

**Royal Palm Hotel**  
**Balance Sheet As Of**  
**Nov-08**

**Assets**

**Current Assets**

1000	House Banks	40,000.00	
1001	Operating Reserve	0.00	
1003	Citi 725 Lock Box	0.00	
1004	Citi 738 Operating	0.00	
1005	Citi 770 CAPEX	0.00	
1006	Wachovia Lock Box	0.00	
1007	Tax Escrow Account	0.00	
1009	A/P Disbursement Account	0.00	
1010	Condo Deposit	0.00	
1011	Operating Reserve	6.94	
1012	Travel Agent Account	0.00	
1015	Payroll Account	0.00	
1017	Insurance Escrow ACC	0.00	
1018	Beverage Account	0.00	
1020	Mezz Interest Reserve	0.00	
1021	Capital Reserve Escrow	1,306.21	
1023	Capex Reserve Renovation	40,912.72	
1024	Senior Interest Reserve	32.55	
1030	Money Market	0.00	
1040	Renovation CapEx	0.00	
1050	Operations Reserve	0.00	
1051	Interest Reserve	0.00	
1052	Renovation Reserve	0.00	
1053	Insurance Escrow	0.00	
1054	Tax Escrow	0.00	
1055	Regions Lock Box AMEX	186,310.33	
1071	Regions Operating 838	206,921.10	
1072	Regions Payroll 629	35,257.81	
	<b>Total Current Assets</b>		<b>510,747.66</b>

**Accounts Receivable**

1100	City Ledger	256,102.10
1101	Credit Card Clearing - AMEX	0.00
1102	Credit Card Clearing - V/MC	0.00
1103	Credit Card Clearing -Discover	0.00
1104	Condominium Owners	0.00
1108	Guest Ledger	114,723.48
1112	Returned Checks	0.00
1116	Credit Card Chargebacks	0.00
1120	Employee Advances	(170.00)
1124	Travel Advances	0.00
1126	Accounts Receivable	0.00

1128	A/R Miscellaneous	6,893.76	
	<b>Total Accounts Receivable</b>		377,549.34

**Other Receivables**

1129	Royal Palm Condo Sales Office	0.00	
1130	Breakwater A/R	0.00	
1131	Hotel 71 A/R	0.00	
1132	Allowance - Doubtful Accounts	0.00	
1133	Hotel Blake A/R	0.00	
1134	Melbourne Hotel	0.00	
	<b>Total Other Receivables</b>		0.00

**Inventories**

1200	Food Inventory	21,627.71	
1203	Liquor Inventory	15,153.90	
1206	Beer Inventory	0.00	
1209	Wine Inventory	0.00	
1212	Tobacco F&B Inventory	0.00	
1215	Honor Bar Inventory	0.00	
1220	Spa-Accessories Inventory	0.00	
1221	Spa-Apparel Inventory	0.00	
1223	Spa-Fitness Products Inventory	0.00	
1224	Spa-Gifts Inventory	0.00	
1225	Spa-Salon Products Inventory	0.00	
1226	Spa-Spa Products Inventory	0.00	
1227	Spa-Sporting Goods Inventory	0.00	
1230	Retail#1-Accessories Inventory	0.00	
1231	Retail #1-Apparel Inventory	0.00	
1232	Retail #1-Artwork Inventory	0.00	
1234	Retail #1-Gifts Inventory	0.00	
1237	Retail#1-Sport Goods Inventory	0.00	
1239	Retail #1-Tobacco Inventory	0.00	
1250	Retail#2-Accessories Inventory	0.00	
1251	Retail #2-Apparel Inventory	0.00	
1252	Retail #2-Artwork Inventory	0.00	
1254	Retail #2-Gifts Inventory	0.00	
1257	Retail#2-Sport.Goods Inventory	0.00	
	<b>Total Inventories</b>		36,781.61

**Reserves**

1303	Reserve Rooms Linen	75,000.00	
1306	Reserve Rooms Robes	0.00	
1309	Reserve Rooms Uniforms	0.00	
1312	Reserve F&B China	0.00	
1315	Reserve F&B Glass	0.00	
1318	Reserve F&B Silver	0.00	
1321	Reserve F&B Linen	0.00	
1324	Reserve F&B Uniforms	0.00	
1327	Reserve Spa Linen	0.00	
1330	Reserve Spa Robes	0.00	
1333	Reserve Spa Uniforms	0.00	
	<b>Total Reserves</b>		75,000.00

