

**McKINNEY COMMUNITY DEVELOPMENT CORPORATION**  
**Retail Development Infrastructure Grant Application**  
**Fiscal Year 2022**

**2022 Retail Development Infrastructure Grant Application Schedule**

<b>Application Deadline</b>	<b>Presentation to MCDC Board</b>	<b>Board Vote and Award Notification</b>
Cycle I: January 31, 2022	February 24, 2022	March 24, 2022
Cycle II: July 29, 2022	August 25, 2022	September 22, 2022

***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  
 5900 S. Lake Forest Blvd., Suite 110  
 McKinney, TX 75070

Attn: Cindy Schneible ([cschneible@mckinneycdc.org](mailto: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](http://www.mckinneycdc.org), by calling 972.547.7653 or emailing [cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org).*

**McKinney Community Development Corporation – Overview**

In 1996 McKinney voters approved the creation of a 4B (now 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 that **are exterior** to a property, necessary to promote or develop new or expanded business enterprises, and could include:



- Sewer
- Water
- Electric Utilities
- Gas Utilities
- Drainage
- Site Improvements
  - Grading
  - Landscape – considered **if replacement is required due to infrastructure improvements**
  - Walkways – concrete or other materials
  - Parking
- Fire suppression

*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 50% of total cost of the infrastructure improvements proposed, up to a maximum of \$25,000. The total amount allocated for 2022 is \$120,000 (two cycles of \$60,000 each).

The amount requested, must be matched 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.
- Maximum Retail Development Infrastructure Grant amount is **\$25,000** (no more than 50% of total project cost) and requires an **equal match** from property/business owner.
- 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 in accordance with Performance Agreements that will be required to receive MCDC grant funds. MCDC will provide a logo for grant recipient use.

**Board priorities for funding are those exterior infrastructure improvements that are directly linked to health, life/safety issues that will better protect and promote the health of people visiting the applying establishment.**

### **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.**
- 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: Chandler Casey  
Company: The Cotton Mill  
Federal Tax I.D.: 20-1305664  
Incorporation Date:  
Mailing Address: 610 Elm St, #400  
City: McKinney ST: TX Zip: 75069  
Phone: 214-500-9762 Fax: Email:  
chandler@mckinneycottonmill.com Cell: 214-500-9762  
Website:

**Check One:**

- Corporation
- Partnershipcheck
- Sole Proprietorship
- Governmental entity
- Nonprofit – 501(c) Attach a copy of IRS Determination Letter
- Other

**PROJECT INFORMATION:**

Project/Business Name: Cotton Mill Bathroom Line  
Location of Project: 610 Elm St east parking lot  
Physical Address: 610 Elm St  
City: McKinney ST: TX Zip: 75069  
Property Size: 12 acres Collin CAD Property ID: 2719784

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

Name: Terrance Casey  
Company: The Cotton Mill  
Mailing Address: 610 Elm St. #400  
City: McKinney ST: TX Zip: 75069

**DETAILED PROJECT INFORMATION:**

Property Use (retail, restaurant): Event Hall  
Estimated Date of Project Completion: 7/01/22  
Days/Hours of Business Operation: 8-10pm  
Estimated Annual Taxable Sales: \$200,000  
Current Appraised Value of Property: \$3.19m Estimated Appraised Value (*Post-Improvement*): \$3.2m  
Estimated Construction Cost for Entire Project: \$129,221  
Total Estimated Cost for Exterior Infrastructure Improvements: \$27,508  
Total Grant Amount Requested: \$13,754

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

Amount: Source:

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:

**Please attach two bids for the proposed improvements.**

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

Yes  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

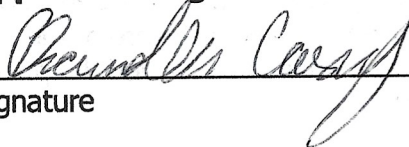
### *If funding is approved by the MCDC board of directors, Applicant assures:*

- 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 that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it 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 120<sup>th</sup> 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.**

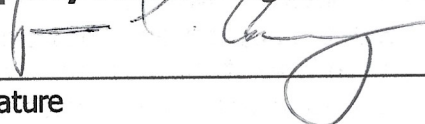
**Applicant's Signature**

  
Signature

Printed Name *Chandler Casey*

Date *7/25/2022*

**Property Owner's Signature**

  
Signature

Printed Name *Terry Casey*

Date *7/25/2022*

***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.***



## Business Plan

By adding the exterior sewer line, we will be able to finish construction on some additional restrooms which will allow us to begin the process of opening up a new event hall. In addition to our already existing facilities, this new space will be run by our existing event coordinators in the hope that we will be able to expand our current operating business by holding a variety of new and different events.

