

McKINNEY COMMUNITY DEVELOPMENT CORPORATION
Retail Development Infrastructure Grant Application
Fiscal Year 2023

Retail Development Infrastructure Grants Calendar

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: January 31, 2023	February 23, 2023	March 23, 2023
Cycle II: July 31, 2023	August 24, 2023	September 28, 2023

Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive, by 5:00 p.m. on the date indicated in schedule above. Contact us to discuss your plans for submitting an application prior to completing the form.

Please submit application, including all supporting documentation, via email or on a thumb drive for consideration by the MCDC to:

McKinney Community Development Corporation
7300 SH 121, SB, Suite 200
McKinney, TX 75070

Attn: Cindy Schneible (cschneible@mckinneycdc.org)

*If you are interested in preliminary Board of Directors review of your project proposal, please complete and submit the **Letter of Inquiry** form, available at www.mckinneycdc.org, by calling 972.547.7653 or emailing cschneible@mckinneycdc.org.*

McKinney Community Development Corporation – Overview

In 1996 McKinney voters approved the creation of a Type B sales tax corporation to support community and economic development projects and initiatives to enhance quality of life improvements and economic growth for McKinney residents. MCDC receives revenue from a half-cent sales tax and awards grant funds for projects, promotional activities and community events that showcase the City of McKinney and support business development and tourism.

Guided by a City Council-appointed board of seven McKinney residents, the impact of investments made by MCDC can be seen throughout the community.

Projects eligible for funding are authorized under The Development Corporation Act and Chapters 501 to 505 of the Texas Local Government Code.

McKinney Community Development Corporation – Mission

To proactively work, in partnership with others, to promote and fund community, cultural and economic development projects that maintain and enhance the quality of life in McKinney and contribute to business development.

Guiding Principles:

- Serve ethically and with integrity
- Provide responsible stewardship
- Embrace our role and responsibility
- Honor the past – provide innovative leadership for the future
- Make strategic and transparent decisions that best serve the community

McKinney Community Development Corporation – Goals

- Ensure application/project eligibility for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (see information below)
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Provide support for cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and increased McKinney sales tax revenue
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested
- Educate the community about the impact that local dining and shopping has on investment in quality of life improvements in McKinney

Retail Development Infrastructure Grant Program

The Retail Development Infrastructure Grant Program (RDIG) was created to provide funding support for infrastructure improvements for landmark retail properties within the City of McKinney.

For the purpose of this program “landmark retail” is defined as retail buildings within the historic downtown area with boundaries that coincide with the “Cultural District” designation; and retail redevelopment opportunities at locations that are viewed as gateways into the city (e.g. Highway 5 and Spur 399 – and other locations along Highway 5; Virginia Parkway and 75).

Eligible Improvements

The Retail Development Infrastructure Grants will fund infrastructure improvements, for retail establishments or buildings housing a retail enterprise, that are exterior to a property, **necessary to promote or develop new or expanded business enterprises**, and include:

- Sewer
- Water
- Electric Utilities
- Gas Utilities
- Drainage
- Lighting (for security enhancements)
- Fencing (for security enhancements)
- Site Improvements
 - (Landscape only considered if replacement required due to infrastructure improvements)
 - Walkways – concrete or other materials
 - Parking
- Fire suppression systems

Retail is defined as: storefronts/shops, restaurants, specialty food venues, event venues, salons, grocery stores, drug stores, etc.

The maximum award for any single grant will be 75% of total cost of the infrastructure improvements proposed, up to a maximum of \$50,000. The total amount allocated for 2023 is \$200,000 (two cycles of \$100,000 each).

The 25% match must be provided **by the property owner or tenant**. Funds secured from other City of McKinney sources (TIRZ, Community Grants, etc.) may not be used for the owner/tenant match.

The funds may be used for materials, construction, and licensed contractor fees. A minimum of two bids to complete the work must be submitted with the application to validate project costs.

General Guidelines

- Applications must be completed in full, **and provide all information requested**, to be considered by the MCDC board.
- Applicant must have been in business (preferably within the City of McKinney) for a minimum of two (2) years. The MCDC board may waive this requirement for economic development projects.
- The land, building or facility where the proposed project will be located should be owned by the Applicant. However, if the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.

