



FORT LAUDERDALE

a **DOUBLETREE SUITES**
by Hilton

Q1 2025 PERFORMANCE

KPI

Q1 Occupancy: **76.8%**
Q1 ADR: **\$254.15**
Q1 RevPar: **\$195.16**

Market Data - STR Performance

January STR

Occ Index: 94.1
ADR Index: 91.7
RevPar Index: 86.3

February STR

Occ Index: 98.4
ADR Index: 94.3
RevPar Index: 96.7

March STR

Occ Index: 91.5
ADR Index: 96.6
RevPar Index: 88.4

A MESSAGE FROM THE G.M.

The hotel experienced great success for Q1 2025. The addition of a pre-cruise stay contract with a major cruise line gave the hotel a great occupancy boost throughout the quarter. February was really strong driven by great effort from our Sales team contracting great group business for the month. With spring break being split into March and April our March was softer than last year but still a solid month.

CONTACT

BUILDINGLINK WEBSITE:
www.galleryonecondo.com

EMAIL:
GalleryOne.OwnerRelations@Hilton.com

PHONE:
954-335-4628 / 954-565-3800

COVER LETTER

Q 1 2 0 2 5

COMPLETED IN ROOM PROJECT

A/C Cleaning & Maintenance

In preparation for the summer heat, the Hotel has begun its annual A/C coil cleaning & maintenance for all individual AC units in the guest rooms that are part of our management program. This preventative maintenance improves cooling efficiency, enhances guest comfort, and helps extend the life of each unit. The maintenance includes the following key procedures:

- 6-Step complete A/C coil cleaning
- Clean, vacuum, and sanitize A/C cabinets and vents to remove any possible mold and contaminants
- Clean, vacuum, and sanitize blower motors
- Clean, vacuum, and sanitize A/C drip pans
- Drain line treatment to prevent clogs and buildup
- Full-unit disinfection for improved air quality
- Performance testing to ensure proper cooling

Completion of this maintenance increases the airflow and enhances cooling performance from the unit.

UPCOMING LOCAL EVENTS

Memorial Day Weekend: May 24th – 26th

FIFA Club World Cup: June 14th – July 1st

Independence Day: July 4th

These are high demand dates for the Hotel. We recommend that you make alternative travel plans during these dates to allow for availability of your Unit into the rental pool.

IN PROGRESS ROOM PROJECTS

Updated Phones: The team is continuing the ordering and updating of guest room phones in all units.

Kitchen Cabinets: A vendor has been contracted to begin the first round of cabinetry refacing. As the project commences, this will be billed against your unit's FF&E account.

Sofa bed Accent Pillows: We have finished replacing all throw pillows on the sofa beds with a pair of blue pillows with white accents, similar to those found on the chairs & couches throughout the lobby.



From Date - To Date
01/01/25 - 03/31/25

Unit # : 1005
Class Code : SC

Ludvik F Cecil & Eva Cecil
14466 Reflection Lakes Drive
Fort Myers, FL 33907 USA

V: 873257

10053

STATEMENT

12/31/24	Previous Account Balance	\$0.00
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Accounts Receivable Transfers							
02/01/25	XTRN Transfer From A/R	250228	10125	Jan 25 Shared Cost			(\$1,739.52)
02/01/25	XTRN Transfer From A/R	250228	20125	Feb 25 Shared Cost			(\$1,739.52)
03/01/25	XTRN Transfer From A/R	250331	30125	Mar 25 Shared Cost			(\$1,739.52)
Sub-total							(\$5,218.56)

Room Rental Revenue				Ref#	R	O	C	
01/31/25	REV Suite Rental Revenue	250131	10053	Unit#: 1005	24	0	0	\$5,572.65
02/28/25	REV Suite Rental Revenue	250228	10053	Unit#: 1005	18	0	0	\$5,119.97
03/31/25	REV Suite Rental Revenue	250331	10053	Unit#: 1005	22	0	0	\$6,342.95
Sub-total								\$17,035.57

Management Fees							
01/31/25	MNG Hotel Rental Income Share	250131	10053				(\$2,424.11)
02/28/25	MNG Hotel Rental Income Share	250228	10053				(\$2,227.19)
03/31/25	MNG Hotel Rental Income Share	250331	10053				(\$2,759.19)
Sub-total							(\$7,410.49)

