11,427	12,019	2,284	105,911	5.9
Public Area Attendants	7,948	7,179	7,948	7,692	7,948	7,773	8,032	8,032	7,773	8,101	7,840	8,101	94,368	5.3
Laundry Attendants	6,600	5,015	9,630	4,529	4,107	3,682	3,178	4,710	7,757	7,075	7,441	1,423	65,145	3.6
TOTAL ROOMS NON-MANAGEMENT	**43,844**	**37,277**	**52,160**	**37,863**	**37,714**	**35,882**	**35,325**	**39,634**	**46,625**	**45,788**	**45,865**	**31,005**	**488,980**	**27.3**
TOTAL ROOMS SALARIES & WAGES	**48,252**	**41,259**	**56,569**	**42,130**	**42,123**	**40,149**	**39,733**	**44,043**	**50,891**	**50,197**	**50,132**	**35,414**	**540,892**	**30.2**
Bonus and Incentive Pay	759	577	2,795	521	472	423	359	542	872	795	836	159	9,109	0.5
TOTAL ROOMS BONUS AND INCENTIVE	**759**	**577**	**2,795**	**521**	**472**	**423**	**359**	**542**	**872**	**795**	**836**	**159**	**9,109**	**0.5**
TOTAL ROOMS SALARIES, WAGES, BONUS & INCENTIVE	**49,012**	**41,836**	**59,364**	**42,650**	**42,595**	**40,572**	**40,092**	**44,584**	**51,763**	**50,992**	**50,968**	**35,573**	**550,001**	**30.7**
FICA	4,066	3,383	4,724	3,445	3,576	3,401	3,499	3,708	4,277	4,083	4,216	3,153	45,530	2.5
Federal Unemployment Tax	90	75	105	77	79	76	78	82	95	91	94	70	1,012	0.1
State Unemployment Tax	521	433	605	441	458	436	448	475	548	523	540	404	5,833	0.3
TOTAL ROOMS PAYROLL TAXES	**4,678**	**3,891**	**5,434**	**3,963**	**4,113**	**3,912**	**4,025**	**4,265**	**4,920**	**4,697**	**4,850**	**3,627**	**52,374**	**2.9**
Vacation	1,500	1,500	1,500	1,500	1,500	3,000	3,000	3,000	1,500	1,500	1,500	3,000	24,000	1.3
Holiday	2,116	353	353	353	2,116	353	2,116	353	2,116	353	2,116	2,116	14,814	0.8
Sick Pay	529	529	529	529	529	529	529	529	529	529	529	529	6,348	0.4
TOTAL ROOMS SUPPLEMENTAL PAY	**4,145**	**2,382**	**2,382**	**2,382**	**4,145**	**3,882**	**5,645**	**3,882**	**4,145**	**2,382**	**4,145**	**5,645**	**45,162**	**2.5**
Worker's Compensation	2,658	2,211	3,087	2,252	2,337	2,223	2,287	2,423	2,795	2,669	2,756	2,061	29,758	1.7
Group Insurance	3,651	3,651	3,651	3,651	3,651	3,651	4,199	4,199	4,199	4,199	4,199	4,199	47,100	2.6
TOTAL ROOMS EMPLOYEE BENEFITS	**6,309**	**5,862**	**6,738**	**5,903**	**5,988**	**5,874**	**6,486**	**6,622**	**6,994**	**6,868**	**6,955**	**6,260**	**76,858**	**4.3**
TOTAL ROOMS TAXES & BENEFITS	**15,132**	**12,135**	**14,554**	**12,247**	**14,246**	**13,668**	**16,156**	**14,769**	**16,059**	**13,947**	**15,950**	**15,532**	**174,394**	**9.7**
TOTAL ROOMS PAYROLL EXPENSES	**64,143**	**53,971**	**73,918**	**54,898**	**56,842**	**54,240**	**56,248**	**59,354**	**67,822**	**64,938**	**66,917**	**51,105**	**724,396**	**40.5**
Cleaning Supplies	1,139	866	1,663	782	709	636	538	813	1,308	1,193	1,255	239	11,142	0.6
Guest Supplies	2,472	1,878	3,607	1,696	1,538	1,379	1,167	1,764	2,838	2,589	2,723	517	24,169	1.4
Laundry	1,104	839	1,612	758	687	616	522	788	1,268	1,157	1,217	231	10,799	0.6
Linen	1,473	1,119	2,149	1,011	916	822	696	1,051	1,691	1,542	1,622	308	14,398	0.8
Operating Supplies	877	666	1,279	602	546	489	414	626	1,007	918	966	184	8,571	0.5
Rooms Promotion	2,777	2,110	4,053	1,906	1,728	1,549	1,312	1,982	3,189	2,909	3,059	581	27,156	1.5
Travel Agent Comm - Group Rooms	1,349	805	3,950	560	289	320	46	886	2,143	1,949	2,278	64	14,640	0.8
Travel Agent Comm - Transient Rooms	1,730	1,829	1,187	1,753	1,872	1,592	1,605	1,617	1,605	1,462	1,561	692	18,507	1.0
Uniforms	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1
TOTAL ROOMS OTHER EXPENSES	**13,121**	**10,313**	**19,699**	**9,267**	**8,486**	**7,603**	**6,500**	**9,726**	**15,249**	**13,920**	**14,880**	**3,017**	**131,781**	**7.4**
TOTAL ROOMS EXPENSE	**77,264**	**64,283**	**93,617**	**64,165**	**65,328**	**61,842**	**62,748**	**69,080**	**83,072**	**78,858**	**81,797**	**54,122**	**856,177**	**47.8**
TOTAL ROOMS PROFIT	**86,857**	**65,776**	**229,484**	**45,843**	**30,776**	**25,435**	**5,726**	**65,717**	**133,699**	**123,693**	**142,563**	**-21,509**	**934,059**	**52.2**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
EXECUTIVE LOUNGE														

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	January 2026 AMT	February 2026 AMT	March 2026 AMT	April 2026 AMT	May 2026 AMT	June 2026 AMT	July 2026 AMT	August 2026 AMT	September 2026 AMT	October 2026 AMT	November 2026 AMT	December 2026 AMT	Total AMT	Total %REV
	Year - January-December, 2026 - Budget													
F&B ADMIN														
Food Purchases	8,666	14,901	2,814	3,430	6,213	3,876	5,696	3,953	14,102	8,776	8,841	5,292	86,559	3.7
TOTAL FOOD ADMIN COST OF SALES FOOD	**8,666**	**14,901**	**2,814**	**3,430**	**6,213**	**3,876**	**5,696**	**3,953**	**14,102**	**8,776**	**8,841**	**5,292**	**86,559**	**3.7**
Beverage Purchases	1,472	901	1,394	838	760	910	592	910	1,595	1,514	1,551	379	12,816	0.5
