

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

APPLICANT INFORMATION

Name: Sharyn Lindblad

Company: Cocktail Creamery

Federal Tax I.D.: 83-4150782

Incorporation Date: 3/27/2019

Mailing Address: 3657 Hidden Trl

City McKinney ST: TX Zip: 75069

Phone: 508-446-7105 Fax: Email: sharynlindblad@gmail.com Cell: 508-446-7105

Website: <https://www.cocktailcreamery.com>

Check One:

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

PROJECT INFORMATION:

Project/Business Name: Grease Trap

Location of Project: back property of 205 E Virginia St

Physical Address: 205 E Virginia ST

City: McKinney ST: TX Zip: 75069

Property Size: 0.0574 acres Collin CAD Property ID: 1103932

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

Name: David Beckett

Company: B2 Property Leasing
Mailing Address: 209 E Louisiana St

City: McKinney

ST: TX

Zip: 75069

Phone 214-432-0911

Fax:

Email: david@customhomesoftexas Cell: 469-400-0658

DETAILED PROJECT INFORMATION:

Property Use (retail, restaurant): restaurant

Estimated Date of Project Completion: 7/27/23

Days/Hours of Business Operation: M-S 12-10pm, Sun 12-7pm

Estimated Annual Taxable Sales: \$750,000

Current Appraised Value of Property:

Estimated Appraised Value (*Post-Improvement*):

Estimated Construction Cost for Entire Project: \$50,000.00

Total Estimated Cost for Exterior Infrastructure Improvements: \$7750.00

Total Grant Amount Requested: \$5812.5

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

Amount: \$1937.50

Source: Cocktail Creamery

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): 2021/2022

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 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

Printed Name

Printed Name

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: Sharyn Lindblad

Property Owner: David Beckett/ B2 Property Leasing

Funding Amount: \$5812.50

Project: Grease Trap

Start Date: May 2023

Completion Date: June 2023

Location of Project: 205 E Virginia Street

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

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

Shawyn Lindblad
Signature

Printed Name

Shawyn Lindblad

Date

7/24/23

Property Owner's Signature

David S Beckett
Signature OWNER, BQ Property Leasing

Printed Name

David Beckett

Date

7-24-23

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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.

PROPOSAL

**MEDLOCK SERVICES LLC.
RESIDENTIAL & COMMERCIAL
1918 University Business Drive
Suite 506
McKinney, TX 75071
Nicholas Albrecht, License #M-37288
972-562-4444**

**JOB NAME/ NO.: Custom Homes Of Texas
LOCATION: 205 E Virginia
McKinney, Texas
CONTACT: Brandon Bush
DATE: May 26, 2023**

We hereby submit specifications and estimates for:

1 YR WARRANTEE ON WORKMANSHIP ONLY

ALL PLASTIC AND FITTINGS FOR ROUGH IN AND STACK OUT

ALL PEX AND FITTINGS FOR ROUGH IN AND STACK OUT

INCLUDES LABOR FOR ROUGH IN, STACK OUT AND SETTING FIXTURES

EXCLUDED: ROCK DIGGING AND CONCRETE BREAKING

NOTE: SAND FOR ROUGH TO BE FURNISHED BY BUILDER.

NOTE: ALL APPLIANCES TO BE INSTALLED BY OTHERS

NOTE: WATER METER MUST BE IN PLACE TO FILL PLASTIC UP FOR TEST.

NOTE: THREE (3) DAY NOTICE TO BE GIVEN PRIOR TO ROUGH IN DATE DUE TO WORK SCHEDULE.

SHOWER LINER WARRANTY UNTIL TOPOUT PASSES ONLY (BUILDER RESPONSIBLE AFTER)

STARING A PROJECT ACCEPTS ANY UNSIGNED CONTRACTS

BUILDER RESPONSIBLE FOR PERMIT AND FEES

(continued on page 2)

WE PROPOSE hereby to furnish material and labor-complete in accordance with these specifications, for the sum of : Seven thousand seven hundred fifty dollars and zero cents \$ 7,750.00

Rough/topout draw 7,750.00

Signature _____ Date _____ Signature _____ Date _____

MEDLOCK SERVICES, LLC

1918 University Business Dr., Ste. 508

McKinney, TX 75071

(972) 562-4444

laura@medlockservices.com

INVOICE

BILL TO

Dave Beckett

1001 Country Trl

Fairview, TX 75069

INVOICE # 11771

DATE 05/31/2023

DESCRIPTION	QTY	RATE	AMOUNT
205 E Virginia, McKinney			
Install grease trap - rough/topout	1	7,750.00	7,750.00

