

Celeste Ledoux, CPA **Controller**

Ms. Ledoux brings 15 years accounting experience to her current position as Controller for CHM. She is responsible for corporate-level financial reporting, audit and compliance, as well as optimizing investment returns through providing ownership-level accounting and risk-reduction services. Ms. Ledoux is familiar with the accounting systems and reports generated by nearly every major brand. She provides support to the asset management team in the areas of balance sheet review, audit oversight, contract and loan compliance and working capital levels to ensure maximum distribution to owners. Ms. Ledoux has been extremely successful in facilitating research and implementation of creative cost savings/risk mitigation strategies in areas of property insurance, real estate tax abatement, and sales and use tax rebates, historically generating savings above and beyond brand efforts in these areas. She assisted in the reorganization of a major accounting function of a multi-property portfolio, generating an additional savings of \$650,000 for the client. Ms. Ledoux has actively participated in hotel refinancing efforts for multiple portfolios, as well as plays a critical role in property acquisition and disposition efforts, including accounting related due diligence, financial statement reconciliation and review of pro-rations. Ms. Ledoux is well versed in a multitude of ownership structures, including pension funds, REITs, joint ventures, LLCs, partnerships and corporations and is a Certified Public Accountant.

Professional Experience

- Capital Hotel Management: Controller, Boston, MA
- Knight Quality Stations: Vice President, Boston, MA
- Arthur Andersen, LLP: Senior Staff Accountant, Boston, MA

Areas of Expertise

- Accounting for privately held, owner-managed businesses; specialized in hotel, radio broadcasting and other real estate holdings
- Waterfall and ownership distribution structures
- Contract and loan compliance
- Generating savings through renegotiation of insurance premiums, real estate tax abatements and sales and use tax audits
- Balance sheet and working capital review
- Hotel due diligence (acquisition/disposition/finance)
- Audit process management and review

Education and Credentials

- Professional Certification held in both Maine and New Hampshire
- Bachelor of Science in Economics/Accounting, College of the Holy Cross

Professional Affiliations and Activities

- Member of AICPA