

WHITE NELSON DIEHL EVANS LLP
Certified Public Accountants & Consultants

INDEPENDENT ACCOUNTANTS' REPORT ON
APPLYING AGREED-UPON PROCEDURES

City Council
City of Hesperia
Hesperia, California

We have performed the procedures enumerated below, which were agreed to by the management of the City of Hesperia (the City), solely to assist the City in verifying the accuracy of the transient occupancy tax returns submitted by the Hesperia Inn Hesperia, 14320 Main Street, Hesperia, California 92345 (the Hotel), for the period from January 1, 2016 to December 31, 2016. The Hotel's management is responsible for the preparation and filing of the transient occupancy returns. The sufficiency of these procedures is solely the responsibility of the management of the City of Hesperia. Consequently, we make no representations regarding the sufficiency of the procedures described below, either for the purpose for which this report has been requested or for any other purpose.

1. We reviewed the City Municipal Code and related ordinances and resolutions related to transient occupancy tax.

No exceptions were noted as a result of this testing.

2. We verified the mathematical accuracy and the timeliness of the transient occupancy reports filed with the City for the calendar year 2016.

During testing over mathematical accuracy and timeliness of transient occupancy reports filed it was noted 6 out of the 12 months of transient occupancy reports were not filed timely during the calendar year 2016. Per section 3.10.060 of the City's Code of Ordinances, any operator who fails to remit taxes within the time required should pay a penalty of ten percent of the amount of the tax. In addition to the penalties, the operator shall pay interest at the rate of one-half of one percent per month or fraction thereof on the amount of tax, exclusive of penalties, from the date on which the remittance first became delinquent until paid. See Schedule A for a list of delinquent months and calculated penalties and interest.

3. We traced the gross revenues reported on the transient occupancy tax returns prepared by the Hotel to gross revenues recorded in the Hotel's accounting records and verified that these were in accordance with the City's ordinance.

During testing over gross revenues reported on the transient occupancy tax returns it was noted that revenue per the transient occupancy tax returns was under reported by \$35,568. See Schedule B for total revenues reported per month.

4. We selected a sample of twenty-five individual rental transactions during the review period and for each transaction selected, we verified the tax computations and traced the amounts of rental revenues and transient occupancy taxes collected to the books and records of the Hotel.

We were not able to perform this procedure due to the Hotel's limited accounting system.

5. We reviewed the internal control procedures of the Hotel and determined: (a) how "gross rents" and "uncollected rents" were accounted for and reported to the City, (b) what procedures were in place to identify transient and non-transient guests, and (c) how exemptions, including complimentary rooms, were documented and reported to the City.

No exceptions were noted as a result of this testing.

6. We reviewed the supporting documentation for exemptions claimed on three of the transient occupancy tax returns in the period under review.

No exemptions were claimed during the period under review.

7. We performed additional procedures that we considered necessary to verify the reasonableness of reported revenues of the Hotel operator.

There were no additional procedures considered necessary.

8. We inquired how the Hotel handles reservations and payments made online through a third party such as Expedia.com and how the transient occupancy taxes were collected and reported to the City on these transactions.

Per our discussion with Hotel management reservations made online through a third party such as Expedia.com are handled as follows:

- Guests will book the hotel room through the intermediary e-channels (Expedia, etc.).
- Intermediary charges the guest's credit card for the entire stay at the time of purchase. The Hotel has no knowledge of the rate the guest is charged, or whether the Intermediary is charging or disclosing a tax amount to the guest.
- Intermediary sends the reservation to the Hotel through the Hotel's reservation system.
- Upon the guest's arrival, the Hotel sets up an incidental folio for the guest.
- Upon check out, the guest is billed for the total in the folio for incidentals. Folio does not indicate rate guest paid to Intermediary.
- Hotel invoices the Intermediary for room and tax based on agreed upon rates between the Hotel and the Intermediary.
- Hotel records revenue billed to Intermediary as room revenue, and tax collected to appropriate tax accrual account.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to, and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the transient occupancy tax returns. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of City Council, management, and others within the City and is not intended to be, and should not be, used by anyone other than these specified parties.

White Nelson Dick Evans LLP

Irvine, California

August 26, 2019

HESPERIA INN
SCHEDULE A
FOR PERIOD JANUARY 1, 2016 TO DECEMBER 31, 2016

Reporting Period	Due Date	Date Paid	Tax Due	Penalty	Interest	Continued Delinquency		Total Penalties Owed
January	02/28/16	03/06/16	755	\$ 76	\$ 1	\$ -	\$ -	\$ 77
February	03/31/16	04/12/16	896	90	1	-	-	91
May	06/30/16	08/16/16	1,314	131	7	131	4	273
June	07/31/16	08/16/16	1,257	126	6	-	-	132
August	09/30/16	10/11/16	857	86	1	-	-	87
December	01/31/17	02/13/17	608	61	1	-	-	62
				<u>\$ 570</u>	<u>\$ 17</u>	<u>\$ 131</u>	<u>\$ 4</u>	<u>\$ 722</u>

HESPERIA INN
SCHEDULE B
FOR PERIOD JANUARY 1, 2016 TO DECEMBER 31, 2016

Reporting Period	Per TOT return			Per Hotel Records			
	Total Gross Rents Reported	Total Taxable Rents Reported	TOT Paid	Total Gross Rents	Total Taxable Rents	TOT Owed	TOT Underreported
January	\$ 7,550	\$ 7,550	\$ 755	\$ 7,550	\$ 7,550	\$ 755	\$ -
February	8,960	8,960	896	8,960	8,960	896	-
March	7,880	7,880	788	14,237	14,237	1,424	(636)
April	7,320	7,320	732	7,320	7,320	732	-
May	7,180	7,180	718	13,140	13,140	1,314	(596)
June	6,650	6,650	665	12,571	12,571	1,258	(593)
July	7,790	7,790	779	17,540	17,540	1,754	(975)
August	8,570	8,570	857	8,570	8,570	857	-
September	7,455	7,455	746	7,455	7,455	746	-
October	7,210	7,210	721	7,210	7,210	721	-
November	6,135	6,135	614	13,715	13,715	1,372	(758)
December	6,080	6,080	608	6,080	6,080	608	-
	<u>\$ 88,780</u>	<u>\$ 88,780</u>	<u>\$ 8,879</u>	<u>\$ 124,348</u>	<u>\$ 124,348</u>	<u>\$ 12,437</u>	<u>\$ (3,558)</u>

HESPERIA INN
SUMMARY OF FINDINGS
FOR PERIOD JANUARY 1, 2016 TO DECEMBER 31, 2016

Procedure Number	Gross Rent (Understatement) Overstatement	Occupancy Taxes (Underpayment) Overpayment *
2	\$ -	\$ (722)
3	* (35,568)	(3,558)
Net Total	<u>\$ (35,568)</u>	<u>\$ (4,280)</u>

* - Amounts do not include penalties of up to ten percent and interest up to one-half of one percent per month of tax due per City Ordinance 3.10.060.