**Prepays**

1400	Prepaid Advertising	0.00	
1403	Prepaid Brochures	0.00	
1406	Prepaid Dues & Subscriptions	9,202.50	
1409	Prepaid Insurance	190,155.84	
1412	Prepaid Forms	0.00	
1415	Prepaid Licenses	0.00	
1418	Prepaid Maintenance Contracts	0.00	
1420	PrePaid Deferred Mgmt Fee	0.00	
1421	Prepaid Menus	0.00	
1424	Prepaid Other	47,065.20	
1427	Prepaid Postage	0.00	
1430	Prepaid Property Tax	0.00	
1433	Prepaid Real Estate Tax	0.00	
1436	Prepaid Supplies	0.00	
1437	Prepaid Contracts	0.00	
1439	Prepaid Trade Agreements	0.00	
1442	Prepaid Worker's Comp.	0.00	
	<b>Total Prepaids</b>		246,423.54

**Other Assets**

1600	P/R Manual Check Clearing	0.00	
1605	A/R Clearing	0.00	
	<b>Total Other Assets</b>		0.00

**Other Assets**

1700	Certificates of Deposit	0.00	
1705	Deposits	163,565.20	
1706	Loan Tax Escrow	0.00	
1707	Loan Insurance Escrow	0.00	
1800	Additions / FF&E	0.00	
1801	Building	136,050,413.77	
1805	Current Year Additions/FF&E	(78,899.45)	
1810	Land	0.00	
1811	Land Improvements	0.00	
1812	Landscaping	0.00	
1813	Buildings	0.00	
1814	Building Improvements	0.00	
1815	Construction in Progress	10,648,900.80	
1816	Swimming Pool	0.00	
1817	Tennis Courts	0.00	
1818	Furnishings	0.00	
1819	Restaurant & Bar Equipment	0.00	
1820	Misc. Equipment	0.00	
1821	Accum Depr Land Improvements	0.00	
1822	Accum Depr Building Improvemen	0.00	
1823	Accum. Depr. FF & E	0.00	
1824	Loan Cost	0.00	
1825	Loan Cost Amortization	0.00	
1826	Organization Cost	0.00	
1827	ORGINATION COST AMORT	0.00	
1850	Construction In Progres	0.00	
1855	Loan Closing Cost	1,516,851.52	
1860	Interest Rate Cap Costs	129,200.00	
1870	Pre-Opening Costs	0.00	

1875	Amortization Pre-Opening	0.00
1910	Building	0.00
1911	Building Improvements	0.00
1920	Furniture & Equipment	0.00
	<b>Total Other Assets</b>	<b>148,430,031.84</b>

**Total Assets**

**149,676,533.99**

**Liabilities**

**Current Liabilities**

2000	A/P Trade	1,493,073.99
2001	A/P Trade OLD	0.00
2002	A/P Other	0.00
2003	Owner's Participation- Condos	0.00
2004	TCD Participation- Condos	0.00
2005	Travel Agent Payable	0.00
2006	A/P Insurance General	0.00
2007	Capex Checks AP	0.00
2008	Lifestar AP	0.00
2009	Mitchell Hotel Group, LLC	513,184.18
2010	A/P Clearing	0.00
2011	A/P Claims	201,242.59
2012	Falor / MSD Group	13,923.20
2013	Affiliates AP 2005	383,534.00
2020	A/P CapEx Renovation	0.00
2100	Deferred Income	0.00
2200	Advance Deposits	727,455.58
2205	Refunds	0.00
2210	Gift Certificates	0.00
2300	Travel & Tour Assessment	36,232.04
2305	Occupancy Tax	41,128.52
2310	R.E. & Property Tax	1,449,733.51
2315	Sales Tax	85,483.61
2316	Phone Tax	(737.79)
2320	Use Tax	0.00
2400	Federal Income Tax	86,891.93
2401		901,257.40
2403	FICA - Employee	58,186.59
2406	State Income Tax	0.00
2409	Federal Unemployment Insurance	10,402.73
2412	FICA - Employer	58,186.60
2413	Accrued P/R Taxes Chicago H&S	0.00
2415	State Unemployment Insurance	1,168.61
2426	Union Dues 1	0.00
2427	Union Dues 2	0.00
2428	Union Dues 3	0.00
2430	Accrued Incentive	21,667.65
2433	Accrued Payroll	48,175.09
2436	Accrued Vacation	125,764.70
2437	Accrued AFLAC	0.00
2439	Delivery Gratuities	0.00