- The maximum award for any single grant will be 75% of total cost of the infrastructure improvements proposed, **up to a maximum of \$50,000**. A 25% match is required from the property owner or tenant. The total amount allocated for 2023 is \$200,000 (two cycles of \$100,000 each).
- Grant funds may only be used for infrastructure improvements exterior to a building. Examples include sewer, water, electric utilities, gas utilities, drainage, site improvements.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Retail Development Infrastructure grants **will only be considered for a specifically disclosed retail/restaurant business venture**.
- Performance agreements are required for all approved grants.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from a Retail Development Infrastructure Grant for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and records must be available upon request, and create a clear audit trail documenting revenues and expenses of the funded project.
- Within 30 days of completion of the funded project, the grant recipient is required to submit a final report that includes detailed information on the activity; visual documentation of pre and post-project completion; and any outstanding receipts for expenditures included under the scope of the grant.
- Grant recipient must recognize McKinney Community Development Corporation as a sponsor/funder of the project improvements. MCDC will provide a logo for grant recipient use.

Process

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A completed application form must be submitted to MCDC in accordance with the schedule outlined above.
- A minimum of two bids must be secured for the proposed work and be included with the application. (*A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.*)
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- Once eligibility for consideration is confirmed, a public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant application submitted.
- Prior to the public hearing, notice will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC.**

Property Size: .078 acres

Collin CAD Property ID: 1096388

PROPERTY OWNER INFORMATION (if different from Applicant info above):

Name: Rick & Robbin Wells

Company:

Mailing Address: same as above

City: ST: Zip:

Phone Fax: Email: Cell:

DETAILED PROJECT INFORMATION:

Property Use (retail, restaurant): Restaurant

Estimated Date of Project Completion: May 2023

Days/Hours of Business Operation: Tues – Friday 5 pm – 10pm; Sat 11am-230 pm, 5pm – 11pm

Estimated Annual Taxable Sales: \$3.7m 5 year average

Current Appraised Value of Property: \$1,028,543 Estimated Appraised Value (*Post-Improvement*): 1,400,000

Estimated Construction Cost for Entire Project: \$2.4m

Total Estimated Cost for Exterior Infrastructure Improvements: \$300k

Total Grant Amount Requested: \$50,000 (75% max match of \$59,851 Fire + \$13,500 Furr Down)

Confirm Funds are Available for the Match and the Source of the Funds:

Amount: \$73,351 Source: Cash & Bank loan with iFinancial

Will funds be requested from any other City of McKinney entity (e.g. TIRZ Grant, CDBG Grant)?

Yes

No

If yes, please provide details and funding requested: EDC \$57k, TIRZ \$933k (Meritorious)

Please attach two bids for the proposed improvements.

Has a request for grant funding been submitted to MCDC in the past?

Yes X No

Date(s):

Additional Information – please attach the following

- Business plan
- Current financial report
- Audited financials for previous two years (if not available, please indicate why)

Acknowledgements

If funding is approved by the MCDC board of directors, Applicant assures:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the infrastructure improvement project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the Retail Development Infrastructure Grant Guidelines in executing the Project for which funds were awarded.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from a Retail Development Infrastructure Grant for ten (10) years.
- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.

- A performance agreement will be required and will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

[The Remainder of this Page Intentionally Left Blank]

BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE AND UNDERSTAND THAT I AM LEGALLY RESPONSIBLE FOR THE ACCURACY OF THIS APPLICATION. I FURTHER UNDERSTAND THAT I AM NOT GUARANTEED A GRANT.

Applicant's Signature

Property Owner's Signature

Signature

Signature

Kate McAnally
Printed Name

Printed Name

1/9/2023
Date

Date

INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.

A FINAL REPORT IS TO BE PROVIDED TO MCDC WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT. FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.

PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.



McKinney COMMUNITY DEVELOPMENT CORPORATION

Retail Development Infrastructure Grant

Final Report

Applicant:

Property Owner:

Funding Amount:

Project:

Start Date:

Completion Date:

Location of Project:

Please include the following in your report:

- Financial report – budget as proposed and actual expenditures, with explanations for any variance
- Photographs – pre and post-improvements

Please submit Final Report no later than 30 days following the completion of the Retail Development Infrastructure Project to:

McKinney Community Development Corporation
7300 SH 121, SB, Suite 200
McKinney, TX 75070

Attn: Cindy Schneible
cschneible@mckinneycdc.org

- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.
- If a grant is approved, a performance agreement will be drafted for execution between MCDC and applicant.
- Funds awarded for approved applications are provided on a reimbursement basis, following submission of receipts and documentation of payment for qualified expenditures.
- The final 20% of the award may be withheld until a final project report is submitted to MCDC and compliance with all requirements of the executed performance agreement are confirmed.