**Laico Concrete Services LLC**

*Quality-Driven Workmanship*

835 E Lamar Blvd. #188 – Arlington, TX 76011

P: (817) 591-7317 – F: (817) 719-9171

To: Cotton Mill

From: Laico Concrete Services, LLC. – Joshua Davila

Date: 04-13-2022

Project: Cotton Mill – Water Service McKinney, Texas

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**BID PROPOSAL**

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We hereby propose and agrees to provide all labor, material, equipment, necessary to complete the work at the Cotton Mill – Water Service, Concrete paving, remove and replace.

**Site work:**

1. New Construction - Street Paving
2. PSI-Testing Safety Plan
3. Trench Safety Plan
4. Extra Concrete - Parking Lot
5. Traffic Control
6. Flaggers
7. Saw Cut
8. Back-Fill
9. Excavation
10. Clean Up
11. Trench Safety Protection Equipment (If needed)

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**Lump Sum Pricing \$ 29,000.00**

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1. Exhibit A is attached and included as part of our bid.
2. **CHANGE ORDERS:** All extra work not included in the Subcontract, if requested, will be performed by Laico Concrete Services LLC for material and labor costs plus overhead and profit. Ten Percent (10%) overhead and fee will be added or deleted accordingly.
3. If the contractor requires a waiver of subrogation or any changes to our standard insurance certificates, the following will be in addition to our base bid: **ADDITIONAL INSURANCE REQUIREMENTS – CALL FOR QUOTE.**
4. **Payment Terms: Weekly Draws**
5. **Proposal Good For 30 Days**

**Signature:** \_\_\_\_\_

**Company:** \_\_\_\_\_

**Date:** \_\_\_\_\_



## Laico Concrete Services LLC

### *Quality-Driven Workmanship*

835 E Lamar Blvd. #188 – Arlington, TX 76011

P: (817) 591-7317 – F: (817) 719-9171

#### **Exhibit A.**

##### Proposal Qualifications & Clarifications:

1. Our price Includes sales tax on materials. (Renovation Tax by others.)
2. Our proposal is based on contractor providing and maintaining access to the work area.
3. Our proposal excludes all concrete testing, density testing, concrete mix design testing.
4. Any and all Performance, Payment or Maintenance Bonds and allowances are excluded.
5. Our proposal excludes any/all permit fees, inspection fees, and impact/development fees.
6. Our proposal excludes any/all erosion control design, construction, maintenance or permits.
7. Our proposal is based on unknown subsurface conditions; subsurface utility line exploration protection, support and relocation being excluded. Any undercut due to unstable soils will an additional cost or additional stabilization of soils per asphalt contractor or other parties.
8. Our proposal excludes floor sealers, hardeners or stains, dowel supports, epoxy and coatings.
9. Our proposal excludes striping and joint sealants.
10. Surveying is excluded.
11. Our proposal is based on all work being performed on a 5-day workweek schedule. No overtime is included in our price. Any additional overtime due to an expedited schedule will be issued as a change order.
12. Contractor must provide access to water for dust control, sub-base compaction and curing operations.
13. Site drainage & utility structures (manholes, inlets, duct banks, headwall, culverts, collars, thrust-blocks, tie downs, etc. is excluded.
14. This proposal is based on material pricing as of 04-13-2022, any increase in materials at any time throughout the duration of the project will result in an increase in pricing via change order based on pricing increases.

**Additional Exclusions** - Any item not listed as included in our proposal, specifications

Removal and haul off of carpet.

Moving of furniture workout equipment.

