

April 15, 2021

RE: Request for Income/Expense Information Roll Number: Property Address: Property Group:

The City of Winnipeg Assessment and Taxation Department is collecting information for the purpose of preparing the next General Assessment in accordance with Section 9(1) of *The Municipal Assessment Act*. In order to make property assessments reflective of market value, it is necessary for us to obtain accurate operating income and expense information for income producing properties.

We are currently collecting information regarding operating statements ending in 2020, or with year-end dates closest to April 1, 2021.

The COVID-19 pandemic and the resulting public health measures have affected real estate markets. Some of these effects may show in your entries for rental rates, losses due to vacant space, bad debts or uncollected rents, operating costs, and revenue from government support programs. Please ensure that loss of revenue or increased expenses as a result of COVID -19 is reflected in the financial statements. Accurate financial reporting will assist in our valuations.

Please complete the attached forms Hotel/Motel Questionnaire (Form 529-7) and Schedule A (Form 529-8) and return them to our office on or before **May 6, 2021.** A copy of your **Audited Income and Expense Statements** for the 12-month period culminating in your most recent year-end is to be included with your questionnaires. If Audited Income and Expense Statements are not available, then please submit a copy of your Non-Audited Statements.

Instructions on how to complete the forms (Hotel Guide) have been included as an attachment to this mailing on Form 529-11.

Failure to comply with this request will result in the imposition of penalties as outlined in The Municipal Assessment Act and detailed in the attached Legislative Authority (Form 529-2). <u>Please note to the extent that it exists or wherever possible, submit</u> <u>separate questionnaires for each roll number.</u>

We are confident that your cooperation will result in an accurate and fair assessment. If you have any questions, or wish to request the documents in French please call the 311 Customer Contact Centre by phone at 3-1-1 (toll free 1-877-311-4974) or by email at 311@winnipeg.ca

Yours truly,

Kelly Shields City Assessor/Director

Enclosed:

- o Instructions for Completing Questionnaires and Legislative Authority-Form 529-2
- Hotel/Motel Questionnaire: Form 529-7
- Schedule A: Form 529-8
- o Hotel Guide Form 529-11

457 Main Street, Winnipeg, Manitoba R3B 1B5

Le 15 avril 2021



Objet : Demande de renseignements sur les revenus/dépenses

Numéro de rôle :		
Adresse du bien :		
Groupe de biens :		

Le Service de l'évaluation et des taxes de la Ville de Winnipeg collecte des renseignements en vue de la préparation de la prochaine évaluation générale en conformité avec le paragraphe 9(1) de la Loi sur l'évaluation municipale. Pour que les évaluations foncières reflètent la valeur marchande, il est indispensable que nous obtenions des renseignements exacts sur les revenus et les dépenses d'exploitation des biens productifs.

Nous recueillons présentement des renseignements sur les relevés de compte d'exploitation se finissant en 2020 ou dont la date de fin d'exercice est plus proche du 1er avril 2021.

La pandémie de COVID-19 et les mesures de santé publique qu'elle a engendrées ont eu un impact sur le marché immobilier. Certains de ces effets pourraient se remarquer dans les données que vous avez enregistrées relativement aux taux de location, à la perte de revenus causée par les espaces inoccupés, aux créances douteuses ou loyers impayés, aux coûts d'exploitation et aux revenus provenant des programmes de soutien du gouvernement. Assurez-vous que la perte des revenus ou que la hausse des dépenses causée par la COVID-19 se retrouve dans les états financiers. La justesse de vos rapports financiers nous aidera à faire les évaluations.

Veuillez remplir le Questionnaire pour les hôtels et les motels (formulaire no 529-7) et l'annexe A (formulaire no 529-8) et nous les retourner au plus tard le 6 mai 2021. Vous devez joindre à vos questionnaires une copie de vos états financiers vérifiés pour la période de 12 mois qui a précédé la fin de l'exercice le plus récent. Si vous n'avez pas accès à vos états financiers vérifiés, veuillez joindre une copie de vos états financiers non vérifiés.

Vous trouverez à la formulaire no 529-11 un guide pour les hôtels, qui contient des directives sur la façon de remplir les formulaires.

Le fait de ne pas obtempérer à la présente demande se traduira par l'imposition d'amendes, ainsi qu'il est indiqué dans la Loi sur l'évaluation foncière et expliqué en détail à la formulaire no 529-2 ci-jointe sur l'autorité législative. À noter : Veuillez soumettre un questionnaire pour chaque numéro de rôle, dans la mesure du possible.