TOTAL FOOD ADMIN COST OF SALES BEVERAGE	**1,472**	**901**	**1,394**	**838**	**760**	**910**	**592**	**910**	**1,595**	**1,514**	**1,551**	**379**	**12,816**	**0.5**
TOTAL FOOD ADMIN COST OF SALES	**10,138**	**15,801**	**4,208**	**4,267**	**6,973**	**4,786**	**6,288**	**4,863**	**15,697**	**10,290**	**10,392**	**5,671**	**99,375**	**4.2**
TOTAL FOOD ADMIN GROSS	**-10,138**	**-15,801**	**-4,208**	**-4,267**	**-6,973**	**-4,786**	**-6,288**	**-4,863**	**-15,697**	**-10,290**	**-10,392**	**-5,671**	**-99,375**	**-4.2**
Kitchen Management	6,241	5,637	6,241	6,039	6,241	6,039	6,241	6,241	6,039	6,427	6,219	6,427	74,031	3.2
TOTAL FOOD ADMIN MANAGEMENT	**6,241**	**5,637**	**6,241**	**6,039**	**6,241**	**6,039**	**6,241**	**6,241**	**6,039**	**6,427**	**6,219**	**6,427**	**74,031**	**3.2**
Cooks-Line Cooks	3,904	3,526	3,904	3,778	3,904	3,821	3,949	3,949	3,821	3,949	3,821	3,949	46,272	2.0
Cooks-Pantry/Banquet Prep	150	150	150	150	150	150	150	150	150	150	150	150	1,800	0.1
Stewards-Warewashing	3,304	2,984	3,304	3,197	3,304	3,251	3,359	3,359	3,251	3,359	3,251	3,359	39,282	1.7
TOTAL FOOD ADMIN NON-MANAGEMENT	**7,357**	**6,660**	**7,357**	**7,125**	**7,357**	**7,222**	**7,458**	**7,458**	**7,222**	**7,458**	**7,222**	**7,458**	**87,354**	**3.7**
TOTAL FOOD ADMIN SALARIES & WAGES	**13,598**	**12,296**	**13,598**	**13,164**	**13,598**	**13,262**	**13,699**	**13,699**	**13,262**	**13,885**	**13,442**	**13,885**	**161,384**	**6.9**
Bonus and Incentive Pay	0	0	2,500	0	0	0	0	0	0	0	0	0	2,500	0.1
TOTAL FOOD ADMIN BONUS AND INCENTIVE	**0**	**0**	**2,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,500**	**0.1**
TOTAL FOOD ADMIN SALARIES, WAGES, BONUS & INCENTIVE	**13,598**	**12,296**	**16,098**	**13,164**	**13,598**	**13,262**	**13,699**	**13,699**	**13,262**	**13,885**	**13,442**	**13,885**	**163,884**	**7.0**
FICA	1,218	1,060	1,356	1,127	1,218	1,206	1,297	1,240	1,192	1,184	1,206	1,311	14,616	0.6
Federal Unemployment Tax	27	23	30	25	27	26	28	27	26	26	26	29	318	0.0
State Unemployment Tax	153	133	170	141	153	151	163	156	150	149	151	165	1,834	0.1
TOTAL FOOD ADMIN PAYROLL TAXES	**1,398**	**1,216**	**1,556**	**1,293**	**1,398**	**1,383**	**1,488**	**1,422**	**1,368**	**1,358**	**1,384**	**1,505**	**16,768**	**0.7**
Vacation	905	905	905	905	905	1,810	1,810	1,810	905	905	905	1,810	14,480	0.6
Holiday	877	146	146	146	877	146	877	146	877	146	877	877	6,138	0.3
Sick Pay	220	220	220	220	220	220	220	220	220	220	220	220	2,640	0.1
TOTAL FOOD ADMIN SUPPLEMENTAL PAY	**2,002**	**1,271**	**1,271**	**1,271**	**2,002**	**2,176**	**2,907**	**2,176**	**2,002**	**1,271**	**2,002**	**2,907**	**23,258**	**1.0**
Worker's Compensation	780	678	868	722	780	772	830	794	763	758	772	840	9,357	0.4
Group Insurance	896	896	896	896	896	896	1,030	1,030	1,030	1,030	1,030	1,030	11,556	0.5
TOTAL FOOD ADMIN EMPLOYEE BENEFITS	**1,676**	**1,574**	**1,764**	**1,618**	**1,676**	**1,668**	**1,860**	**1,824**	**1,793**	**1,788**	**1,802**	**1,870**	**20,913**	**0.9**
TOTAL FOOD ADMIN TAXES & BENEFITS	**5,076**	**4,061**	**4,592**	**4,182**	**5,076**	**5,227**	**6,255**	**5,422**	**5,163**	**4,417**	**5,188**	**6,281**	**60,939**	**2.6**
TOTAL FOOD ADMIN PAYROLL EXPENSES	**18,673**	**16,357**	**20,689**	**17,346**	**18,673**	**18,489**	**19,954**	**19,121**	**18,424**	**18,301**	**18,629**	**20,166**	**224,823**	**9.6**
Audio Visual Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3
Banquet Expense	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000	4.1
China	313	300	300	300	300	300	300	300	300	300	300	300	3,613	0.2
Cleaning Supplies	626	600	600	600	600	600	600	600	600	600	600	600	7,226	0.3
Contract Cleaning	469	450	450	450	450	450	450	450	450	450	450	450	5,419	0.2
Decorations & Plants	150	150	150	150	150	150	150	150	150	150	150	150	1,800	0.1
Equipment Rental	1,912	1,912	1,912	1,912	1,912	1,912	2,008	2,008	2,008	2,008	2,008	2,008	23,520	1.0
Flatware (2026 ONLY)	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.0
Glassware	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1
Kitchen/Cooking Fuel	600	600	600	600	600	600	600	600	600	600	600	600	7,200	0.3
Kitchen Equipment	300	300	300	300	300	300	300	300	300	300	300	300	3,600	0.2
Licenses/Permits	0	0	550	0	0	0	0	0	0	0	0	0	550	0.0
Linen	209	200	200	200	200	200	200	200	200	200	200	200	2,409	0.1
Paper/Plastic Supplies	939	900	900	900	900	900	900	900	900	900	900	900	10,839	0.5
Uniforms	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
Utensils	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1
TOTAL FOOD ADMIN OTHER EXPENSES	**14,717**	**14,612**	**15,162**	**14,612**	**14,612**	**14,612**	**14,708**	**14,708**	**14,708**	**14,708**	**14,708**	**14,708**	**176,575**	**7.5**
TOTAL FOOD ADMIN EXPENSE	**43,528**	**46,771**	**40,060**	**36,225**	**40,258**	**37,887**	**40,950**	**38,692**	**48,830**	**43,299**	**43,730**	**40,545**	**500,773**	**21.4**