**Signature:** \_\_\_\_\_

**Company:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# WEST TEXAS REBAR PLACER INC.

10209 Plano Rd. Suite 101  
Dallas, Texas 75238

214 221-1333 Office  
214 221-1303 Fax

## Proposal

4/14/2022

Project Name: Cotton Mill-Water Service  
Attention: McCall Casey

**Scope of Work: Remove and Replace Concrete Paving.  
Per plans provide by owner.**

- .- Traffic control, flaggers
- .- Saw Cut, clean up
- .- Excavation & Back-fill.

.- New Street Paving-----\$ 9,500.00  
.- Trench Safety Plan-----\$ 600.00  
.- PSI-Testing Lab-----\$ 2,186.00  
.- Extra Parking lot Concrete -----\$12 ,500.00  
Wall opening for water line, etc.

**Total \$ 24,786.00**

. Trench safety protection equipment (may be use) \$ 2, 722.50

**BID EXCLUDES:** P.P Bond, Drill holes to install anchors, any Lay-out, or weld plates, hoisting equipment, lights, lifts, scaffolds. Support labor, move existing wood deck, any work for relocate the irrigation system. Work, Sunday's is additional charge to the contract.

Respectfully Submitted

By:

  
Marco Hernandez

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January through December 2021

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	<u>Jan - Dec 21</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Rental</b>	
Event Hall	279,505.82
Lease Agmt	712,782.95
Photo Shoot	12,100.00
<b>Total Rental</b>	<u>1,004,388.77</u>
<b>Total Income</b>	1,004,388.77
<b>Cost of Goods Sold</b>	
Deposit Reimbursement	12,750.00
<b>Total COGS</b>	<u>12,750.00</u>
<b>Gross Profit</b>	991,638.77
<b>Expense</b>	
Computer Software	1,604.01
<b>Advertising</b>	
Wedding Wire	8,446.90
Google Ads	5,227.97
Chamber	774.00
Networking	48.00
Website	63.48
Advertising - Other	4,500.00
<b>Total Advertising</b>	19,060.35
Automobile Expense	1,088.53
<b>Bank Service Charges</b>	
Account Analysis	327.75
Check Fee	-5.00
Overlimit Fee	28.00
Wire Transfer Fee	12.00
Bank Service Charges - Other	5.00
<b>Total Bank Service Charges</b>	367.75
Building Permit	3,596.50
Charitable Donation	500.00
<b>Event Supplies</b>	
Chair Rental	230.37
<b>Total Event Supplies</b>	230.37
Filing Fees	-331.76
Fire Sprinkler Maintenance	2,327.00
Food	5,235.29
Fuel	20.00
Furniture/Fixtures	442.50
<b>Inspections</b>	
Fire	1,327.43
Inspections - Other	625.00
<b>Total Inspections</b>	<u>1,952.43</u>
<b>Insurance</b>	
Liability Insurance	33,784.25
Medical Insurance	2,625.00
Tractor	250.00
Insurance - Other	3,073.36
<b>Total Insurance</b>	<u>39,732.61</u>
Internet Service Provider	2,227.90



**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January through December 2021

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	<u>Jan - Dec 21</u>
<b>Maintenance</b>	
Lighting	95.05
Paint Supplies	1,168.99
Pest Control	194.85
Maintenance - Other	11.34
	<hr/>
<b>Total Maintenance</b>	1,470.23
<b>Materials</b>	
Diesel	25.01
Industrial Gases	421.74
Landscape	614.96
Paint Supplies	6,149.90
South Garden	118.99
Materials - Other	65,314.59
	<hr/>
<b>Total Materials</b>	72,645.19
<b>Miscellaneous</b>	36.07
<b>Payroll Expenses</b>	164,571.43
<b>Payroll Expenses ERC</b>	-18,812.50
<b>Postage and Delivery</b>	47.10
<b>Professional Fees</b>	
Accounting	8,070.00
Architectural	4,650.00
Legal Fees	5,205.00
Professional Fees - Other	1,500.00
	<hr/>
<b>Total Professional Fees</b>	19,425.00
<b>Reimbursement</b>	2,250.00
<b>Repairs</b>	
Building Repairs	7,900.00
HVAC	3,897.77
Plumbing Repairs	1,505.00
Tractor Maintenance	2,452.98
	<hr/>
<b>Total Repairs</b>	15,755.75
<b>Security Alarm - Monitoring</b>	108.25
<b>Security Guards</b>	187.89
<b>Subcontractor</b>	
Security Guards	13,638.52
Sprinkler Repair	825.00
Subcontractor - Other	264,962.91
	<hr/>
<b>Total Subcontractor</b>	279,426.43
<b>Subscription</b>	1,015.02
<b>Supplies</b>	
Janitorial	5,060.47
Event Hall Supplies	25.00
Marketing	101.28
Office	3,412.11
Supplies - Other	1,766.71
	<hr/>
<b>Total Supplies</b>	10,365.57
<b>Taxes</b>	
Property	74,096.23
Taxes - Other	764.15
	<hr/>
<b>Total Taxes</b>	74,860.38
<b>Telephone</b>	
Cell	1,248.05
	<hr/>
<b>Total Telephone</b>	1,248.05