Votre collaboration permettra d'assurer l'exactitude et la justesse des évaluations. Pour toute question, ou pour demander des documents en français, veuillez communiquer avec le 311 par téléphone au 311 (sans frais au 1-877-311-4974) ou par courriel à 311@winnipeg.ca.

Veuillez agréer l'expression de mes sentiments les meilleurs.

L'évaluateur de la Ville et directeur du Service,

Kelly Shields

Pièces jointes :

- Directives sur la manière de remplir les questionnaires et dispositions législatives habilitantes : Formulaire nº 529-2
- Questionnaire sur les hôtels et les motels : Formulaire nº 529-7
- Annexe A : Formulaire nº 529-8
- Formulaire nº 529-11un guide pour les hôtels

457 Main Street, Winnipeg, Manitoba R3B 1B5

457, rue Main, Winnipeg (Manitoba) R3B 1B5

T. | Tél. : 311 Toll-free | Sans frais :1-877-311-4974 F. | Fax : 204-986-6105 winnipeg.ca DS-IEQCOVER-HOTEL-529-1FR



INSTRUCTIONS FOR COMPLETING HOTEL/MOTEL QUESTIONNAIRES

GENERAL INSTRUCTIONS

The forms contained in this package indicate a "DUE DATE" of May 6, 2021.

Please include a copy of your Audited Income and Expense Statements for the 12-month period culminating in your most recent year-end. If Audited Income and Expense Statements are not available then please submit a copy of your Non-Audited Income and Expense Statements.

PLEASE COMPLETE THE "CERTIFICATION" SECTION ON ALL APPLICABLE FORMS. IF WE REQUIRE CLARIFICATION OR ADDITIONAL INFORMATION, IT IS IMPORTANT FOR US TO HAVE A CONTACT PERSON IDENTIFIED.

HOTEL/MOTEL QUESTIONNAIRE (FORM: 529-7)/SCHEDULE A (FORM 529-8)

PLEASE NOTE THAT THIS FORM IS TO BE COMPLETED IN CONJUNCTION WITH SCHEDULE A Enter the information as of your year-end. If the property was purchased in 2020 or 2021, include the income and expense information that was supplied by the vendor. A brief description of what is required in each section appears below.

Property Identification

Please verify that the information shown is correct.

Property Characteristics

Please check off the features/amenities that apply to this specific property.

The number of indoor/outdoor parking spaces, if applicable, is to be entered at the bottom of this section.

Summary Income Information

Total number of rooms available refers to rooms that are available for overnight accommodation only.

In Room Summary, "Theme Rooms" are to be included with the category shown for Suites.

Overall Occupancy Rate = <u>Total Number of Occupied Room Nights per Year</u> x 100% Total Number of Rooms Available per Year

Average Daily Room Rate = <u>Total Annual Room Revenue</u> Total Number of occupied Room Nights

Income and Expense Information

The Assessment and Taxation Department has adopted the standards set forth by; the "Uniform System of Accounts for the Lodging Industry – 9th Revised Edition". Under this system, only direct operating expenses are charged to operating departments of the hotel. General overhead items such as administration, marketing and maintenance, which are applicable to the operations as a whole, are classified as Undistributed Operating Expenses. The following list is extracted from the "Uniform Systems of Accounts for the Lodging Industry – 9th Revised Edition":

Operated Departments	Undistributed Operating Expenses		
Rooms	Administration & General Expense	Marketing	Repair & Maintenance
Food	Manager's Office	* Sales Department	* Chief Engineer
Beverage	* Front Office	* Advertising	* Maintenance Staff
Banquet/Meeting Rooms	* Data Processing	* Merchandising	* Grounds Keeping Staff
Telephone	* Night Office	* Public Relations/Publicity	* Office/Storerooms
Garage, Parking Lot	* Accounting/Credit Office	* Research	
Health/Fitness/Spa Club	* Receiving Clerks	<u>Other</u>	
Vendor Sales	Human Resources	* Transportation	
Other Operated Departments	* Employment Office	* Energy Costs	
Rentals and Other Income			

How to Submit Your Completed Questionnaires and /or Documentation

By Mail to: Assessment and Taxation Department, 457 Main Street, Winnipeg, MB R3B 1B5

By Fax to : 204-986-6105

By Email to : ATD-IncomeAndExpense@winnipeg.ca (To be properly recorded as received, submit a separate PDF document for each Roll Number).

