

HAYES MANSION CONFERENCE CENTER

Independent Accountant's Report on
Applying Agreed-Upon Procedures

For the Year Ended June 30, 2011

City Council
City of San José, California

**INDEPENDENT ACCOUNTANT’S REPORT
ON APPLYING AGREED-UPON PROCEDURES**

We have performed the procedures enumerated below, which were agreed to by the management of the City of San José (the City), solely to assist you in evaluating whether Dolce International/San José Inc. (Dolce) complied with certain requirements stated in the Management Agreement dated December 2, 2003 between the City and Dolce (the Management Agreement) for the year ended June 30, 2011. The activities covered by the Management Agreement are accounted for in the Hayes Mansion Conference Center (Hayes Mansion), a special revenue fund of the City. Dolce is responsible for compliance with the Management Agreement. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of the City. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

Our procedures and findings are as follows:

1. We inquired of the Director of Finance and Assistant Director of Finance as to the procedures performed by Dolce for recording cash receipts and reporting revenues to the City. We then selected cash receipt, check and credit card transactions, and performed walkthroughs of transactions processed to determine whether these receipts and reporting procedures are operating as described.

Finding: No exceptions were noted as a result of our procedures.

2. We obtained the Dolce Hayes Mansion Trial Balance for the year ended June 30, 2011 and recalculated the operating loss reported by Dolce for the year ended June 30, 2011 to be \$379,054 for purposes of complying with the gross profit definitions in the Management Agreement.

Finding: No exceptions were noted as a result of our procedures.

3. We obtained the performance measure calculations for Gross Operating Profit and Revenue per Available Room (RevPAR) and verified calculations to the Hayes Mansion’s Trial Balance and the Smith Travel Research report for purposes of determining whether Dolce is in compliance with the performance measures definition in the Management Agreement. Per the Management Agreement, if Dolce fails to achieve either (i) at least 90% of Budgeted Gross Operating Profit or (ii) at least 90% of the RevPAR Penetration Index for the Center’s Competitive Set, then Dolce’s management fee shall be reduced from 3% of Gross Revenues to 2% of Gross Revenues.

Finding: No exceptions were noted as a result of our procedures. It should be noted that Dolce met the Gross Revenue threshold requirement but did not meet the RevPAR requirement. The management agreement requires that Dolce meet either one of the two requirements, and therefore management fee remained at 3% of Gross Revenues, or an amount of \$358,334.

4. We obtained the Dolce Hayes Mansion Trial Balance Statements and compared amounts reported therein to the financial statements recorded in the Operations Book, which are submitted to the City's Finance Department. We recalculated the following for the purposes of complying with the Management Agreement definitions:
 - (a) Net revenues are computed as the amount equal to the Hayes Mansion Revenue accounts minus the Hayes Mansion Expense accounts during the period.
 - (b) Hayes Mansion Revenues are all revenue accounts received in connection with the operation, use or lease of Hayes Mansion.
 - (c) Hayes Mansion Expenses are expense accounts paid by or on behalf of the City in connection with the operation of Hayes Mansion, payments to the FF&E Reserve account, additions of FF&E, Hayes Mansion bond expenses, and Hayes Mansion debt service.

Finding: No exceptions were noted as a result of our procedures.

5. We read the insurance contracts in place during the year ended June 30, 2011 and determined whether the insurance provisions in the Management Agreement have been met, including types of insurance and coverage.

Finding: No exceptions were noted as a result of our procedures.

6. We reviewed the monthly and the annual reporting packages to determine whether Dolce complied with the reporting requirements and deadlines for the Annual Budget, the Annual Proposed List of Capital Improvements for the Ensuing Five-Year Period, and the Monthly Financial Reports.

Finding: No exceptions were noted as a result of our procedures.

We were not engaged to, and did not, conduct an examination, the objective of which would be the expression of an opinion on Dolce's compliance with the Management Agreement. Accordingly, we do not express such an opinion. 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 the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Macias Gini & Cunnell LLP
Walnut Creek, California
December 7, 2011