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January through December 2021

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	<u>Jan - Dec 21</u>
Tenant Improvements	4,456.50
Toll Booth	2,493.61
Travel & Ent	48.00
<b>Utilities</b>	
<b>Gas and Electric</b>	
Suite 1100	3,224.78
Suite 700	4,126.78
Suite 1001	9,738.64
705 Anderson (Barn)	107.77
707 Anderson	1,088.58
Suite 100	5,407.55
Suite 1000	1,558.28
Suite 200 (Event Hall)	8,052.16
Suite 400	5,086.71
Suite 500	107.77
Suite 800	4,253.93
Suite 900	3,578.95
Suite 930	1,295.50
<b>Total Gas and Electric</b>	<u>47,627.40</u>
<b>Water</b>	
610 Elm St.	19,854.90
721 Anderson	14,973.10
<b>Total Water</b>	<u>34,828.00</u>
<b>Total Utilities</b>	<u>82,455.40</u>
<b>Total Expense</b>	<u>792,106.85</u>
<b>Net Ordinary Income</b>	199,531.92
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Interest Income	0.02
<b>Total Other Income</b>	<u>0.02</u>
<b>Other Expense</b>	
<b>Interest Expense</b>	
Loan Interest	233,043.49
<b>Total Interest Expense</b>	<u>233,043.49</u>
<b>Total Other Expense</b>	<u>233,043.49</u>
<b>Net Other Income</b>	<u>-233,043.47</u>
<b>Net Income</b>	<u><u>-33,511.55</u></u>

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January through December 2020

	Jan - Dec 20
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Catering Fee	7,382.67
Refund	4,405.29
<b>Rental</b>	
Event Hall	117,862.32
Lease Agmt	731,415.50
Photo Shoot	19,290.00
Rental - Other	500.00
<b>Total Rental</b>	869,067.82
<b>Total Income</b>	880,855.78
<b>Cost of Goods Sold</b>	
Deposit Reimbursement	21,358.00
<b>Total COGS</b>	21,358.00
<b>Gross Profit</b>	859,497.78
<b>Expense</b>	
Settlement Agreement	15,000.00
Computer Software	64.44
Late Fee	64.96
Reconciliation Discrepancies	640.00
<b>Advertising</b>	
Chamber	375.00
Signage	194.85
Advertising - Other	490.93
<b>Total Advertising</b>	1,060.78
<b>Automobile Expense</b>	
Fuel	101.71
Automobile Expense - Other	155.35
<b>Total Automobile Expense</b>	257.06
<b>Bank Service Charges</b>	
Account Analysis	74.43
Check Fee	44.70
Wire Transfer Fee	36.00
Bank Service Charges - Other	15.79
<b>Total Bank Service Charges</b>	170.92
Charitable Donation	560.00
Credit Card	11,626.59
<b>Event Supplies</b>	
Linens	715.03
Event Supplies - Other	361.62
<b>Total Event Supplies</b>	1,076.65
<b>Furniture/Fixtures</b>	
Lighting	132.49
Furniture/Fixtures - Other	300.00
<b>Total Furniture/Fixtures</b>	432.49
<b>Insurance</b>	
Auto	1,935.00
Liability Insurance	16,191.83
Insurance - Other	5,224.01
<b>Total Insurance</b>	23,350.84
Internet Service Provider	2,364.65
Maintenance	