Nicholas Albrecht
M37288

BALANCE DUE

\$7,750.00







Cocktail Creamery BUSINESS PLAN

Prepared by:

Sharyn E Lindblad, Ted Lindblad III

3657 Hidden Trail
McKinney, Texas 75069
508-4467105
sharynlindblad@gmail.com

www.cocktailcreamery.com

I. EXECUTIVE SUMMARY

Cocktail Creamery (referred to from hereon in as the "Company") was established as a Limited Liability Company at 3657 Hidden Trail, McKinney, Texas 75069 with the expectation of rapid expansion in the ice cream shop (ice cream barlor) industry. The Company solicits financial backing in order to be able to introduce its new product (described below).

Business Description

The Company was formed on 4/17/19 as Limited Liability Company under Texas state laws and headed by Sharyn E Lindblad, Ted Lindblad III.

Sharyn Lindblad- Co- Owner Cocktail Creamery with focus on Managing the front line, Employees, Payroll, Accounting, Sales, Buyer and Customer Service. Prior to this venture, Sharyn was in Management in the Retail Corporate industry with her last position as Director of Strategic Sourcing for JCPenney.

Ted Lindblad- Co-Owner Cocktail Creamery with focus on Marketing, Brand Creativity and Research & Development. Prior to this venture, Ted has been an entrepreneur for over 25 years, owning and operating a variety businesses from Roofing, Audio Sales, Importer, and food industry.

Featured on Yolo TV, Good Morning Texas, McKinney Impact Newspaper, and The Dallas Voyager online magazine.

The Company currently employs 1 full-time employees and 3 part-time employees.

Business Mission

To offer premium artisanal homemade Ice Cream and Sorbets focused on Adult flavors by creating a fun and comfortable atmosphere for the entire family. Expand to add a full service bar to enhance our product offerings, including boozy coffee drinks and cocktails. Live music on Friday and Saturday nights.

Product

The Company's primary product is Ice Cream/ Barlor. To produce the finest super premium homemade artisanal ice cream and sorbets with emphasis on adult flavors. Additionally, we have Vegan, Sugar Free, and Dog Ice Cream options. cups, shakes, floats, sundaes, cookies, ice cream sandwiches, waffle cups, coffee drinks and will add alcohol beverages.

An ice cream experience one will not soon forget. Everybody loves ice cream, yes? Most everyone enjoys a good cocktail every now and again as well. Imagine combining the best of both these worlds for the best frozen dessert you've ever had! Now to expand on this and add a full service bar to enhance our offerings and dessert creativity.

Funding Request

The Company requests a total loan of \$125,000.00 over the course of 5 year, to be used for the following purposes:

Remodel store front to have a commercial kitchen with a grease trap to meet Health code standards, ensure bathroom(s) is ADA compliant. Install cabinets, countertops, lighting needed for selling ice cream. Include a stage area for live music and build a simplistic bar. Purchase tables, chairs and kitchen items needed.

Purpose

Loan Amount

Long-term debt payment is a key feature of the Company's financial plan. We expect to break even within a 3 years time period following the introduction of our product. Financial predictions suggest a minimum 450-500K First Year% return on investment by the conclusion of the financing period.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the ice cream shop (ice cream barlor) industry presently makes 0 dollars in sales.

need to get the data

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions: Growth in McKinney (over 200K people) and surrounding Collin County towns at higher rate than other communities.

Business Goals and Objectives

Short Term:

To be one of the top destinations when visiting downtown McKinney for dessert and entertainment.

Find a new location and renovate the space to support the business and growth and get liquor license in order to add a full Bar. Add live music to Sat nights and promote dancing area. Add other events during weeknights to increase traffic.

Double business in first year.

Long Term:

Add additional locations, potential for Franchise.

Sell wholesale to local markets.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

North Dallas communities for all ages. A place for families, friends, young and old to listen to live music on the weekends. The best dessert option in town. Great date night too!

The estimated number of potential clients within the Company's geographic scope is 600,000.