APPLICANT INFORMATION

Name: Waterboy RE LLC

Company: Harvest

Federal Tax I.D.: 86-1250234

Incorporation Date:

Mailing Address: 670 Wendy Lane

City Lucas

ST: TX

Zip: 75002

Phone: 214-726-0251

Fax:

Email: kate@wellsgroupmckinney.com

Cell: 2817850290

Website: harvesttx.com

Check One:

Corporation

Partnership

Sole Proprietorship

Governmental entity

Nonprofit – 501(c) Attach a copy of IRS Determination Letter

X Other LLC

PROJECT INFORMATION:

Project/Business Name: Harvest 2.0

Location of Project: Downtown McKinney

Physical Address: 215 N. Kentucky Street

City: McKinney

ST: TX

Zip: 75069

Property Size: .078 acres

Collin CAD Property ID: 1096388

PROPERTY OWNER INFORMATION (if different from Applicant info above):

Name: Rick & Robbin Wells

Company:

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Will funds be requested from any other City of McKinney entity (e.g. TIRZ Grant, CDBG Grant)?

Yes No

If yes, please provide details and funding requested: EDC \$57k, TIRZ \$933k (Meritorious)

Please attach two bids for the proposed improvements.

Has a request for grant funding been submitted to MCDC in the past?

Yes

No

Comments:

Additional Information – please attach the following

- * Business plan
- * Current financial report
- * Audited financials for previous two years (if not available, please indicate why)

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Applicant's Signature


Signature

Kate McAnally
Printed Name

1/9/2023
Date

Property Owner's Signature


Signature

RICK WELLS
Printed Name

1/9/23
Date

INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.

A FINAL REPORT IS TO BE PROVIDED TO MDCDC WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT. FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.

PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.



December 15, 2022
(Revised)

George C. Fuller Contracting Co.
290 Adriatic Parkway
McKinney, Tx. 75070
Attention: Mr. Austin Fuller

Reference: Harvest 2.0 – Retro-Fit
215 N. Kentucky Street
McKinney, Tx.

Dear Austin,

In accordance with the plans and information provided, we are pleased to offer the following proposal for your consideration.

We propose to furnish and install an interior fire protection system in accordance with NFPA 13 and City of McKinney fire codes for the new finish out existing commercial building. System design shall be submitted to the City of McKinney Fire Prevention for review, permit and approval. Please see our Qualifications and Exclusions.

Work shall be done during normal working hours and days, Monday through Friday, 7:00 AM to 3:30 PM.

We will accomplish the above specified work for the sum Fifty-Four Thousand Four Hundred Ten (\$54,410.00) Dollars.

Due to unforeseen problems that may occur from architectural conditions from the old historic building we are adding a 10% contingency price of \$5,441.00 making a new total of \$59,851.00

We appreciate the opportunity to quote on this work. Please feel free to call should you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy D. Scott', is written over a horizontal line.

Randy D. Scott,
Rescom Fire Systems, Inc.

QUALIFICATIONS

1. Material and labor.
2. Rescom to start at 6" supply inside building.
3. Backflow preventer inside riser room.
4. NFPA 13 Wet System per City of McKinney.
5. Concealer type sprinklers for all public ceiling areas.
Semi-recessed type chrome sprinklers for service dropped ceilings
6. Pipe and fittings to be black steel per NFPA 13.
7. Standard 5" Storz FDC on building.
8. Design, calculations and approvals.
9. Testing and warranties.
10. Horizontal sidewall sprinklers for finish out soffits.
11. Control valves, alarm valves and alarm devices.
12. Sales tax for materials.
13. Standard brass sprinklers for all attic and unfinished areas.
14. Floor control valves per City of McKinney.

EXCLUSIONS

1. Heat to prevent freezing for entire building.
2. Electrical wiring to alarm devices
3. Painting of piping.
4. Fire alarm system
5. Dry type system.
6. Fire pump.