**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
 January through December 2020

	Jan - Dec 20
HVAC	5,091.06
Pest Control	1,515.50
<b>Total Maintenance</b>	<b>6,606.56</b>
<b>Materials</b>	
Landscape	405.42
Paint Supplies	4,986.67
Materials - Other	121,368.91
<b>Total Materials</b>	<b>126,761.00</b>
<b>Payroll Expenses</b>	<b>133,913.49</b>
<b>Professional Fees</b>	
Accounting	5,000.00
Architectural	8,862.86
Consulting	
Landscaping	
Design	2,470.00
<b>Total Landscaping</b>	<b>2,470.00</b>
<b>Total Consulting</b>	<b>2,470.00</b>
<b>Fire Sprinkler Monitor</b>	<b>227.33</b>
<b>Legal Fees</b>	<b>4,852.21</b>
<b>Total Professional Fees</b>	<b>21,412.40</b>
<b>Reimbursement</b>	<b>-225.23</b>
<b>Rent</b>	<b>3,600.00</b>
<b>Repairs</b>	
Plumbing Repairs	1,700.00
Tractor Maintenance	251.59
Repairs - Other	17,657.97
<b>Total Repairs</b>	<b>19,609.56</b>
<b>Subcontractor</b>	
Electrician	284.70
Security Guards	10,789.69
Subcontractor - Other	222,757.49
<b>Total Subcontractor</b>	<b>233,831.88</b>
<b>Subscription</b>	<b>167.97</b>
<b>Supplies</b>	
Event Hall Supplies	197.80
Office	78.86
Supplies - Other	197.80
<b>Total Supplies</b>	<b>474.46</b>
<b>Taxes</b>	
Property	78,660.34
Taxes - Other	0.36
<b>Total Taxes</b>	<b>78,660.70</b>
<b>Telephone</b>	
Cell	1,275.88
<b>Total Telephone</b>	<b>1,275.88</b>
<b>Tenant Improvements</b>	<b>-406.80</b>
<b>Toll Booth</b>	<b>880.00</b>
<b>Transportation</b>	<b>849.33</b>
<b>Travel &amp; Ent</b>	
Meals	550.16
	<b>550.16</b>

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January through December 2020

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	<u>Jan - Dec 20</u>
<b>Total Travel &amp; Ent</b>	550.16
<b>Utilities</b>	
<b>Gas and Electric</b>	
Suite 700	2,794.70
Suite 1001	10,628.45
705 Anderson (Barn)	106.40
707 Anderson	1,278.57
721 Anderson Street	1,229.15
Suite 100	5,844.86
Suite 1000	1,877.53
Suite 200 (Event Hall)	6,188.42
Suite 500	108.66
Suite 800	330.83
Suite 900	5,175.55
Suite 930	893.23
Gas and Electric - Other	398.70
<b>Total Gas and Electric</b>	36,855.05
<b>Water</b>	
610 Elm St.	20,266.41
721 Anderson	11,914.60
<b>Dumpsters</b>	
610 Elm Event	680.22
Dumpsters - Other	3,465.38
<b>Total Dumpsters</b>	4,145.60
<b>Total Water</b>	36,326.61
<b>Utilities - Other</b>	3.07
<b>Total Utilities</b>	73,184.73
<b>Total Expense</b>	757,815.47
<b>Net Ordinary Income</b>	101,682.31
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Grant Income	25,000.00
Interest Income	3.15
<b>Total Other Income</b>	25,003.15
<b>Other Expense</b>	
Interest Expense	
Loan Interest	219,493.33
<b>Total Interest Expense</b>	219,493.33
<b>Total Other Expense</b>	219,493.33
<b>Net Other Income</b>	-194,490.18
<b>Net Income</b>	<u><u>-92,807.87</u></u>

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
 January 1 through July 26, 2022