Promotional Strategy

The Company will promote sales using the following methods:

Social Media (FB/IG/TT)
Donations to local charities
McKinney Impact
Eventually KHYI radio ads

SWOT Analysis

Strengths

Quality Product
Customer Service
Location
Atmosphere
Innovative
Strong reviews and recommendations

Weaknesses

Clarity of location
Time for remodeling
Bar Menu will be new, test a

Opportunities

Alcohol Sales
Increased Hours of Operation
Best Family dessert destination in town for all ages
Sell Ice Cream wholesale and start distribution
Franchise
Add more jobs in the area

Threats

Cost of goods continue to rise
Availability of same like product
Training employees

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

IV. FINANCIAL PLAN

Attached we have provided the following financial information:
5 year Sales Projection

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02/24/23

Accrual Basis

Cocktail Creamery LLC

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Cash - RBFCU - Savings	1.06
Cash - RBFCU Operating	8,005.04
Total Checking/Savings	8,006.10
Other Current Assets	
Food Inventory	20,238.80
Total Other Current Assets	20,238.80
Total Current Assets	28,244.90
Fixed Assets	
Accumulated Depreciation	-45,975.45
Furniture and Equipment	45,975.45
Total Fixed Assets	0.00
TOTAL ASSETS	28,244.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Credit Card - RBFCU	5,511.70
Credit Card - Sams Club	12,016.14
Payroll Liabilities	3,679.28
Total Other Current Liabilities	21,207.12
Total Current Liabilities	21,207.12
Total Liabilities	21,207.12
Equity	
Member Contributions	13,678.00
Members Draw	-63,593.86
Members Equity	27,669.12
Net Income	29,284.52
Total Equity	7,037.78
TOTAL LIABILITIES & EQUITY	28,244.90

Cocktail Creamery LLC
Profit & Loss
 January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
Food Sales	361,301.90
Interest Income	4.72
Total Income	361,306.62
Cost of Goods Sold	
Food Purchases	82,375.56
Restaurant Supplies	37,682.88
Total COGS	120,058.44
Gross Profit	241,248.18
Expense	
Advertising and Promotion	8,836.59
Bank Service Charges	520.90
Business Licenses and Permits	50.90
Computer and Internet Expenses	204.22
Contract Labor	11,214.00
Contributions	1,610.00
Credit Card Fees	6,598.78
Credit Card Interest	273.47
Depreciation Expense	27,141.00
Gas	1,451.57
Health Insurance	3,389.54
Insurance Expense	1,920.00
Meals	5,324.17
Membership	260.00
Miscellaneous Expense	1,092.65
Office Expense	7,587.47
Office Supplies	651.97
Payroll Expenses	52,445.51
Professional Fees	3,729.00
Rent Expense	31,524.00
Repairs and Maintenance	9,429.95
Sales Tax Paid	23,713.49
Shipping	1,223.98
Small Equipment	2,962.86
Supplies	1,022.33
Telephone Expense	4,351.31
Training	355.00
Travel	2,324.08
Utilities	754.92
Total Expense	211,963.66
Net Ordinary Income	29,284.52
Other Income/Expense	
Other Income	
Miscellaneous Income	0.00
Total Other Income	0.00
Other Expense	
Ask My Accountant	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	29,284.52

Cocktail Creamery LLC
Profit & Loss
December 31, 2021 through January 1, 2023

Dec 31, '21 - Jan 1, 23

Ordinary Income/Expense	
Income	
Food Sales	203,748.04
Interest Income	3.36
Total Income	<u>203,751.40</u>
Cost of Goods Sold	
Food Purchases	17,808.15
Restaurant Supplies	19,539.95
Total COGS	<u>37,348.10</u>
Gross Profit	166,403.30
Expense	
Advertising and Promotion	2,573.55
Bank Service Charges	283.75
Business Licenses and Permits	50.90
Computer and Internet Expenses	204.22
Contract Labor	5,545.00
Contributions	250.00
Credit Card Fees	2,832.23
Credit Card Interest	16.93
Gas	511.84
Health Insurance	1,540.70
Insurance Expense	1,920.00
Meals	2,174.29
Miscellaneous Expense	1,024.70
Office Expense	1,665.52
Office Supplies	437.44
Payroll Expenses	47,765.36
Professional Fees	2,554.00
Rent Expense	14,501.00
Repairs and Maintenance	6,505.82
Sales Tax Paid	8,340.35
Small Equipment	497.05
Supplies	285.71
Telephone Expense	1,628.22
Training	55.00
Travel	1,145.00
Utilities	346.74
Total Expense	<u>104,655.32</u>
Net Ordinary Income	61,747.98
Other Income/Expense	
Other Income	
Miscellaneous Income	1,002.00
Total Other Income	<u>1,002.00</u>
Other Expense	
Ask My Accountant	270.10
Total Other Expense	<u>270.10</u>
Net Other Income	<u>731.90</u>
Net Income	<u><u>62,479.88</u></u>

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 803273848 03/26/2019
Document #: 877198930002
Image Generated Electronically
for Web Filing**

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Cocktail Creamery LLC

Article 2 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be company named above) by the name of:

United States Corporation Agents, Inc.