Frisco Wholesale Lumber, Inc
 9100 John W Elliott Dr
 Frisco TX 75033
 972-335-9722
 Fax: 972-335-9740



INSTALLED SALE - BILL

2301-496799 PAGE 1 Of 1

SOLD TO

215 N KENTUCKY ST
 FULLER CONTRACTING
 215 N KENTUCKY ST
 MCKINNEY TX 75069

ACCOUNT	JOB
FU150T	47
BILL ON	01/03/23
BRANCH	1000
CUST PO#	LVL/2X
STATION	F7
SOLD BY	TMATTS
BILLED BY	MISTY

Installed Sale Contract #: 2206-538429

Total Contract Amount: 189,397.00

Schedule	Amount	Bill On
Progress Billing	65,000.00	08/23/22
Progress Billing	14,800.00	01/03/23
Progress Billing	13,500.00	01/03/23
Final Billing	96,097.00	
Billed To Date	79,800.00	
Previously Paid	65,000.00	
Current Charges	13,500.00	
Due Upon Receipt	28,300.00	

REMIT TO:

Frisco Wholesale Lumber, Inc
 9100 John W Elliott Dr
 Frisco TX 75033
 972-335-9722
 Fax: 972-335-9740

Account FU150T Job 47
 Address 215 N KENTUCKY ST
 FULLER CONTRACTING
 215 N KENTUCKY ST
 MCKINNEY TX 75069

AR Bill	2301-496799
Installed Sale Contract #	2206-538429
Total Contract Amount	189,397.00
Due Upon Receipt	28,300.00
Amount Enclosed	

From: [Kate McAnally](#)
To: [Kate McAnally](#)
Subject: FW: Harvest 2.0
Date: Tuesday, January 3, 2023 2:58:22 PM
Attachments: [Fuller Harvest 2.0 Steel & Furrdown Invoice.pdf](#)

Begin forwarded message:

From: Matt Selner <mattselner@gmail.com>
Subject: Harvest 2.0
Date: January 3, 2023 at 2:11:56 PM CST
To: Austin Fuller <austinfler21@gmail.com>

See attached invoice for the steel and the furrdowns.

Steel - \$18,400

Furfdowns - \$13,500

Note the final billing on the invoice that will be billed once the porch soffits are complete.

Thanks

Assumption		Yr 1 (2024) budget		Yr 2 budget		Yr 3 budget		Yr 4 budget
Food Sales	170000	2,176,000	68.0%	2,346,000	68.0%	2,516,000	68.0%	2,686,000
Beverage Sales	80000	1,024,000	32.0%	1,104,000	32.0%	1,184,000	32.0%	1,264,000
Input Total Sales	61,538.46	3,200,000		3,450,000		3,700,000		3,950,000
		61,538						
Food Purchases		851,032	39.1%	917,519	39.1%	984,006	39.1%	1,050,493
Beverage Purchases		219,387	21.4%	236,527	21.4%	253,667	21.4%	270,806
Cost of Goods		1,070,419	33.5%	1,154,046	33.5%	1,237,673	33.5%	1,321,299
Gross Margin		2,129,581	66.5%	2,295,954	66.5%	2,462,327	66.5%	2,628,701
Management Labor	12.90%	412,500	12.9%	445,050	12.9%	477,300	12.9%	509,550
Bonuses/Key 2007	20188	20,188	0.6%	20,188	0.6%	20,188	0.5%	20,188
Management Cost	see Mgmt Tab	432,688	13.5%	465,238	13.5%	497,488	13.4%	529,738
Kitchen Labor	ok	322,048	14.8%	347,208	14.8%	372,368	14.8%	397,528
Service Labor	6.40%	204,800	6.4%	220,800	6.4%	236,800	6.4%	252,800
Open		0	0.0%	0	0.0%	0	0.0%	0
Management Health Care	ok	6,666	0.2%	7,187	0.2%	7,708	0.2%	8,228
Payroll Taxes	3.80%	121,600	3.8%	131,100	3.8%	140,600	3.8%	150,100
Employer's Insurance	ok	7,988	0.2%	8,612	0.2%	9,236	0.2%	9,860
Employee Benefits	ok	20,427	0.6%	22,023	0.6%	23,619	0.6%	25,214
Other Labor Costs		1,116,217	34.9%	1,202,168	34.8%	1,287,819	34.8%	1,373,469
Supplies	ok	108,800	3.4%	117,300	3.4%	125,800	3.4%	134,300
Special Purchases	ok		0.0%	24,241	0.7%	24,241	0.7%	24,241
R&M	ok	70,400	2.2%	75,900	2.2%	81,400	2.2%	86,900
Music	ok	20,404	0.6%	21,998	0.6%	23,592	0.6%	25,186
Linen	ok	18,651	0.6%	20,108	0.6%	21,565	0.6%	23,022
Credit Card Charges	3.00%	96,000	3.0%	103,500	3.0%	111,000	3.0%	118,500
TABC	7%	71,680	7.0%	77,280	7.0%	82,880	7.0%	88,480
Uniforms	ok	3,803	0.1%	4,100	0.1%	4,397	0.1%	4,694
Brewery	ok	0	0.0%	0	0.0%	0	0.0%	0
Office Expense	ok	9,945	0.3%	10,722	0.3%	11,499	0.3%	12,276
Telephone and Cable	ok	9,546	0.3%	10,292	0.3%	11,038	0.3%	11,783
Electricity	0.44%	14,231	0.4%	15,343	0.4%	16,455	0.4%	17,567