2442	Banquet Service Charge	51,356.80
2445	Bell Gratuities	1,569.38
2448	Bus. Center Service Charge	0.00
2451	F&B Gratuities	11,400.79
2454	Garnishments	0.00
2457	Hskp. Gratuities	0.00
2460	In-Room Dining Service Charge	0.00
2461	Other Gratuities	0.00
2463	Children's Ctr. Grat	0.00
2466	Payroll Deduct-Misc.	0.00
2469	Retail Commission	0.00
2472	Retirement Plan Contribution	0.00
2475	Retirement Plan Match	0.00
2478	Retirement Plan Loans	0.00
2481	Spa Commission	0.00
2484	Spa Service Charge	0.00
2486	Spa Gratuities	0.00
2489	Suspense - ADP	0.00
2490	Unclaimed Wages	0.00
2500	Accrued Electricity	46,000.00
2503	Accrued Gas	0.00
2506	Accrued Water	0.00
2509	Accrued Sewer	0.00
2512	Accrued Telecom	0.00
2600	A/P Unclaimed Checks	0.00
2602	Accrued Advertising	0.00
2603	Accrued Audit Fees	0.00
2606	Accrued Credit Card Commission	0.00
2607	Accrued Engineering	0.00
2608	Accrued Entertainment	0.00
2609	Accrued Group Insurance	0.00
2610	Accrued Interest	3,852,695.00
2611	Accrued Laundry	0.00
2612	Accrued Legal Fees	54,899.82
2614	Accrued Mgmt Fees - ICR	0.00
2615	Accrued Management Fee	0.00
2616	Accrued Asset Mgt Fee	0.00
2617	Accrued Resort Fees	0.00
2618	Accrued Other	83,020.78
2619	Accrued Pest Control	0.00
2620	Accrued Press and Magazine	0.00
2621	Accrued Trade Agreements	0.00
2624	Accrued T/A Commission Group	0.00
2630	Accrued Property Taxes	116,796.50
2631	Prior Year Property Taxes	143,725.85
2640	Accrued T/A Commission Trans.	0.00
2690	Accrued Mortgage Interest	9,232,717.60
2691	Condo Developer Fees	0.00
2693	Condo Development Fees	0.00
2701	Package Profit Loss	0.00
2702	Package Profit/Loss 2	0.00
2703	Package Profit/Loss 3	0.00

2704	Package Profit/Loss 4	0.00	
2705	Package Profit/Loss 5	0.00	
2720	Limo Rental	0.00	
2725	Audio Visual Equipment Co.	0.00	
2730	Gift Shop AP	0.00	
2735	Accrued Payroll	0.00	
	<b>Total Current Liabilities</b>		19,850,137.25

**Long Term Liabilities**

2800	Due To/From Tiberon	0.00	
2805	Due To/From Printers Row LLC	0.00	
2807	Long Term Loan	108,355,132.52	
2808	Long Term Mezz Loan	24,545,813.00	
2809	Long Term Wachovia Op Res	4,202,845.36	
2810	Due To/From Dafuskie	0.00	
2812	Due To/From West Paces	0.00	
2813	Due To/From Falor	0.00	
2815	Capital Expenditure Reserve	0.00	
2816	Interest Payable 1-Tiberon	0.00	
2817	Interest Payable 2 -Tiberon	0.00	
2818	Interest Payable - ICR	0.00	
2819	Notes Payable 1-Tiberon	0.00	
2820	Notes Payable 2 -Tiberon	0.00	
2821	Notes Payable - ICR	0.00	
2822	Notes Payable - Construction	0.00	
	<b>Total Long Term Liabilities</b>		137,103,790.88

**Equity**

2900	Retained Earnings Prior Year	(28,086,314.96)	
2901	Capital	23,502,450.04	
2902	Capital Colony Capitol	0.00	
2905	Retained Earnings Current Year	(2,693,529.23)	
2920	Loan Closing Cost	0.00	
2921	KOR Termination Fee	0.00	
2950	Note Payable-Column Financial	0.00	
2951	Note Payable-Oaktree Capital	0.00	
2970	Capital-Chicago H&S	0.00	
2971	Capital-Goldman Family Found	0.00	
2972	Due Chicago Partnership	0.00	
2999	Suspense A/c	0.00	
	<b>Total Equity</b>		(7,277,394.15)

**Total Liabilities**

**149,676,533.98**

Diff From 2905 account (0.01)  
 Current year Jan to April upload diff