TOTAL FOOD ADMIN PROFIT	**-43,528**	**-46,771**	**-40,060**	**-36,225**	**-40,258**	**-37,887**	**-40,950**	**-38,692**	**-48,830**	**-43,299**	**-43,730**	**-40,545**	**-500,773**	**-21.4**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
OUTLET 1														
Food-Breakfast	11,285	8,575	16,467	7,744	7,023	6,296	5,330	8,053	12,958	11,819	12,431	2,363	110,343	164.9
SUBTOTAL OUTLET 1 FOOD REVENUE	**11,285**	**8,575**	**16,467**	**7,744**	**7,023**	**6,296**	**5,330**	**8,053**	**12,958**	**11,819**	**12,431**	**2,363**	**110,343**	**164.9**
Food-Adjustments-A&G	-7,398	-5,906	-11,086	-5,312	-5,312	-4,876	-4,845	-6,878	-8,951	-8,067	-8,360	-1,972	-78,963	-118.0
TOTAL OUTLET 1 FOOD ALLOWANCES	**-7,398**	**-5,906**	**-11,086**	**-5,312**	**-5,312**	**-4,876**	**-4,845**	**-6,878**	**-8,951**	**-8,067**	**-8,360**	**-1,972**	**-78,963**	**-118.0**
TOTAL OUTLET 1 FOOD REVENUE	**3,887**	**2,669**	**5,381**	**2,432**	**1,711**	**1,420**	**485**	**1,175**	**4,007**	**3,752**	**4,071**	**391**	**31,380**	**46.9**
Liquor	2,250	1,710	3,284	1,544	1,401	1,255	1,063	1,606	2,584	2,357	2,479	471	22,004	32.9
Beer	1,154	877	1,684	792	718	644	545	824	1,325	1,209	1,271	242	11,286	16.9
Wine	228	173	333	157	142	127	108	163	262	239	251	48	2,232	3.3
SUBTOTAL OUTLET 1 BEVERAGE REVENUE	**3,633**	**2,760**	**5,301**	**2,493**	**2,261**	**2,027**	**1,716**	**2,592**	**4,172**	**3,805**	**4,002**	**761**	**35,521**	**53.1**
TOTAL OUTLET 1 BEVERAGE REVENUE	**3,633**	**2,760**	**5,301**	**2,493**	**2,261**	**2,027**	**1,716**	**2,592**	**4,172**	**3,805**	**4,002**	**761**	**35,521**	**53.1**
TOTAL OUTLET 1 FOOD & BEVERAGE REVENUE	**7,520**	**5,429**	**10,682**	**4,925**	**3,972**	**3,446**	**2,201**	**3,768**	**8,179**	**7,557**	**8,072**	**1,151**	**66,902**	**100.0**
TOTAL OUTLET 1 REVENUE	**7,520**	**5,429**	**10,682**	**4,925**	**3,972**	**3,446**	**2,201**	**3,768**	**8,179**	**7,557**	**8,072**	**1,151**	**66,902**	**100.0**
Bartenders	1,060	958	1,060	1,026	1,060	1,026	1,092	1,092	1,057	1,092	1,057	1,092	12,672	18.9
Servers	1,911	1,726	1,911	1,849	1,911	1,849	1,911	1,911	1,849	1,911	1,849	1,911	22,501	33.6
TOTAL OUTLET 1 NON-MANAGEMENT	**2,971**	**2,684**	**2,971**	**2,875**	**2,971**	**2,875**	**3,003**	**3,003**	**2,906**	**3,003**	**2,906**	**3,003**	**35,172**	**52.6**
TOTAL OUTLET 1 SALARIES & WAGES	**2,971**	**2,684**	**2,971**	**2,875**	**2,971**	**2,875**	**3,003**	**3,003**	**2,906**	**3,003**	**2,906**	**3,003**	**35,172**	**52.6**
TOTAL OUTLET 1 SALARIES, WAGES, BONUS & INCENTIVE	**2,971**	**2,684**	**2,971**	**2,875**	**2,971**	**2,875**	**3,003**	**3,003**	**2,906**	**3,003**	**2,906**	**3,003**	**35,172**	**52.6**
FICA	232	210	232	225	232	225	235	235	227	235	227	235	2,747	4.1
Federal Unemployment Tax	5	5	5	5	5	5	5	5	5	5	5	5	60	0.1
State Unemployment Tax	29	26	29	28	29	28	29	29	28	29	28	29	345	0.5
TOTAL OUTLET 1 PAYROLL TAXES	**266**	**240**	**266**	**258**	**266**	**258**	**269**	**269**	**260**	**269**	**260**	**269**	**3,151**	**4.7**
Worker's Compensation	149	134	149	144	149	144	150	150	145	150	145	150	1,759	2.6
TOTAL OUTLET 1 EMPLOYEE BENEFITS	**149**	**134**	**149**	**144**	**149**	**144**	**150**	**150**	**145**	**150**	**145**	**150**	**1,759**	**2.6**
TOTAL OUTLET 1 TAXES & BENEFITS	**415**	**375**	**415**	**401**	**415**	**401**	**419**	**419**	**406**	**419**	**406**	**419**	**4,910**	**7.3**
TOTAL OUTLET 1 PAYROLL EXPENSES	**3,386**	**3,058**	**3,386**	**3,277**	**3,386**	**3,277**	**3,422**	**3,422**	**3,312**	**3,422**	**3,312**	**3,422**	**40,082**	**59.9**
TOTAL OUTLET 1 EXPENSE	**3,386**	**3,058**	**3,386**	**3,277**	**3,386**	**3,277**	**3,422**	**3,422**	**3,312**	**3,422**	**3,312**	**3,422**	**40,082**	**59.9**
TOTAL OUTLET 1 PROFIT	**4,134**	**2,371**	**7,296**	**1,648**	**586**	**170**	**-1,221**	**345**	**4,867**	**4,135**	**4,760**	**-2,271**	**26,819**	**40.1**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
BANQUETS														
Food-Breakfast	1,000	8,000	500	2,500	500	1,000	6,000	1,500	10,000	1,500	2,000	1,250	35,750	8.1
Food-Lunch	14,000	20,000	2,000	4,000	12,000	7,000	5,000	6,000	22,000	3,000	9,000	4,500	108,500	24.6
Food-Dinner	4,000	16,000	500	1,000	500	500	6,000	2,500	5,000	18,000	12,400	10,000	76,400	17.3
Food-Breaks	6,000	3,000	1,000	1,500	6,000	3,000	1,500	2,000	6,000	3,000	2,000	1,500	36,500	8.3
SUBTOTAL BANQUETS FOOD REVENUE	**25,000**	**47,000**	**4,000**	**9,000**	**19,000**	**11,500**	**18,500**	**12,000**	**43,000**	**25,500**	**25,400**	**17,250**	**257,150**	**58.2**
TOTAL BANQUETS FOOD REVENUE	**25,000**	**47,000**	**4,000**	**9,000**	**19,000**	**11,500**	**18,500**	**12,000**	**43,000**	**25,500**	**25,400**	**17,250**	**257,150**	**58.2**