LEGISLATIVE AUTHORITY

Each form contains references to the following sections of *The Municipal Assessment Act:* This version is current as of January 20, 2021.

Assessor may request information

16(1) An assessor may request that a person, including a Crown agency or Crown corporation, who owns, uses or occupies assessable property, provide to the assessor information or documentation that relates or might relate to, or that affects or might affect, the value of the property being assessed or that is or might be relevant to assessment of the property which, without limiting the generality of the foregoing, may include information for each year since the previous general assessment respecting

- (a) any sale of the property
- (b) the cost of any construction on the property; and
- (c) any income or expense related to the use or operation of the property.

21 days to provide information and declaration

16(2) Where a person, including a Crown agency or Crown corporation, receives a written request from an assessor under subsection (1), the person shall, within 21 days of receiving the request, provide information or documentation to the extent that information or documentation to which the request relates is in the possession or control of the person and shall provide, in the form of a signed statement, a declaration of the person affirming that the information or documentation provided by the person is complete, true and accurate.

Burden of proof for non-cooperation

53(3) Where an applicant fails or refuses

- (a) to give an assessor a reasonable opportunity to inspect the property; or
- (b) to comply with a request for information and documentation under section 16;

a board shall, at the hearing of the application, place the burden of proof on the applicant on all matters at issue.

Effect of providing inconsistent information

54(3.1) Where, in response to a request for information or documentation under clause 16(1)(c), a person provided information that was substantially at variance with information that he or she presented at a hearing, the presiding officer of the board or panel may order that the information presented by the person at the hearing is not to be considered by the board or panel in making its decision.

Effect of providing no information

54(3.2) Where a person failed to comply with a request for information or documentation under clause 16(1)(c), the board or panel shall specify in its order that any reduction in the assessed value of the person's property is not to take effect until the year following the year to which the application relates.

Burden of proof for non-cooperation

59(6) Where a property owner fails or refuses

- a) to give an assessor a reasonable opportunity to inspect the property; or
- b) to comply with a request for information and documentation under section 16;

the Municipal Board, on an appeal under subsection 56(2), shall, at the hearing of the appeal, place the burden of proof on the property owner on all matters at issue.

Effect of providing inconsistent information

60(2.1) Where, in response to a request for information or documentation under clause 16(1)(c), a person provided information or documentation that was substantially at variance with information that he or she presented at the hearing of an appeal by The Municipal Board, the person chairing the hearing may, whether or not an order was made under subsection 54(3.1) in respect of the matter, order that the information or documentation or documentation presented at the hearing is not to be considered by The Municipal Board in making its decision.

Effect of providing no information

60(2.2) Where a person failed to comply with a request for information or documentation under clause 16(1)(c), the Municipal Board shall specify in its order that any reduction in the assessed value of the person's property is not to take effect until the year following the year to which the application relates.

Offence and penalty

64 Where a person refuses or fails to supply information or documentation as required of the person under this Act or the regulations, the person commits an offence and is liable to a fine not exceeding \$25. for each day that the person continues to refuse or fail to supply the information or documentation.