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

9900 Spectrum Drive Austin TX 78717

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: **Sharyn Lindblad**

Title: **Managing Member**

Address: **3657 Hidden Trail McKinney TX, USA 75069**

Managing Member 2: **Ted Lindblad**

Title: **Managing Member**

Address: **3657 Hidden Trail McKinney TX, USA 75069**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

LegalZoom.com, Inc. 101 N. Brand Blvd., 11th Floor, Glendale, CA 91203

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Cheyenne Moseley, Asst. Secretary, LegalZoom.com, Inc.

Signature of Organizer

FILING OFFICE COPY

Cocktail Creamery LLC
Profit & Loss
 January through December 2020

	Jan - Dec 20
Ordinary Income/Expense	
Income	
Food Sales	158,363.64
Interest Income	8.58
Total Income	158,372.22
Cost of Goods Sold	
Food Purchases	48,251.84
Merchant Account Fees	7.58
Restaurant Supplies	18,054.80
Total COGS	66,314.22
Gross Profit	92,058.00
Expense	
Advertising and Promotion	8,774.37
Bank Service Charges	126.85
Business Licenses and Permits	41.00
Computer and Internet Expenses	30.91
Contract Labor	2,600.00
Contributions	75.00
Credit Card Fees	2,449.64
Credit Card Interest	646.11
Depreciation Expense	3,207.00
Dues	805.00
Gas	575.28
Health Insurance	2,071.05
Insurance Expense	1,132.00
Meals	3,160.88
Office Expense	5,032.80
Office Supplies	2,940.07
Payroll Expenses	9,209.51
Professional Fees	3,030.00
Rent Expense	13,376.65
Repairs and Maintenance	4,029.30
Sales Tax Paid	13,040.98
Small Equipment	721.72
Training	149.00
Total Expense	77,225.12
Net Ordinary Income	14,832.88
Other Income/Expense	
Other Income	
Miscellaneous Income	3.90
Total Other Income	3.90
Net Other Income	3.90
Net Income	14,836.78

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07/27/23

Accrual Basis

Cocktail Creamery LLC
Profit & Loss
 January through December 2021

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Food Sales	259,187.58
Interest Income	4.69
Total Income	259,192.27
Cost of Goods Sold	
Food Purchases	50,858.34
Merchant Account Fees	25.98
Restaurant Supplies	27,012.22
Total COGS	77,896.54
Gross Profit	181,295.73
Expense	
Advertising and Promotion	3,945.00
Bank Service Charges	187.25
Business Licenses and Permits	459.95
Contract Labor	7,972.75
Contributions	177.54
Credit Card Fees	4,282.22
Dues	552.80
Gas	497.45
Health Insurance	7,320.20
Insurance Expense	1,308.00
Meals	3,450.68
Miscellaneous Expense	168.25
Office Expense	5,933.48
Office Supplies	1,529.64
Payroll Expenses	33,800.37
Professional Fees	8,650.00
Property Taxes	1,276.86
Rent Expense	22,223.64
Repairs and Maintenance	2,429.53
Sales Tax Paid	19,651.46
Small Equipment	2,310.48
Supplies	48.49
Telephone Expense	2,023.07
Training	53.00
Utilities	68.04
Total Expense	130,320.15
Net Ordinary Income	50,975.58
Other Income/Expense	
Other Income	
Miscellaneous Income	15.00
Total Other Income	15.00
Other Expense	
Ask My Accountant	2,670.22
Total Other Expense	2,670.22
Net Other Income	-2,655.22
Net Income	48,320.36

Cocktail Creamery LLC
Profit & Loss
 January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
Food Sales	361,301.90
Interest Income	4.72
Total Income	361,306.62
Cost of Goods Sold	
Food Purchases	82,375.56
Restaurant Supplies	37,682.88
Total COGS	120,058.44
Gross Profit	241,248.18
Expense	
Advertising and Promotion	8,836.59
Bank Service Charges	520.90
Business Licenses and Permits	50.90
Computer and Internet Expenses	204.22
Contract Labor	11,214.00
Contributions	1,610.00
Credit Card Fees	6,598.78
Credit Card Interest	273.47
Depreciation Expense	27,141.00
Gas	1,451.57
Health Insurance	3,389.54
Insurance Expense	1,920.00
Meals	5,324.17
Membership	260.00
Miscellaneous Expense	1,092.65
Office Expense	7,587.47
Office Supplies	651.97
Payroll Expenses	52,445.51
Professional Fees	3,729.00
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Telephone Expense	4,351.31
Training	355.00
Travel	2,324.08
Utilities	754.92
Total Expense	211,963.66
Net Ordinary Income	29,284.52
Net Income	29,284.52