Liquor	1,400	556	284	558	506	989	421	672	1,386	1,402	1,379	459	10,012	2.3
Beer	775	308	157	309	280	547	233	372	767	776	763	254	5,542	1.3
Wine	325	129	66	130	118	229	98	156	322	326	320	106	2,324	0.5
SUBTOTAL BANQUETS BEVERAGE REVENUE	**2,500**	**993**	**508**	**997**	**904**	**1,765**	**752**	**1,201**	**2,474**	**2,504**	**2,462**	**819**	**17,878**	**4.0**
TOTAL BANQUETS BEVERAGE REVENUE	**2,500**	**993**	**508**	**997**	**904**	**1,765**	**752**	**1,201**	**2,474**	**2,504**	**2,462**	**819**	**17,878**	**4.0**
TOTAL BANQUETS FOOD & BEVERAGE REVENUE	**27,500**	**47,993**	**4,508**	**9,997**	**19,904**	**13,265**	**19,252**	**13,201**	**45,474**	**28,004**	**27,862**	**18,069**	**275,028**	**62.2**
Audio/Visual Income	2,500	5,000	250	2,500	1,500	1,500	1,500	1,000	2,500	3,000	2,000	1,500	24,750	5.6
Setup Fee	8,800	14,040	780	3,120	5,640	3,600	5,640	3,480	12,240	8,160	9,096	5,460	80,056	18.1
Public Room Rental	10,000	8,000	500	2,500	5,000	2,500	5,000	2,500	6,000	5,000	10,000	5,000	62,000	14.0
TOTAL BANQUETS OTHER REVENUE	**21,300**	**27,040**	**1,530**	**8,120**	**12,140**	**7,600**	**12,140**	**6,980**	**20,740**	**16,160**	**21,096**	**11,960**	**166,806**	**37.8**
TOTAL BANQUETS REVENUE	**48,800**	**75,033**	**6,038**	**18,117**	**32,044**	**20,865**	**31,392**	**20,181**	**66,214**	**44,164**	**48,958**	**30,029**	**441,834**	**100.0**
Banquet Management	4,369	3,946	4,369	4,228	4,369	4,228	4,369	4,369	4,228	4,369	4,228	4,369	51,442	11.6
TOTAL BANQUETS MANAGEMENT	**4,369**	**3,946**	**4,369**	**4,228**	**4,369**	**4,228**	**4,369**	**4,369**	**4,228**	**4,369**	**4,228**	**4,369**	**51,442**	**11.6**
Supervisors	4,363	3,941	4,429	4,286	4,429	4,286	4,429	4,429	4,348	4,493	4,348	4,493	52,272	11.8
Bartenders	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.5
Servers	2,881	2,632	2,913	2,842	2,937	2,842	2,937	2,937	2,842	2,937	2,842	2,966	34,506	7.8
TOTAL BANQUETS NON-MANAGEMENT	**7,443**	**6,772**	**7,542**	**7,328**	**7,566**	**7,328**	**7,566**	**7,566**	**7,390**	**7,629**	**7,390**	**7,658**	**89,178**	**20.2**
TOTAL BANQUETS SALARIES & WAGES	**11,812**	**10,718**	**11,912**	**11,556**	**11,935**	**11,556**	**11,935**	**11,935**	**11,618**	**11,998**	**11,618**	**12,027**	**140,621**	**31.8**
Contract Labor - Server (2026 ONLY)	1,595	2,999	255	574	1,212	734	1,180	766	2,743	1,627	1,621	1,101	16,406	3.7
TOTAL BANQUETS CONTRACT LABOR	**1,595**	**2,999**	**255**	**574**	**1,212**	**734**	**1,180**	**766**	**2,743**	**1,627**	**1,621**	**1,101**	**16,406**	**3.7**
TOTAL BANQUETS SALARIES, WAGES, BONUS & INCENTIVE	**13,407**	**13,717**	**12,167**	**12,130**	**13,147**	**12,290**	**13,115**	**12,700**	**14,361**	**13,625**	**13,238**	**13,128**	**157,027**	**35.5**
FICA	1,004	879	972	944	1,014	966	1,035	995	989	979	989	1,043	11,808	2.7
Federal Unemployment Tax	22	19	21	21	22	21	23	22	22	21	22	23	257	0.1
State Unemployment Tax	126	110	122	118	127	121	130	125	124	123	124	131	1,482	0.3
TOTAL BANQUETS PAYROLL TAXES	**1,152**	**1,008**	**1,115**	**1,083**	**1,163**	**1,108**	**1,188**	**1,142**	**1,134**	**1,123**	**1,134**	**1,196**	**13,547**	**3.1**
Vacation	277	277	277	277	277	554	554	554	277	277	277	554	4,432	1.0
Holiday	613	102	102	102	613	102	613	102	613	102	613	613	4,290	1.0
Sick Pay	154	154	154	154	154	154	154	154	154	154	154	154	1,848	0.4
TOTAL BANQUETS SUPPLEMENTAL PAY	**1,044**	**533**	**533**	**533**	**1,044**	**810**	**1,321**	**810**	**1,044**	**533**	**1,044**	**1,321**	**10,570**	**2.4**
Worker's Compensation	643	563	622	604	649	618	663	637	633	627	633	667	7,560	1.7
TOTAL BANQUETS EMPLOYEE BENEFITS	**643**	**563**	**622**	**604**	**649**	**618**	**663**	**637**	**633**	**627**	**633**	**667**	**7,560**	**1.7**
TOTAL BANQUETS TAXES & BENEFITS	**2,839**	**2,104**	**2,270**	**2,221**	**2,856**	**2,536**	**3,172**	**2,589**	**2,812**	**2,282**	**2,812**	**3,184**	**31,676**	**7.2**
TOTAL BANQUETS PAYROLL EXPENSES	**16,246**	**15,821**	**14,437**	**14,351**	**16,003**	**14,826**	**16,287**	**15,290**	**17,173**	**15,908**	**16,050**	**16,312**	**188,703**	**42.7**
TOTAL BANQUETS EXPENSE	**16,246**	**15,821**	**14,437**	**14,351**	**16,003**	**14,826**	**16,287**	**15,290**	**17,173**	**15,908**	**16,050**	**16,312**	**188,703**	**42.7**
TOTAL BANQUETS PROFIT	**32,554**	**59,212**	**-8,399**	**3,766**	**16,041**	**6,039**	**15,105**	**4,891**	**49,041**	**28,256**	**32,908**	**13,717**	**253,131**	**57.3**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
GIFT SHOP														
Cost of Sales-Sundries(2026 ONLY)	1,897	1,442	2,769	1,302	1,181	1,059	896	1,354	2,179	1,987	2,090	397	18,554	0.0
TOTAL GIFT SHOP COST OF SALES	**1,897**	**1,442**	**2,769**	**1,302**	**1,181**	**1,059**	**896**	**1,354**	**2,179**	**1,987**	**2,090**	**397**	**18,554**	**0.0**