HOTEL/MOTEL QUESTIONNAIRE FORM 529-7 (mm/dd/yyyy)		DNTHS ENDING					
PROPERTY IDENTIFICATION							
			Property Gro				
Roll Number:			Property Use	Code:			
Property Owner:							
			Property Add	ress:			
PROPERTY CH	IARACTERIS	FICS	SU	MMARY II	NCOME INF	ORMATION	
Type of Accommodation			Rooms				
Hotel	□ Motel		Total Numl	per of Room	s Available	<u> </u>	
□ Suite/Apartment Hotel	Beverage	Hotel	Room Summary				
Facilities Provided			Room Type	Single	Double	King Size	Suites
Dining Room	C Meeting Ro	oom(s)	Number of Each				
Coffee Shop	Lounge						
Gift Shop	🗆 Bar						
Banquet Room (s)	Cabaret		Overall Occupancy Rate		%		
Recreational Facilities		Total Number of Occupied Room Nights Average Daily Room Rate \$					
	Games Ro	oom					
□ Waterslide	Other (spe	cify)	VLT Summary (if applicable)				
☐ Fitness Area			Total Number of VL	_T's			
Room Amenities							
	Bar Fridge						
Modem/Data Lines/Wireless Internet	☐ Mini-Bar		ATM Summary (if	applicable)			
□ In-Room Pay for TV Movies	Room Serv	vice Available	Total Number of ATM's (owned)				
🗖 Jacuzzi Tub	Laundry Se	ervice Available	Acquisition Cost \$		\$		
□ Kitchenette	□ Safety Dep	oosit Box Available	le Total Number of ATM's (leased)				
Coffee Maker	□ Fax Servic	e Available	Leasing	Cost per AT	M	\$	
Iron/Ironing Board	Other (spe	cify)	Lease	Term		to	
Hair Dryer			Operating Expense	S		\$	
			Servicing Fees			\$	
Charges Included in Room Rates		Total Number of ATM transactions (annual)					
Telephone 🛛 Includ	led 🗆	Not Included					
Parking Inclue	led 🗆	Not Included	Annual Parking R	evenue (if a	pplicable)		
Number of Indoor Parking S	ipaces ——		Indoor	Parking		\$	
Number of Outdoor Parking Spaces							
Canada Select Star Rating (in	Canada Select Star Rating (if applicable):						

(continued on back)

INCOME and EXPENSE INFORMATION		CAPITAL EXPENDITURES SUMMARY		
Revenue		Туре	Incurred	Date (mm/dd/yyyy)
Rooms	\$(701)	Roof \$		
Food	\$(702)	Windows \$		
Beverage	\$(703)	Heating (HVAC) \$		
Banquet/Meeting Rooms	\$(704)	Other (specify)		
Vendor Sales	\$(705)	\$\$		
VLT Net Income	\$(706)	NOTE: Please DO NOT rep	port normal Repair ar	nd Maintenance expenses
ATM Net Income	\$(707)	in this section		
Rental Income	\$(708)			
Parking Income	\$(709)	FURNITURE, FI	XTURES & EQUI	PMENT (FF&E)
Telephone	\$(710)	Estimated Replacement Co	st New of FF & E	\$
Other	\$(711)	Annual Rate of Depreciation	n applied to FF & E	%
Total Revenue	\$ (712)	Estimated Depreciated Valu	ue of FF & E	\$
		Total Expenditures for the F	Replacement of FF &	E \$
Departmental Expenses		LIC	ENSED CAPACI	ТҮ
*Rooms Total	\$ (713)	Please list the posted capac	city (MLCC) of the foll	lowing facilities where
*Food Total	\$(713)	applicable:		
*Beverage Total	\$(715)	Facilities	# of Rooms	Capacity (# of patrons)
-	\$(713) \$	Banquet Room(s)		
*Banquet/Meeting Rooms Total	(716)	Dining Room(s)		
*Vendor Total	\$(717)	Meeting Room(s)		
Telephone	\$(718)	Beverage Room(s)		
Parking	\$(719)	Lounge(s)		
Other	\$(720)	Cabaret		
*Please complete Schedule A				
Total Departmental Expenses	\$ (721)	ADDIT	IONAL INFORMA	ATION
		1. Have you entered into ar	y lease agreements	with other companies
Undistributed Operating Expenses		or individuals (e.g. gift sl	hops, restaurant etc.)	? I YES I NO
*Total Administration & General	\$(722)	IF YES, please attach a	copy of the Lease Ag	greement(s)
*Please complete Schedule A				
Advertising, Marketing & Promotions	\$(723)	2. Is this property operated	under the terms and	conditions of a
Heat, Light, Power & Water	\$(724)	Franchise and/or Manag	ement Agreement?	
Repair and Maintenance	\$(725)	IF YES, please attach a		
Franchise Fees	\$(726)	Agreement		
Other Expenses	\$(727)	Agreement		
Total Undistributed Operating Expenses	\$ (728)	3. Have you entered into an	y equipment Rental A	
Fixed Expenses			convotthe Destal A	
Insurance	\$ (729)	IF YES, please attach a	copy of the Rental Ag	greement(s)
	· · ·			
Other Fixed Expenses	\$(730)	4. Has there been a sale (v	whole or in part) of ow	vnership shares?
Realty Taxes	\$(731)			□ YES □ NO
Business Taxes	\$(732)	IF YES, please attach a	copy of the Sale Agre	eement
Total Fixed Expenses	\$ (733)			
This information is collected under the authority penalties as outlined in Sections 53(3), 54(3.1), Questionnaires" for the relevant sections of <i>The</i> The Assessment and Taxation Department is pr <i>Information and Protection of Privacy Act.</i>	59(6), 60(2.1), 60(2.2) and 64 of <i>The</i> <i>Municipal Assessment Act</i> that app	e <i>Municipal Assessment Act</i> . Refer t ly.	o page 2 of "Instructions f	or Completing Hotel/Motel
CERTIFICATION				
I hereby certify that all information contained in t and the property described to the penalties outli			any false statement of ma	terial fact herein will subject me
Name of Contact (please print)	Position		Signature	
Business Telephone	E-Mail Address		Date	