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07/27/23

Accrual Basis

Cocktail Creamery LLC
Profit & Loss
January through March 2023

	<u>Jan - Mar 23</u>
Ordinary Income/Expense	
Income	
Food Sales	76,987.23
Interest Income	0.46
Total Income	<u>76,987.69</u>
Cost of Goods Sold	
Food Purchases	21,778.07
Restaurant Supplies	6,538.72
Total COGS	<u>28,316.79</u>
Gross Profit	48,670.90
Expense	
Advertising and Promotion	733.54
Bank Service Charges	811.91
Business Licenses and Permits	30.00
Contract Labor	2,280.00
Credit Card Fees	1,443.16
Credit Card Interest	815.23
Gas	375.35
Health Insurance	484.80
Insurance Expense	521.00
Meals	1,497.80
Miscellaneous Expense	365.49
Office Expense	2,280.00
Office Supplies	359.09
Payroll Expenses	10,299.94
Payroll Taxes	723.63
Professional Fees	1,400.00
Property Taxes	1,329.55
Rent Expense	6,212.00
Sales Tax Paid	4,991.75
Shipping	15.95
Supplies	503.78
Telephone Expense	1,424.19
Utilities	204.09
Total Expense	<u>39,102.25</u>
Net Ordinary Income	9,568.65
Other Income/Expense	
Other Expense	
Ask My Accountant	276.88
Total Other Expense	<u>276.88</u>
Net Other Income	-276.88
Net Income	<u><u>9,291.77</u></u>

Linda Jones

From: David Beckett <david@customhomesoftexas.com>
Sent: Wednesday, July 26, 2023 12:46 PM
To: Linda Jones
Cc: Sharyn Lindblad
Subject: Re: MCDC Retail Grant

RI 23-06
Cocktail Creamery
addendum

CITY OF MCKINNEY SECURITY NOTICE

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Linda,

I approve the installation on a grease trap on my property at 205 E. Virginia St.

David Beckett, owner/partner
B2 Property Leasing, LLC
469-400-0658 Cell

On Jul 25, 2023, at 7:05 PM, Sharyn Lindblad <sharynlindblad@gmail.com> wrote:

Hi David

Would you please send an email to Linda Jones from MCDC that you approve the Grease Trap being installed on your property.

Thank you

Sharyn Lindblad
508-446-7105
Sharynlindblad@gmail.com

Begin forwarded message:

From: Linda Jones <ljones2@mckinneycdc.org>
Date: July 25, 2023 at 4:13:56 PM CDT
To: sharynlindblad@gmail.com
Subject: RE: MCDC Retail Grant

Sharyn,

Thanks so much.

Please do ask Mr. Beckett for a letter, or he can send a quick email to me. Just need a statement that he approves of the work being done.

Linda Jones

Administrative and Marketing Coordinator
McKinney Community Development Corporation
7300 SH 121, SB, Suite 200
McKinney, TX 75070
Ph: 972.547.7654
Email: ljones2@mckinneycdc.org
Website: www.mckinneycdc.org

<image002.png>

From: sharynlindblad@gmail.com <sharynlindblad@gmail.com>
Sent: Tuesday, July 25, 2023 3:23 PM
To: Linda Jones <ljones2@mckinneycdc.org>
Subject: RE: MCDC Retail Grant

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Hi Linda,
Thank you for your quick reply.

I will have my accountant send me the P&L's, we are still updating 2023. I think it is complete thru March.
My Landlord did sign the document. David Beckett.
Yes I can ask him to provide the letter.

Thank you

Sharyn Lindblad

Cocktail Creamery
205 E. Virginia Street
McKinney, Texas 75069
(Historic Downtown)
508-446-7105
www.cocktailcreamery.com

From: Linda Jones <ljones2@mckinneycdc.org>
Sent: Tuesday, July 25, 2023 3:06 PM
To: sharynlindblad@gmail.com
Subject: RE: MCDC Retail Grant

Great to hear from you, Sharyn!

A couple of things regarding your application:

- Landlord: Looks like you are leasing the new space. If that's the case, could you please ask your landlord to provide a letter that states he/she approves and supports the work completed or in progress?

Give me a call or shoot me an email if you have questions.

Thanks so much.

Linda Jones

Administrative and Marketing Coordinator
McKinney Community Development Corporation
7300 SH 121, SB, Suite 200
McKinney, TX 75070
Ph: 972.547.7654
Email: ljones2@mckinneycdc.org
Website: www.mckinneycdc.org

<image003.png>

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