TOTAL GIFT SHOP GROSS	**-1,897**	**-1,442**	**-2,769**	**-1,302**	**-1,181**	**-1,059**	**-896**	**-1,354**	**-2,179**	**-1,987**	**-2,090**	**-397**	**-18,554**	**0.0**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
PARKING														

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
MISC OPERATRING DEPARTMENT														

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
MINOR OPS														
Vending Commissions Other	0	68	130	61	56	50	42	64	102	93	98	19	783	2.0
In-Room Movie Revenue	110	84	161	76	69	61	52	79	126	115	121	23	1,076	2.7
Other Revenue 3	74	56	108	51	46	41	35	53	85	78	82	16	727	1.8
Gift Shop Sales	2,711	2,060	3,955	1,860	1,687	1,512	1,280	1,934	3,113	2,839	2,986	567	26,505	66.3
Cancellation Fee - Rooms	743	564	1,084	510	462	414	351	530	853	778	818	155	7,263	18.2
Cancellation Fee - Banquets	300	300	300	300	300	300	300	300	300	300	300	300	3,600	9.0
TOTAL MINOR OPERATIONS REVENUE	**3,938**	**3,132**	**5,739**	**2,858**	**2,620**	**2,379**	**2,060**	**2,960**	**4,580**	**4,204**	**4,405**	**1,080**	**39,954**	**100.0**
Cost of Sales - In-Room Movie Revenue	99	75	145	68	62	55	47	71	114	104	109	21	969	2.4
Cost of Sales - Gift Shop	1,897	1,442	2,769	1,302	1,181	1,059	896	1,354	2,179	1,987	2,090	397	18,554	46.4
TOTAL MINOR OPERATIONS COST OF SALES	**1,997**	**1,517**	**2,913**	**1,370**	**1,243**	**1,114**	**943**	**1,425**	**2,293**	**2,091**	**2,199**	**418**	**19,522**	**48.9**
TOTAL MINOR OPERATIONS GROSS	**1,941**	**1,615**	**2,825**	**1,488**	**1,377**	**1,265**	**1,117**	**1,535**	**2,287**	**2,112**	**2,206**	**662**	**20,432**	**51.1**
TOTAL MINOR OPERATIONS EXPENSE	**1,997**	**1,517**	**2,913**	**1,370**	**1,243**	**1,114**	**943**	**1,425**	**2,293**	**2,091**	**2,199**	**418**	**19,522**	**48.9**
TOTAL MINOR OPERATIONS PROFIT	**1,941**	**1,615**	**2,825**	**1,488**	**1,377**	**1,265**	**1,117**	**1,535**	**2,287**	**2,112**	**2,206**	**662**	**20,432**	**51.1**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
A&G														
Management- A&G	14,954	13,507	14,954	14,472	14,954	14,472	15,161	15,161	14,672	15,401	14,904	15,401	178,012	7.6
TOTAL A&G MANAGEMENT	**14,954**	**13,507**	**14,954**	**14,472**	**14,954**	**14,472**	**15,161**	**15,161**	**14,672**	**15,401**	**14,904**	**15,401**	**178,012**	**7.6**
TOTAL A&G SALARIES & WAGES	**14,954**	**13,507**	**14,954**	**14,472**	**14,954**	**14,472**	**15,161**	**15,161**	**14,672**	**15,401**	**14,904**	**15,401**	**178,012**	**7.6**
Bonus and Incentive Pay	0	0	4,700	0	0	0	0	0	0	0	0	0	4,700	0.2
TOTAL A&G BONUS AND INCENTIVE	**0**	**0**	**4,700**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,700**	**0.2**
TOTAL A&G SALARIES, WAGES, BONUS & INCENTIVE	**14,954**	**13,507**	**19,654**	**14,472**	**14,954**	**14,472**	**15,161**	**15,161**	**14,672**	**15,401**	**14,904**	**15,401**	**182,712**	**7.8**
FICA	1,284	1,122	1,602	1,198	1,284	1,241	1,343	1,294	1,262	1,270	1,280	1,362	15,543	0.7
Federal Unemployment Tax	28	24	35	26	28	27	29	28	27	28	28	30	338	0.0
State Unemployment Tax	161	141	201	150	161	156	169	162	158	159	161	171	1,950	0.1
TOTAL A&G PAYROLL TAXES	**1,473**	**1,288**	**1,838**	**1,374**	**1,473**	**1,423**	**1,541**	**1,485**	**1,448**	**1,457**	**1,469**	**1,562**	**17,831**	**0.8**
Vacation	550	550	550	550	550	1,100	1,100	1,100	550	550	550	1,100	8,800	0.4
Holiday	749	125	125	125	749	125	749	125	749	125	749	749	5,244	0.2
Sick Pay	188	188	188	188	188	188	188	188	188	188	188	188	2,256	0.1
TOTAL A&G SUPPLEMENTAL PAY	**1,487**	**863**	**863**	**863**	**1,487**	**1,413**	**2,037**	**1,413**	**1,487**	**863**	**1,487**	**2,037**	**16,300**	**0.7**
Worker's Compensation	822	718	1,026	767	822	794	860	829	808	813	820	872	9,951	0.4
TOTAL A&G EMPLOYEE BENEFITS	**822**	**718**	**1,026**	**767**	**822**	**794**	**860**	**829**	**808**	**813**	**820**	**872**	**9,951**	**0.4**
TOTAL A&G TAXES & BENEFITS	**3,782**	**2,869**	**3,727**	**3,004**	**3,782**	**3,630**	**4,438**	**3,727**	**3,743**	**3,133**	**3,775**	**4,471**	**44,082**	**1.9**
TOTAL A&G PAYROLL EXPENSES	**18,736**	**16,376**	**23,381**	**17,475**	**18,736**	**18,102**	**19,599**	**18,888**	**18,415**	**18,534**	**18,679**	**19,872**	**226,794**	**9.7**
Accounting/Audit Fees	0	0	0	0	0	0	0	3,500	0	0	0	0	3,500	0.1
Bad Debt Provision	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1
Bank Charges	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1
Central Office - Travel Rebilled	0	0	0	0	0	1,300	0	0	0	0	0	1,300	2,600	0.1
Central Office - Accounting Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	0.8
Credit Card Commission	8,324	7,927	12,820	5,042	4,999	4,228	3,863	5,999	10,972	9,589	10,603	2,407	86,774	3.7
Employee Relations	700	700	2,200	700	700	700	950	700	700	700	1,800	1,800	12,350	0.5
