

December 10, 2010

Mr. Russ Truell
 CFO
 City of Franklin, Tennessee
 109 Third Avenue South
 Franklin, TN 37064

Dear Mr. Truell:

Please find enclosed the Consolidated Profit and Loss Statement for the Cool Springs Conference Center for November 2010.

A summary of the financial and distribution data is as follows:

	Current Month			Year-to-Date		
	November-10					
	Actual	Budget	Last Year	Actual	Budget	Last Year
Gross Revenue	632,644	474,258	460,551	2,648,023	2,246,612	2,120,000
House Profit	150,478	21,026	26,297	296,707	46,800	70,393
Less:						
Fixed Expenses	1,890	3,125	2,660	13,624	16,325	25,543
Net Income	148,588	17,901	23,637	283,083	30,475	44,850
Less:						
FF&E Reserve - 4%	25,306	18,970	18,422	105,921	89,864	84,800
Net Cash Flow	123,282	(1,069)	5,215	177,162	(59,389)	(39,950)

Total Current Balance Due To Owners: 123,282.24

Total Due To City of Franklin: 61,641.12

Total Due To Williamson County: 61,641.12

This financial statement for the Cool Springs Conference Center, subject to routine year end audit and adjustments, is true and correct in all material respects to the best of my knowledge.

Sincerely,

Jim Keller
 General Manager

Bryan Fitzgerald
 Asst. Controller