Water	0.17%	5,527	0.2%	5,959	0.2%	6,391	0.2%	6,822
Gas	0.49%	15,565	0.5%	16,781	0.5%	17,997	0.5%	19,213
		444,552	13.9%	503,523	14.6%	538,254	14.5%	572,984
Total Controllable Expenses		1,560,769	48.8%	1,705,691	49.4%	1,826,072	49.4%	1,946,454
Total Controllable Income		568,811	17.8%	590,263	17.1%	636,255	17.2%	682,247
Advertising and Promotions	ok	40,280	1.3%	43,426	1.3%	46,573	1.3%	49,720
Rental Equipment	21000	21,000	0.7%	21,000	0.6%	21,000	0.6%	21,000
Liability insurance	15500	15,500	0.5%	15,500	0.4%	15,500	0.4%	15,500
Building insurance		3,373	0.1%	3,637	0.1%	3,900	0.1%	4,164
Farm Expenses	0	0	0.0%	0	0.0%	0	0.0%	0
Rent Expense	What is monthly Sba payment	207,552	6.5%	207,552	6.0%	207,552	5.6%	207,552
Cost Overrun	What is \$500k payment	61,692	1.9%	61,692	1.8%	61,692	1.7%	61,692
Taxes		36,000	1.1%	36,000	1.0%	36,000	1.0%	36,000
Other Store Expenses		385,397	12.0%	388,807	11.3%	392,218	10.6%	395,628
Store Income		183,414	5.7%	201,456	5.8%	244,037	6.6%	286,619
Management Company Fee		75,000	2.3%	75,000	2.2%	75,000	2.0%	75,000
Dues/Subscrip/Bank chg		25,404	0.8%	27,388	0.8%	29,373	0.8%	31,358
Debt Service (EIDL)		29,928	0.9%	29,928	0.0%	29,928	0.8%	29,928
Other (Income)/Expense		130,332	4.1%	132,316	3.8%	134,301	3.6%	136,286
Net Income		53,082	1.7%	69,139	2.0%	109,737	3.0%	150,334
Gift Certificate Sales		64,455	2.0%	96,219	2.8%	103,191	2.8%	110,163
Net Cash Flow		117,537	3.7%	165,358	4.8%	212,928	5.8%	260,497