Equipment Rental	406	406	406	406	406	406	406	406	406	406	406	406	4,872	0.2
Licenses/Permits	0	0	250	0	0	0	0	0	0	0	0	0	250	0.0
Miscellaneous Expense	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1
Operating Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3
Payroll Service Fees	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	12,300	0.5
Postage	0	0	150	0	0	150	0	0	150	0	0	150	600	0.0
Professional Fees - Legal	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1
Professional Fees - Other	895	0	0	0	0	0	0	0	0	0	0	6,000	6,895	0.3
Security - Outside	4,756	4,756	8,000	4,756	4,756	4,756	4,756	4,756	4,756	4,756	9,500	4,756	65,060	2.8
Training	1,995	1,099	0	1,099	0	0	1,099	0	1,395	1,099	0	1,495	9,281	0.4
Travel	0	0	3,000	0	0	1,000	0	0	2,000	0	0	1,000	7,000	0.3
Uniforms	50	50	50	50	50	50	50	50	50	50	50	50	600	0.0
TOTAL A&G OTHER EXPENSES	**20,751**	**18,563**	**30,501**	**15,678**	**14,536**	**16,215**	**14,749**	**19,036**	**24,054**	**20,225**	**25,984**	**22,989**	**243,282**	**10.4**
TOTAL A&G EXPENSE	**39,488**	**34,938**	**53,882**	**33,153**	**33,272**	**34,317**	**34,348**	**37,924**	**42,469**	**38,760**	**44,663**	**42,861**	**470,076**	**20.1**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
IT														
Cost of Comp In-Room Media Entertainment	4,406	4,406	5,020	5,020	5,020	5,020	5,020	5,020	5,020	5,020	5,020	5,020	59,012	3.3
Cost of Cell Phones	240	240	240	240	240	240	240	240	240	240	240	240	2,880	0.1
Cost of Internet Services	2,152	2,544	2,544	2,152	2,152	2,152	2,152	2,152	2,152	2,152	2,152	2,152	26,608	1.1
Cost of Calls	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779	33,348	1.4
TOTAL IT COST OF SALES	**9,577**	**9,969**	**10,583**	**10,191**	**10,191**	**10,191**	**10,191**	**10,191**	**10,191**	**10,191**	**10,191**	**10,191**	**121,848**	**5.2**
Administrative & General	1,550	1,550	1,550	1,550	3,650	1,550	1,550	1,550	1,550	1,550	1,550	1,550	20,700	0.9
Food & Beverage	847	847	847	847	847	847	847	847	847	847	847	847	10,164	0.4
Hardware	150	150	150	150	150	150	150	150	150	150	150	150	1,800	0.1
Human Resources	145	145	145	145	145	145	145	145	145	145	145	145	1,740	0.1
Information Security	80	80	80	80	80	80	80	80	80	80	80	80	960	0.0
Information Systems	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	0.5
Property Ops & Maintenance	392	392	392	392	392	392	392	392	392	392	392	392	4,704	0.2
Rooms	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	37,356	1.6
Sales & Marketing	420	420	420	420	420	420	420	420	420	420	420	420	5,040	0.2
TOTAL IT SYSTEM EXPENSES	**7,697**	**7,697**	**7,697**	**7,697**	**9,797**	**7,697**	**7,697**	**7,697**	**7,697**	**7,697**	**7,697**	**7,697**	**94,464**	**4.0**
TOTAL IT EXPENSE	**17,274**	**17,666**	**18,280**	**17,888**	**19,988**	**17,888**	**17,888**	**17,888**	**17,888**	**17,888**	**17,888**	**17,888**	**216,312**	**9.2**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
S&M														
Division Management	6,239	5,635	6,239	6,038	6,239	6,038	6,239	6,239	6,038	6,239	6,038	6,427	73,647	3.1
Sales Managers	4,534	4,095	4,534	4,388	4,534	4,388	4,534	4,534	4,388	4,534	4,454	4,670	53,586	2.3
TOTAL S&M MANAGEMENT	**10,773**	**9,730**	**10,773**	**10,425**	**10,773**	**10,425**	**10,773**	**10,773**	**10,425**	**10,773**	**10,491**	**11,097**	**127,233**	**5.4**
TOTAL S&M SALARIES & WAGES	**10,773**	**9,730**	**10,773**	**10,425**	**10,773**	**10,425**	**10,773**	**10,773**	**10,425**	**10,773**	**10,491**	**11,097**	**127,233**	**5.4**
Bonus and Incentive Pay	1,500	0	0	1,500	0	0	1,500	0	0	1,500	0	0	6,000	0.3
TOTAL S&M BONUS AND INCENTIVE	**1,500**	**0**	**0**	**1,500**	**0**	**0**	**1,500**	**0**	**0**	**1,500**	**0**	**0**	**6,000**	**0.3**
TOTAL S&M SALARIES, WAGES, BONUS & INCENTIVE	**12,273**	**9,730**	**10,773**	**11,925**	**10,773**	**10,425**	**12,273**	**10,773**	**10,425**	**12,273**	**10,491**	**11,097**	**133,233**	**5.7**
FICA	1,009	781	861	949	894	854	1,029	880	867	975	873	939	10,910	0.5
Federal Unemployment Tax	22	17	19	21	20	19	23	20	19	22	19	21	242	0.0
State Unemployment Tax	129	100	110	122	115	109	132	113	111	125	112	120	1,398	0.1
TOTAL S&M PAYROLL TAXES	**1,160**	**898**	**990**	**1,091**	**1,028**	**982**	**1,183**	**1,013**	**998**	**1,122**	**1,004**	**1,080**	**12,550**	**0.5**
Vacation	259	259	259	259	259	518	518	518	259	259	259	518	4,144	0.2
Holiday	524	87	87	87	524	87	524	87	524	87	524	524	3,666	0.2
Sick Pay	131	131	131	131	131	131	131	131	131	131	131	131	1,572	0.1
TOTAL S&M SUPPLEMENTAL PAY	**914**	**477**	**477**	**477**	**914**	**736**	**1,173**	**736**	**914**	**477**	**914**	**1,173**	**9,382**	**0.4**
Worker's Compensation	659	510	562	620	584	558	672	575	567	637	570	614	7,131	0.3