DS--HOTELQ-FORM-529-7

FOR OFFICE USE ONLY - DATE RECEIVED



SCHEDULE A FORM 529-8	12 MON	THS ENDING (mm/dd/yyyy)	DUE DATE: May 6, 2021			
	PROPERT					
Roll Number:						
Property Address:		Property Use Code:				
Property Owner:						
SUPPLEM	SUPPLEMENTARY DEPARTMENTAL EXPENSE INFORMATION					
Rooms Expenses		Banquet/Mtg. Rooms Fr	nenses			
Employee Wages \$		Banquet/Mtg. Rooms Expenses Cost of Sales \$				
Employee Benefits \$			es \$			
Supplies \$		Employee Bene	its \$			
Other (please specify)			ent \$			
*Rooms Expenses Total \$		Suppl	es \$			
* Transfer this amount to Line 713 o	n FORM:529-7	Oth	ner			
		Other (please speci	fy) \$			
Food Expenses		*Banquet/Mtg. Roor Expenses To	ns s			
Cost of Sales \$		Expenses Io * Transfer this amount to				
Employee Wages \$						
Employee Benefits \$		-				
Entertainment \$		Vendor Expenses	ales \$			
Supplies \$		-	es \$			
		-	its \$			
Other (please specify) \$	1					
*Food Expenses Total \$		*Vendor Expenses Tot				
* Transfer this amount to Line 714 on	FORM:529-7	* Transfer this amount to				
Beverage Expenses						
Cost of Sales \$						
Employee Wages \$ Employee Benefits \$						
Entertainment \$		-				
Other (please specify) \$						
*Beverage Expenses Total \$		-				
* Transfer this amount to Line 715 on	FORM:529-7					

ADMINISTRATION and GENERAL EXPENSE INFORMATION

	COLUMN A	COLUMN B			
Accounting \$		alaries and Wages s			
Automobile \$		anagement Fee(s) \$			
		agement Wage(s) \$			
Bank Charges (Net of Interest) \$		Office Supplies \$			
Business License and Dues \$		Professional Fees \$			
Credit Card Commissions s		yee Transportation \$			
		Security \$			
Canada Pension Plan \$		Sign Rentals \$			
Cash Over and Short \$		and Entertainment \$			
Designated Driver Program \$		er's Compensation s			
Employment Insurance s		ner (please specify)			
Employee Benefits \$		\$\$			
Equipment Rental and Lease \$	Oth	ner (please specify)			
Garbage <u></u>		\$			
Hotel Supplies \$		er (please specify)			
Janitorial Services <u></u>		\$			
Legal Fees <u></u>					
TOTAL COLUMN A \$	т	OTAL COLUMN B \$			
* TOTAL ADMINISTRATION and GE		e on the Hotel/Motel Questionnaire, FORM:529-7			
This information is collected under the authority of The Municipal Assessment Act—Sections 16(1), 16(2). Failure to comply with this request may result in the imposition of penalties as outlined in Sections 53(3), 54(3.1), 54(3.2), 59(6), 60(2.1), 60(2.2) and 64 of The Municipal Assessment Act. Refer to page 2 of 'Instructions for Completing Questionnaires' for the relevant sections of The Municipal Assessment Act that apply. The Assessment and Taxation Department is prevented from the unauthorized disclosure of this and other information under the provisions of Manitoba's Fredom of Information and Protection of Privacy Act.					
CERTIFICATION I hereby certify that all information contained in this statement is true and correct. I understand that the willful making of any false statement of material fact herein will subject me and the property described to the penalties outlined in The Municipal Assessment Act.					
Name of Contact (please print)	Position	Signature			
Business Telephone	E-Mail Address	Date			