Other Expenses							
01/31/25	ACC Access Fees	250131	10053				(\$1,353.12)
01/31/25	ACCA Access Fees Credit	250131	10053				\$1,353.12
01/31/25	COM Various Fees & Comm 13%	250131	10053				(\$724.44)
01/31/25	RSV FFE Reserve for Repair 4%	250131	10053				(\$222.91)

Y-T-D Rental Nights : 64 Y-T-D Owner Nights : 0 Y-T-D Comp Nights : 0

Bal- \$3,459.17

Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments
\$17,035.57	(\$7,410.49)	\$9,625.08	(\$3,131.45)	(\$1,275.07)



From Date - To Date
01/01/25 - 03/31/25

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STATEMENT

02/28/25	ACC Access Fees	250228	10053		(\$1,014.84)
02/28/25	ACCA Access Fees Credit	250228	10053		\$1,014.84
02/28/25	COM Various Fees & Comm 13%	250228	10053		(\$665.60)
02/28/25	RSV FFE Reserve for Repair 4%	250228	10053		(\$204.80)
03/28/25	CLE Deep Cleaning - Owner Suite	32825	32825	Gen Clean & Prev Maint	(\$220.00)
03/28/25	TAX Tax Deep Cleaning	32825	32825	Tax Gen Clean & Prev Maint	(\$15.40)
03/31/25	ACC Access Fees	250331	10053		(\$1,240.36)
03/31/25	ACCA Access Fees Credit	250331	10053		\$1,240.36
03/31/25	COM Various Fees & Comm 13%	250331	10053		(\$824.58)
03/31/25	RSV FFE Reserve for Repair 4%	250331	10053		(\$253.72)
Sub-total					(\$3,131.45)

Payments

03/31/25	CHK Owner Check	250331	14390	Condo Check	(\$1,275.07)
Sub-total					(\$1,275.07)

Y-T-D Rental Nights : 64

Y-T-D Owner Nights : 0

Y-T-D Comp Nights : 0

Bal- \$0.00

Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments
\$17,035.57	(\$7,410.49)	\$9,625.08	(\$3,131.45)	(\$1,275.07)



FORT LAUDERDALE

a **DOUBLETREE SUITES**
by Hilton

Q2 2025 PERFORMANCE

KPI

Q2 Occupancy: **64.9%**
Q2 ADR: **\$184.24**
Q2 RevPar: **\$119.5**

Market Data - STR Performance

April STR

Occ Index: 102.4
ADR Index: 89.4
RevPar Index: 91.6

May STR

Occ Index: 94.0
ADR Index: 90.1
RevPar Index: 84.7

June STR

Occ Index: 86.7
ADR Index: 94.7
RevPar Index: 82.2

A MESSAGE FROM THE G.M.

I hope you're all enjoying a great summer! As many of you know, May marks the beginning of our slower season in South Florida. We wrapped up a strong high season with an exceptional April and have since shifted our focus to improvement projects throughout the hotel. The kitchen cabinet upgrades are progressing well, and we're optimistic this will enhance guest satisfaction and encourage return visits. We've also partnered with a new vendor for hallway carpet cleaning—delivering excellent results at a better cost. The Fitness Center refresh is now complete, so be sure to check it out during your next visit. Finally, we're excited to share that our Pre-Cruise stay program, launched in January, has been extended. Even better, we were ranked the #1 hotel in our market for this program, and we anticipate continued growth in this segment.

COVER LETTER

Q 2 2 0 2 5

INTRODUCTION TO NEW CONDO MANAGER

We are excited to announce our new Condo Manager, Catey! She recently completed Hilton's distinguished Management Development Program in Finance and is a great new addition to the team. Though not originally from South Florida, she is familiarized with the area and market as she has been coming down to visit her family for my years. She is eager to get to know each of you and be involved in condo-hotel accounting.

To get in touch with Catey on any inquiries, concerns, or simply to wish a warm welcome, because continue to send your communications to the shared mailbox: GalleryOne.OwnerRelations@Hilton.com

NEW PAYMENT OPTION

We are introducing a new payment option for owners with an American Bank Account – ACH Payments! This option will require a US Bank, account number, and routing number. If you would like to enroll in this new payment option, please reach out to the Owner Relations department so we can start getting you set up.

Please note that this will not take effect until Q3 2025 payments & onwards

UPCOMING LOCAL EVENTS

Peak Tourism in South Florida is from December-April

Labor Day Weekend: August 30th – September 1st

Fort Lauderdale International Boat Show: October 29th – November 2nd

These are high demand dates for the Hotel. We recommend that you make alternative travel plans during these dates to allow for availability of your Unit into the rental pool.