	Yr 5 budget		5 yr rollup		YTD 2019	Q1 2021
68.0%	2,856,000	68.0%	12,580,000	68.0%	71.8%	67.8%
32.0%	1,344,000	32.0%	5,920,000	32.0%	28.2%	32.2%
	4,200,000		18,500,000			
			61,538			
39.1%	1,116,980	39.1%	4,920,029	39.1%	39.1%	39.7%
21.4%	287,946	21.4%	1,268,334	21.4%	21.4%	22.8%
			0		0.0%	0.0%
33.5%	1,404,926	33.5%	6,188,363	33.5%	34.1%	34.3%
			0		0.0%	0.0%
66.5%	2,795,074	66.5%	12,311,637	66.5%	65.9%	65.7%
			0		0.0%	0.0%
			0		0.0%	0.0%
			0		0.0%	0.0%
12.9%	541,800	12.9%	2,386,200	12.9%	11.2%	12.7%
0.5%	20,188	0.5%	100,940	0.5%	0.6%	0.7%
			0		0.0%	0.0%
13.4%	561,988	13.4%	2,487,140	13.4%	11.8%	13.5%
			0		0.0%	0.0%
14.8%	422,688	14.8%	1,861,840	14.8%	16.1%	15.5%
6.4%	268,800	6.4%	1,184,000	6.4%	7.1%	6.0%
0.0%	0	0.0%	0	0.0%	0.0%	0.0%
0.2%	8,749	0.2%	38,538	0.2%	0.2%	0.3%
3.8%	159,600	3.8%	703,000	3.8%	3.6%	3.8%
0.2%	10,485	0.2%	46,182	0.2%	0.2%	0.4%
0.6%	26,810	0.6%	118,093	0.6%	0.6%	0.2%
			0		0.0%	0.0%
34.8%	1,459,120	34.7%	6,438,793	34.8%	35.2%	34.7%
			0		0.0%	0.0%
			0		0.0%	0.0%
			0		0.0%	0.0%
3.4%	142,800	3.4%	629,000	3.4%	3.7%	3.4%
0.6%	24,241	0.6%	96,964	0.5%	1.1%	0.0%
2.2%	92,400	2.2%	407,000	2.2%	2.6%	2.2%
0.6%	26,780	0.6%	117,961	0.6%	0.6%	1.2%
0.6%	24,479	0.6%	107,825	0.6%	0.6%	0.7%
3.0%	126,000	3.0%	555,000	3.0%	2.7%	2.8%
7.0%	94,080	7.0%	414,400	7.0%	6.0%	6.3%
0.1%	4,991	0.1%	21,985	0.1%	0.1%	0.1%
0.0%	0	0.0%	0	0.0%	0.8%	0.0%
0.3%	13,053	0.3%	57,493	0.3%	0.3%	0.1%
0.3%	12,529	0.3%	55,188	0.3%	0.3%	0.5%
0.4%	18,679	0.4%	82,276	0.4%	0.8%	1.0%

0.2%	7,254	0.2%	31,953	0.2%	0.3%	0.3%
0.5%	20,429	0.5%	89,985	0.5%	0.3%	0.7%
			0		0.0%	0.0%
14.5%	607,715	14.5%	2,667,029	14.4%	15.9%	14.9%
			0		0.0%	0.0%
49.3%	2,066,835	49.2%	9,105,822	49.2%	51.1%	49.6%
			0		0.0%	0.0%
17.3%	728,239	17.3%	3,205,815	17.3%	14.8%	16.1%
			0		0.0%	0.0%
			0		0.0%	0.0%
			0		0.0%	0.0%
1.3%	52,867	1.3%	232,867	1.3%	1.3%	0.5%
0.5%	21,000	0.5%	105,000	0.6%	0.7%	0.9%
0.4%	15,500	0.4%	77,500	0.4%	0.5%	0.5%
0.1%	4,427	0.1%	19,501	0.1%	0.1%	0.3%
0.0%	0	0.0%	0	0.0%	1.3%	0.8%
5.3%	207,552	4.9%	1,037,760	5.6%	4.7%	9.1%
1.6%	61,692	1.5%	308,460	1.7%	0.0%	0.0%
0.9%	36,000	0.9%	180,000	1.0%	1.3%	2.0%
			0		0.0%	0.0%
10.0%	399,038	9.5%	1,961,088	10.6%	9.8%	13.9%
			0		0.0%	0.0%
7.3%	329,201	7.8%	1,244,727	6.7%	5.0%	2.2%
			0		0.0%	0.0%
			0		0.0%	0.0%
			0		0.0%	0.0%
1.9%	75,000	1.8%	375,000	2.0%	1.9%	1.8%
0.8%	33,342	0.8%	146,864	0.8%	0.8%	2.5%
0.8%	29,928	0.7%	149,640	0.8%	0.7%	0.0%
			0		0.0%	0.0%
3.5%	138,270	3.3%	671,504	3.6%	3.4%	4.3%
			0		0.0%	0.0%
3.8%	190,931	4.5%	573,223	3.1%	1.5%	-2.1%
			0		0.0%	0.0%
2.8%	117,136	2.8%	491,163	2.7%	2.8%	2.0%
			0		0.0%	0.0%
6.6%	308,067	7.3%	1,064,386	5.8%	4.3%	-0.1%

2021-see tab Yr 1 for breakdown

2021 based on current see mgmt tab
2021 based on current

2021 % based on Q1 rollup TAKE TO 14.5 2022-2025
2021 % based on Q1 rollup

2021 based on current

2021 % based on Q1 rollup

2021 % based on Q1 rollup TAKE TO 3.40

2021 % based on Q1 rollup TAKE TO 2.2 ACROSS BOARD

2021 % based on Q1 rollup

2021 % based on Q1 rollup

2021 % based on Q1 rollup

based on current?