Group Insurance	1,284	1,284	1,284	1,284	1,284	1,284	1,476	1,476	1,476	1,476	1,476	1,476	16,560	0.7
TOTAL S&M EMPLOYEE BENEFITS	**1,943**	**1,794**	**1,846**	**1,904**	**1,868**	**1,842**	**2,148**	**2,051**	**2,043**	**2,113**	**2,046**	**2,090**	**23,691**	**1.0**
TOTAL S&M TAXES & BENEFITS	**4,018**	**3,170**	**3,313**	**3,473**	**3,811**	**3,560**	**4,505**	**3,800**	**3,955**	**3,712**	**3,964**	**4,342**	**45,623**	**2.0**
TOTAL S&M PAYROLL EXPENSES	**16,291**	**12,900**	**14,086**	**15,398**	**14,584**	**13,986**	**16,777**	**14,573**	**14,380**	**15,985**	**14,455**	**15,439**	**178,856**	**7.6**
Advertising General	567	567	567	567	567	567	567	567	567	567	567	567	6,804	0.3
Advertising-Web/Internet	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	1.0
Decorations (2026 ONLY)	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.0
Dues and Subscriptions	10,276	8,776	8,776	8,776	8,776	8,776	8,776	8,776	8,776	8,776	8,776	8,193	106,229	4.5
Promotions - In-house	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1
Promotion - Outside	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1
Travel	25	25	25	25	25	25	25	25	25	25	25	25	300	0.0
TOTAL S&M OTHER EXPENSES	**13,168**	**11,668**	**11,668**	**11,668**	**11,668**	**11,668**	**11,668**	**11,668**	**11,668**	**11,668**	**11,668**	**11,085**	**140,933**	**6.0**
TOTAL S&M EXPENSE	**29,459**	**24,568**	**25,754**	**27,066**	**26,252**	**25,654**	**28,445**	**26,241**	**26,048**	**27,653**	**26,123**	**26,524**	**319,789**	**13.7**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
R&M														
Division Management	6,665	6,020	6,665	6,450	6,665	6,450	6,665	6,665	6,450	6,864	6,642	6,864	79,063	3.4
TOTAL R&M MANAGEMENT	**6,665**	**6,020**	**6,665**	**6,450**	**6,665**	**6,450**	**6,665**	**6,665**	**6,450**	**6,864**	**6,642**	**6,864**	**79,063**	**3.4**
Engineering Supervisor	2,694	2,434	2,694	2,607	2,694	2,685	2,775	2,775	2,685	2,775	2,685	2,775	32,280	1.4
Engineers 1	11,232	10,145	11,307	10,942	11,307	10,942	11,389	11,484	11,199	11,572	11,199	11,572	134,292	5.7
TOTAL R&M NON-MANAGEMENT	**13,927**	**12,579**	**14,001**	**13,550**	**14,001**	**13,628**	**14,164**	**14,259**	**13,884**	**14,347**	**13,884**	**14,347**	**166,572**	**7.1**
TOTAL R&M SALARIES & WAGES	**20,591**	**18,599**	**20,666**	**20,000**	**20,666**	**20,078**	**20,828**	**20,924**	**20,334**	**21,211**	**20,527**	**21,211**	**245,634**	**10.5**
Bonus and Incentive Pay	0	0	3,000	0	0	0	0	0	0	0	0	0	3,000	0.1
TOTAL R&M BONUS AND INCENTIVE	**0**	**0**	**3,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,000**	**0.1**
TOTAL R&M SALARIES, WAGES, BONUS & INCENTIVE	**20,591**	**18,599**	**23,666**	**20,000**	**20,666**	**20,078**	**20,828**	**20,924**	**20,334**	**21,211**	**20,527**	**21,211**	**248,634**	**10.6**
FICA	1,718	1,501	1,889	1,608	1,724	1,660	1,782	1,725	1,699	1,701	1,714	1,812	20,532	0.9
Federal Unemployment Tax	25	22	27	23	25	24	26	25	24	24	25	26	295	0.0
State Unemployment Tax	207	181	227	193	207	200	214	207	204	205	206	218	2,469	0.1
TOTAL R&M PAYROLL TAXES	**1,950**	**1,703**	**2,143**	**1,825**	**1,956**	**1,883**	**2,022**	**1,957**	**1,927**	**1,930**	**1,944**	**2,056**	**23,296**	**1.0**
Vacation	600	600	600	600	600	1,200	1,200	1,200	600	600	600	1,200	9,600	0.4
Holiday	1,021	171	171	171	1,021	171	1,021	171	1,022	171	1,022	1,022	7,155	0.3
Sick Pay	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1
TOTAL R&M SUPPLEMENTAL PAY	**1,871**	**1,021**	**1,021**	**1,021**	**1,871**	**1,621**	**2,471**	**1,621**	**1,872**	**1,021**	**1,872**	**2,472**	**19,755**	**0.8**
Worker's Compensation	1,123	981	1,234	1,051	1,127	1,085	1,165	1,127	1,110	1,112	1,120	1,184	13,419	0.6
Group Insurance	2,598	2,598	2,598	2,598	2,598	2,598	2,988	2,988	2,988	2,988	2,988	2,988	33,516	1.4
TOTAL R&M EMPLOYEE BENEFITS	**3,721**	**3,579**	**3,832**	**3,649**	**3,725**	**3,683**	**4,153**	**4,115**	**4,098**	**4,100**	**4,108**	**4,172**	**46,935**	**2.0**
TOTAL R&M TAXES & BENEFITS	**7,542**	**6,303**	**6,996**	**6,495**	**7,552**	**7,187**	**8,646**	**7,693**	**7,898**	**7,050**	**7,924**	**8,700**	**89,987**	**3.8**
TOTAL R&M PAYROLL EXPENSES	**28,133**	**24,902**	**30,662**	**26,494**	**28,218**	**27,265**	**29,475**	**28,617**	**28,232**	**28,261**	**28,451**	**29,911**	**338,621**	**14.5**
Air Conditioning and Refrigeration	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	48,960	2.1
Building	450	450	450	450	450	450	450	450	450	450	450	450	5,400	0.2
Contract Services	0	0	0	0	0	0	0	0	5,500	0	0	0	5,500	0.2
Electric Bulbs	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	0.5
Electrical and Mechanical	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	0.7
Elevator Maintenance Contracts	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	18,840	0.8