	Jan 1 - Jul 26, 22
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Property Sale	3,000.00
Catering Fee	3,120.65
<b>Refund</b>	
Collin County Tax Assessor	152.69
Refund - Other	267.65
<b>Total Refund</b>	420.34
<b>Rental</b>	
Event Hall	217,264.42
Lease Agmt	630,698.17
Photo Shoot	3,487.00
Rental - Other	-3,385.58
<b>Total Rental</b>	848,064.01
<b>Total Income</b>	854,605.00
<b>Cost of Goods Sold</b>	
Deposit Reimbursement	11,500.00
<b>Total COGS</b>	11,500.00
<b>Gross Profit</b>	843,105.00
<b>Expense</b>	
Computer Software	1,799.43
Reconciliation Discrepancies	124.06
<b>Advertising</b>	
Wedding Wire	5,375.30
Google Ads	2,900.31
Chamber	375.00
Website	56.25
Advertising - Other	5,958.93
<b>Total Advertising</b>	14,665.79
<b>Automobile Expense</b>	
Fuel	52.97
Automobile Expense - Other	1,220.82
<b>Total Automobile Expense</b>	1,273.79
<b>Bank Service Charges</b>	
Account Analysis	333.11
Overlimit Fee	79.53
Wire Transfer Fee	18.00
Bank Service Charges - Other	141.94
<b>Total Bank Service Charges</b>	572.58
<b>Building Permit</b>	3,632.65
<b>City Permit</b>	14,191.77
<b>Equipment Rental</b>	2,031.30
<b>Food</b>	2,521.85
<b>Insurance</b>	
Auto	820.00
Liability Insurance	22,411.39
Tractor	250.00
Insurance - Other	1,027.70
<b>Total Insurance</b>	24,509.09
<b>Internet Service Provider</b>	1,271.28
<b>Maintenance</b>	
Paint Supplies	1,623.75



**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
 January 1 through July 26, 2022

	Jan 1 - Jul 26, 22
Pest Control	194.85
<b>Total Maintenance</b>	<b>1,818.60</b>
<b>Materials</b>	
Industrial Gases	446.30
Paint Supplies	2,067.69
Materials - Other	77,277.20
<b>Total Materials</b>	<b>79,791.19</b>
Miscellaneous	2,000.00
Payroll Expenses	87,613.76
Postage and Delivery	46.40
Professional Fees	
Legal Fees	450.00
Professional Fees - Other	200.00
<b>Total Professional Fees</b>	<b>650.00</b>
Reimbursement	3,867.36
Subcontractor	
Security Guards	17,871.26
Subcontractor - Other	480,077.85
<b>Total Subcontractor</b>	<b>497,949.11</b>
Subscription	518.51
Supplies	
Amazon	130.19
Janitorial	3,772.02
Home Depot Materials	190.19
Marketing	55.00
Office	2,061.66
Supplies - Other	954.70
<b>Total Supplies</b>	<b>7,163.76</b>
Telephone	
Casey Cell	337.95
Cell	264.74
<b>Total Telephone</b>	<b>602.69</b>
Toll Booth	804.09
Utilities	
Gas and Electric	
Suite 1330	278.03
Suite 1300	275.19
Suite 1410	1,516.36
Suite 300	2,107.39
Suite 1100	7,271.98
Suite 700	2,018.96
Suite 1001	5,066.38
705 Anderson (Barn)	53.88
707 Anderson	1,174.40
Suite 100	2,947.08
Suite 200 (Event Hall)	4,949.94
Suite 400	3,961.34
Suite 500	53.88
Suite 800	3,332.35
Suite 900	2,047.52
Suite 930	415.06
<b>Total Gas and Electric</b>	<b>37,469.74</b>
Water	
610 Elm St.	10,604.23
721 Anderson	6,441.00

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January 1 through July 26, 2022

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	<u>Jan 1 - Jul 26, 22</u>
Dumpsters	
610 Elm	1,003.52
721 Anderson	808.88
<b>Total Dumpsters</b>	<u>1,812.40</u>
<b>Total Water</b>	<u>18,857.63</u>
<b>Total Utilities</b>	<u>56,327.37</u>
<b>Total Expense</b>	<u>805,746.43</u>
<b>Net Ordinary Income</b>	37,358.57
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
Interest Expense	
Loan Interest	145,103.07
<b>Total Interest Expense</b>	<u>145,103.07</u>
<b>Total Other Expense</b>	<u>145,103.07</u>
<b>Net Other Income</b>	<u>-145,103.07</u>
<b>Net Income</b>	<u><u>-107,744.50</u></u>