2021-actual thru 4/1 5/1-12/1 regular rent + interest only \$10,412 2yr \$18,898 after that-see SBA loan tab

based on current?

EIDL payment beginning June 2021

2021 % based on Q1 rollup

Form **8879-PE**

E-file Authorization for Form 1065
(For return of partnership income or administrative adjustment request)

OMB No. 1545-0123

Department of the Treasury
Internal Revenue Service

u ERO must obtain and retain completed Form 8879-PE.
u Go to *www.irs.gov/Form8879PE* for the latest information.

2021

For calendar year 2021, or tax year beginning _____, and ending _____

Name of partnership

Employer identification number

WHG/DFA, LLC

26-3779828

Part I Form 1065 Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	2,009,487
2	Gross profit (Form 1065, line 3)	2	1,288,478
3	Ordinary business income (loss) (Form 1065, line 22)	3	-51,807
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

Part II Declaration and Signature Authorization of Partner or Member or Partnership Representative

I declare under penalties of perjury that:

- 1a. If the Form 1065 is being transmitted as part of a return of partnership income, I am a partner or member of the named partnership.
- b. If the Form 1065 is being transmitted as part of an administrative adjustment request (AAR), I am the partnership representative (PR) of the named partnership.
2. I have examined a copy of the partnership's electronic Form 1065 (whether used as a return or AAR) and accompanying forms, schedules, and statements, and to the best of my knowledge and belief, it/they is/are true, correct, and complete.
3. I am fully authorized to sign the return or AAR on behalf of the partnership.
4. The amounts shown in Part I above are the amounts shown on the electronic copy of the partnership's Form 1065.
5. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to transmit the partnership's return or AAR to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return or AAR.
6. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income or AAR.

Partner or Member or PR PIN: check one box only

I authorize **KERBY & KERBY PLLC** to enter my PIN **99821** as my signature
ERO firm name Don't enter all zeros
on the partnership's 2021 electronically filed return of partnership income or AAR.

As a Partner or Member or PR of the partnership, I will enter my PIN as my signature on the partnership's 2021 electronically filed return of partnership income or AAR.

Partner or Member or PR signature **u** *Rick Wells*

0A5FC1B065D44D9...

Title **u** **PARTNER**

RICK WELLS

Date **u** **09/14/22**

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. **80952275757**
Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2021 electronically filed return of partnership income or AAR for the partnership indicated above. I confirm that I am submitting this return or AAR in accordance with the requirements of **Pub. 3112**, IRS *e-file* Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature **u** _____ Date **u** **09/14/22**

ERO Must Retain This Form – See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So

COS	2021	2022
Food Sales \$	1,356,633	1,642,813
Liq Sales \$	394,620	486,312
Beer Sales \$	53,034	59,571
Wine Sales \$	204,234	231,477
Total LBW Sales	651,888	777,360
Total Sales	2,008,521	2,420,173
Food Purch \$	529,394	646,475
Food Purch %	39.0%	39.4%
Total LBW Purch \$	145,917	173,572
Total LBW Purch %	22.4%	22.3%
Total Sales Purch \$	675,311	820,047
Total Sales Purch %	33.6%	33.9%

P & L	2021	2022
Mgmt labor \$	234,595	290,522
Bonus/Key \$	36,317	28,949
Kitch Lab \$	196,989	276,645
Serv Labor \$	131,765	155,154
Uniforms \$	1,060	1,241
Emp. Ben \$	10,650	9,445
Special Purchases \$	8,325	14,632
Supplies \$	71,900	86,710
Music \$	21,370	26,040
R & M \$	39,318	47,787
Linens \$	12,519	13,810
CC Charges \$	70,614	82,165
Office Supp \$	5,095	5,299
Farm \$	37,261	111,430
Gas \$	10,959	16,561
Electric \$	20,135	16,765
Water \$	5,597	5,927
Advertising \$	9,659	16,530
Liablilty Ins \$	9,960	14,039
Building \$	4,260	7,420
Rent \$	127,668	148,593
Taxes \$	27,600	26,994
GC Sales \$	80,263	67,738
YTD Net Income \$	44,880	45,308