COMPLETED PROJECTS

We have finalized our gym renovation with updated equipment to compliment the flooring installed in January.

As mentioned last quarter, the A/C Project was completed; installing new thermostats and refinishing the surrounding areas.

The lighting in the hallways have been refreshed with brighter LED lights.

All 11 guest room hallway carpets have been professionally cleaned and sanitized.

ADA lifts for the pool and jacuzzi were updated with new motors and are all working as intended.

IN PROGRESS PROJECTS

Updated Phones: The team is continuing the ordering and updating of guest room phones in all units.

Kitchen Cabinets: The cabinet project is ongoing.



From Date - To Date
04/01/25 - 06/30/25

Unit # : 1005
Class Code : SC

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Fort Myers, FL 33907 USA

V: 873257

10053

STATEMENT

03/31/25	Previous Account Balance	\$0.00
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Accounts Receivable Transfers					
04/01/25	XTRN Transfer From A/R	250430	40125	Apr 25 Shared Cost	(\$1,739.52)
05/01/25	XTRN Transfer From A/R	250531	50125	May 25 Shared Cost	(\$1,739.52)
06/01/25	XTRN Transfer From A/R	250630	60125	Jun 25 Shared Cost	(\$1,739.52)
Sub-total					(\$5,218.56)

Room Rental Revenue		Ref#		R O C		
04/30/25	REV Suite Rental Revenue	250430	10053	Unit#: 1005	23 0 0	\$4,735.79
05/31/25	REV Suite Rental Revenue	250531	10053	Unit#: 1005	23 0 0	\$3,145.90
06/30/25	REV Suite Rental Revenue	250630	10053	Unit#: 1005	21 0 0	\$2,838.86
Sub-total						\$10,720.55

Management Fees					
04/30/25	MNG Hotel Rental Income Share	250430	10053		(\$2,060.07)
05/31/25	MNG Hotel Rental Income Share	250531	10053		(\$1,368.47)
06/30/25	MNG Hotel Rental Income Share	250630	10053		(\$1,234.91)
Sub-total					(\$4,663.45)

Other Expenses					
04/30/25	ACC Access Fees	250430	10053		(\$1,296.74)
04/30/25	ACCA Access Fees Credit	250430	10053		\$1,296.74
04/30/25	COM Various Fees & Comm 13%	250430	10053		(\$615.65)
04/30/25	RSV FFE Reserve for Repair 4%	250430	10053		(\$189.43)

Y-T-D Rental Nights : 131 Y-T-D Owner Nights : 0 Y-T-D Comp Nights : 0

					Bal-	\$33.46
Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments		
\$27,756.12	(\$12,073.94)	\$15,682.18	(\$5,344.49)	(\$1,275.07)		



From Date - To Date
04/01/25 - 06/30/25

Unit # : 1005
Class Code : SC

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V: 873257

10053

STATEMENT

05/13/25	CLE Deep Cleaning - Owner Suite	51325	51325	A/C Cleaning	(\$145.00)
05/13/25	TAX Tax Deep Cleaning	51325	51325	Tax - A/C Cleaning	(\$10.15)
05/31/25	ACC Access Fees	250531	10053		(\$1,296.74)
05/31/25	ACCA Access Fees Credit	250531	10053		\$1,296.74
05/31/25	COM Various Fees & Comm 13%	250531	10053		(\$408.97)
05/31/25	RSV FFE Reserve for Repair 4%	250531	10053		(\$125.84)
06/26/25	CLE Deep Cleaning - Owner Suite	62625	62625	Gen Clean & Prev Maint	(\$220.00)
06/26/25	TAX Tax Deep Cleaning	62625	62625	Tax Gen Clean & Prev Maint	(\$15.40)
06/30/25	ACC Access Fees	250630	10053		(\$1,183.98)
06/30/25	ACCA Access Fees Credit	250630	10053		\$1,183.98
06/30/25	COM Various Fees & Comm 13%	250630	10053		(\$369.05)
06/30/25	RSV FFE Reserve for Repair 4%	250630	10053		(\$113.55)
Sub-total					(\$2,213.04)

Y-T-D Rental Nights : 131 Y-T-D Owner Nights : 0 Y-T-D Comp Nights : 0

Bal- (\$1,374.50)

Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date
Gross Revenue	Mgmt. Fee	Owner Revenue	Expenses	Payments
\$27,756.12	(\$12,073.94)	\$15,682.18	(\$5,344.49)	(\$1,275.07)

Please Remit (\$1,374.50)