Fire Safety Equipment	4,600	1,000	1,000	1,000	2,200	2,500	1,000	2,200	1,000	1,000	1,000	4,500	23,000	1.0
Grounds and Landscaping	4,937	4,937	4,937	3,537	3,037	3,037	3,037	3,037	3,037	3,037	4,937	4,937	46,444	2.0
Indoor Plant Maintenance	753	753	753	753	753	753	753	753	828	828	828	828	9,336	0.4
Kitchen Equipment Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1
Laundry Equipment Repairs	400	400	400	400	400	400	400	400	400	400	400	400	4,800	0.2
Licenses/Permits	0	0	150	0	0	0	0	0	0	0	0	0	150	0.0
Miscellaneous Expense	142	142	142	142	142	142	142	142	142	142	142	142	1,704	0.1
Operating Supplies	400	400	400	400	400	400	400	400	400	400	400	400	4,800	0.2
Painting and Decorating	300	300	300	300	300	300	300	300	300	300	300	300	3,600	0.2
Pest Control	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	15,840	0.7
Plumbing and Heating	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	1.0
Pool Service- Contract	800	800	800	800	800	800	800	800	800	800	800	800	9,600	0.4
Tools	300	300	300	300	300	300	300	300	300	300	300	300	3,600	0.2
Travel	0	0	0	0	0	0	0	0	500	0	0	0	500	0.0
Uniforms	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1
Waste Removal	672	672	672	672	672	672	672	672	672	672	672	672	8,064	0.3

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
Water Treatment	555	555	555	555	555	555	555	555	555	555	555	555	6,660	0.3
TOTAL R&M OTHER EXPENSES	**26,029**	**22,429**	**22,579**	**21,029**	**21,729**	**22,029**	**20,529**	**21,729**	**26,604**	**20,604**	**22,504**	**26,004**	**273,798**	**11.7**
TOTAL R&M EXPENSE	**54,162**	**47,331**	**53,241**	**47,523**	**49,947**	**49,294**	**50,004**	**50,346**	**54,836**	**48,865**	**50,955**	**55,915**	**612,419**	**26.2**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
UTILITIES														
Water	7,889	5,994	11,511	5,414	4,910	4,401	3,726	5,630	9,059	8,262	8,690	1,652	77,135	3.3
Electricity	25,734	19,554	37,551	17,660	16,016	14,357	12,155	18,365	29,551	26,952	28,347	5,388	251,630	10.8
Gas - Natural HLP	11,044	8,392	16,115	7,579	6,873	6,161	5,216	7,881	12,682	11,567	12,165	2,312	107,988	4.6
TOTAL UTILITIES EXPENSE	**44,666**	**33,939**	**65,178**	**30,652**	**27,799**	**24,919**	**21,097**	**31,875**	**51,291**	**46,781**	**49,202**	**9,351**	**436,753**	**18.7**

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
EMPLOYEE CAFETERIA														

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
LAUNDRY														

Full Year - Summary Income Statement - All Department Detail

Hotel Topeka at City Center	Year - January-December, 2026 - Budget													
	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	September 2026	October 2026	November 2026	December 2026	Total	
	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	%REV
FIXED														
Management Fee - Base	7,788	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,288	3.9
TOTAL MANAGEMENT FEE EXPENSE	**7,788**	**7,500**	**7,500**	**7,500**	**7,500**	**7,500**	**7,500**	**7,500**	**7,500**	**7,500**	**7,500**	**7,500**	**90,288**	**3.9**
Real Estate Taxes	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	9,821	117,852	5.0
TOTAL FIXED TAX EXPENSE	**9,821**	**9,821**	**9,821**	**9,821**	**9,821**	**9,821**	**9,821**	**9,821**	**9,821**	**9,821**	**9,821**	**9,821**	**117,852**	**5.0**
Insurance	276	276	276	276	276	276	276	285	285	285	285	285	3,357	0.1
Insurance - Crime	73	73	73	73	73	73	73	80	80	80	80	80	911	0.0
Insurance - Employment	623	623	623	623	623	623	623	660	660	660	660	660	7,661	0.3
Insurance - General Liability	5,487	5,487	5,487	5,487	5,487	5,487	5,487	10,360	10,360	10,360	5,820	5,821	81,130	3.5
Insurance - Property	8,180	8,180	8,180	8,180	8,180	8,180	8,417	8,417	8,417	8,417	8,417	8,417	99,582	4.3
Insurance - Umbrella	2,359	2,359	2,359	2,359	2,359	2,359	2,359	2,500	2,500	2,500	2,500	2,500	29,013	1.2
TOTAL FIXED INSURANCE EXPENSE	**16,998**	**16,998**	**16,998**	**16,998**	**16,998**	**16,998**	**17,235**	**22,302**	**22,302**	**22,302**	**17,762**	**17,763**	**221,654**	**9.5**
Capital Reserve	4,483	5,510	0	0	28,706	0	0	0	0	0	0	0	38,699	1.7
TOTAL FIXED FF&E RESERVE	**4,483**	**5,510**	**0**	**0**	**28,706**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38,699**	**1.7**
TOTAL FIXED EXPENSE	**39,090**	**39,829**	**34,319**	**34,319**	**63,025**	**34,319**	**34,556**	**39,623**	**39,623**	**39,623**	**35,083**	**35,084**	**468,493**	**20.0**
TOTAL FIXED REVENUE & EXPENSE	**39,090**	**39,829**	**34,319**	**34,319**	**63,025**	**34,319**	**34,556**	**39,623**	**39,623**	**39,623**	**35,083**	**35,084**	**468,493**	**20.0**

Topeka Development Corporation
Board of Directors

ITEM 6: Discussion - Proposed Sale of Hotel Topeka

Date: November 5, 2025
Contact Person: Braxton Copley, Project Manager