

# Retail Development Infrastructure Grant Application

McKinney Community Development Corporation FY 2024

## Important Information

- **Form Function Note:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Please read the McKinney Community Development Corporation [Grant Guidelines](#) before completing this application.
- The Grant Guidelines are available on this website or by emailing [Info@McKinneyCDC.org](mailto:Info@McKinneyCDC.org).
- A completed application and all supporting documents are required to be submitted via this application for consideration by the MDCDC board.
- **Applications must be completed in full, using this electronic form, and received by MDCDC by 5 p.m. on the application deadline indicated on the [Grants page](#) of this website.**
- **If you are interested in a preliminary review of your grant request or event idea, please complete and submit the online [Letter of Inquiry](#).**

## Eligible Improvements

Retail Development Infrastructure Grants 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.*

*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).*

## Applicant Information

**Name** Chandler Casey

**Company Name** The Cotton Mill

<b>Federal Tax I.D.</b>	201305664
<b>Incorporation Date</b>	Wednesday, June 23, 2004
<b>Mailing Address</b>	610 Elm St, Suite 520 McKinney, TX, 75069
<b>Phone Number</b>	(214) 500-9762
<b>Email</b>	chandler@mckinneycottonmill.com
<b>Website</b>	www.mckinneycottonmill.com

**Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community, etc.**

The Cotton Mill has been around since 1910 and has been a staple to not only the community but part of the foundation of what McKinney is today. It has been reinvigorated by the Casey Family since 1996 and is a thriving community holding the largest event venue in McKinney, a prominent coffee shop, business', as well as many Artist Studios, galleries, and shops. We host many public events and galas that include city attractions such as Makers Market, Art Fest, and even several of the local proms and formals. The McKinney Cotton Mill hopes to continue to be a gem to the city of McKinney and a landmark for Texas.

**Organization Type** Partnership

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## Contact Information

### Representative Completing Application

<b>Name</b>	Chandler Casey
<b>Title</b>	Manager
<b>Mailing Address</b>	610 Elm St, Suite 520 McKinney, TX, 75069
<b>Phone Number</b>	(214) 500-9762
<b>Email Address</b>	chandler@mckinneycottonmill.com

### Contact for Communication Between MCDC and Organization


<b>Name</b>	Same Same
<b>Title</b>	Same
<b>Mailing Address</b>	Same Same, Same, Same

**Phone Number** (214) 500-9762  
**Email Address** chandler@mckinneycottonmill.com

**Property Owner Information (if different from Applicant)**

**Are you the property owner?**

**Name** Terrance Casey  
**Company** The Cotton Mill Partners LTD  
**Mailing Address** 610 Elm st, suite 520  
McKinney, TX, 75069  
**Phone Number** (214) 502-2370  
**Email Address** caseyinternational@yahoo.com

**Letter of Support for Project from Property Owner**  Letter of Support.pdf

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## Detailed Project Information

**Project / Business Name** Sidewalk Project  
**Location of Project** on Elm street from our parking lot A to our parking lot B  
**Physical Address** 610 Elm St  
McKinney, TX, 75069  
**Property Size (in acres)** 12  
**Collin CAD Property ID** 2719784  
**Property Use (retail, restaurant)** retail, Event Center  
**Estimated Date of Project Start Date** Saturday, March 1, 2025  
**Estimated Date of Project Completion Date** Saturday, May 31, 2025

### Project Details and Proposed Use

We have two parking lots that each have a sidewalk but they do not connect to each other. For some reason they stop about halfway through the building and then start up again about 50 yards later. We are

trying to connect this gap with a sidewalk, handrail, and security lighting. The problem we have been facing is that people will park on one side of the building but there will be an event going on on that side so people have to walk through the event to visit some of the retail shops that are located on the other side of that building. In some instances, against our instruction, have walked in the street to get across, which causes us great concern.

### Days / Hours of Business Operation

Monday - Sunday 7am-7pm (Varies with Event Schedule)

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

### Please list.

New Water line on north side  
Sidewalk on south side of the property

**What is the total cost for this Project?** 31660

**What percentage of Project funding will be provided by the applicant?** 25

**Are matching funds available?**

**Estimated Annual Taxable Sales** \$532,480

**Current Appraised Value of Property** 3,800,000

**Estimated Appraised Value (post-improvement)** 3,825,000

**Estimated Construction Cost for Total Project** 31660

**Total Estimated Cost for Exterior Infrastructure Improvements** 31660

**Total Grant Amount Requested** 23745

**Attach Competitive Bids for the Project**  2025 Cotton Mill 4' Street Sidewalk (2).doc

Cotton Mill Side walks Proposal.pdf

**Has a feasibility study or market analysis been completed for this proposed project?**

## Attach Executive Summary



Executive Summary.docx

**Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

## Financial Status of Applying Organization

- Provide an overview of the organization's financial status, including the projected impact of the project(s) on the organization's mission and goals.
- Please attach your budget for the current year and audited financial statements for the preceding two years. If audited financials are not available, please indicate why and attach a copy of the 990 filed with the IRS.

### Current financial report including current and previous year's profit & loss statement and balance sheet.



2023 Bal.pdf



2023 P&L.pdf



2024 Bal.pdf



2024 P&L.pdf

### Audited financials for current and previous two years (if not available, please indicate why).



151\_2024 Bal\_5779.pdf



151\_2024 P&L\_3223.pdf



2025 fin.pdf



Bal 2023.pdf



PL 2023.pdf

## Budget



Sidewalk Budget.docx

## Financial Statements



Fin Statement.pdf

## W9



TCM W9 2025.pdf

**Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

## Additional Information

**Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.**



Cotton Mill Business Plan.docx

**Plat / map of property extending 200 feet beyond property in all directions (if applicable).**



Cotton Mill Side walks Proposal\_6764.pdf



TCM MASTER PLAN 29DEC23 (1).pdf

**Timeline and schedule from design to completion.**



Timeline.docx

**Plans for future expansion / growth.**



Cotton Mill CDC Presentation FINAL 2... .pdf

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## Acknowledgements

If funding is approved by the MCDC board of directors, applicant will assure:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying organization.
- 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 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 [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 unless an exception is granted.
- 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 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.

## Applicant Electronic Signature

**We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.**

Selecting this option indicates your agreement with the above statement.

**Representative Completing Application**



**Date**

Thursday, January 30, 2025

**Property Owner**



**Date**

Thursday, January 30, 2025

**Notes**

- **Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Incomplete applications or those received after the deadline will not be considered.
- A final report must 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 [Final Report](#) to report your results. A [PDF version](#) is also available.



## Executive Summary

The Cotton Mill would like to have this sidewalk done for not only the betterment of the interior business', but also for safety. Currently on Elm Street, the sidewalk only exists in front of the parking lots and not along the side of the building. With no sidewalk on the other side of the street either, we see a good amount of people just walking along the road to get from one side of the building to the other. With increasing traffic coming through Elm Street, having this sidewalk would increase safety parameters for pedestrians and patrons of the Cotton Mill's business' and Event Hall. In summation, we want to add a 4 ft wide walkway along the side of our building with a handrail that matches the similar style of ones we have on the property in order to properly protect the guests of The Cotton Mill and McKinney citizens.

1/15/2025

-Receive Bids

2/15/2015

-Make sure it's up to spec with city standards

3/15/2025

-Begin Construction

5/15/2025

-Complete Construction



ELM STREET

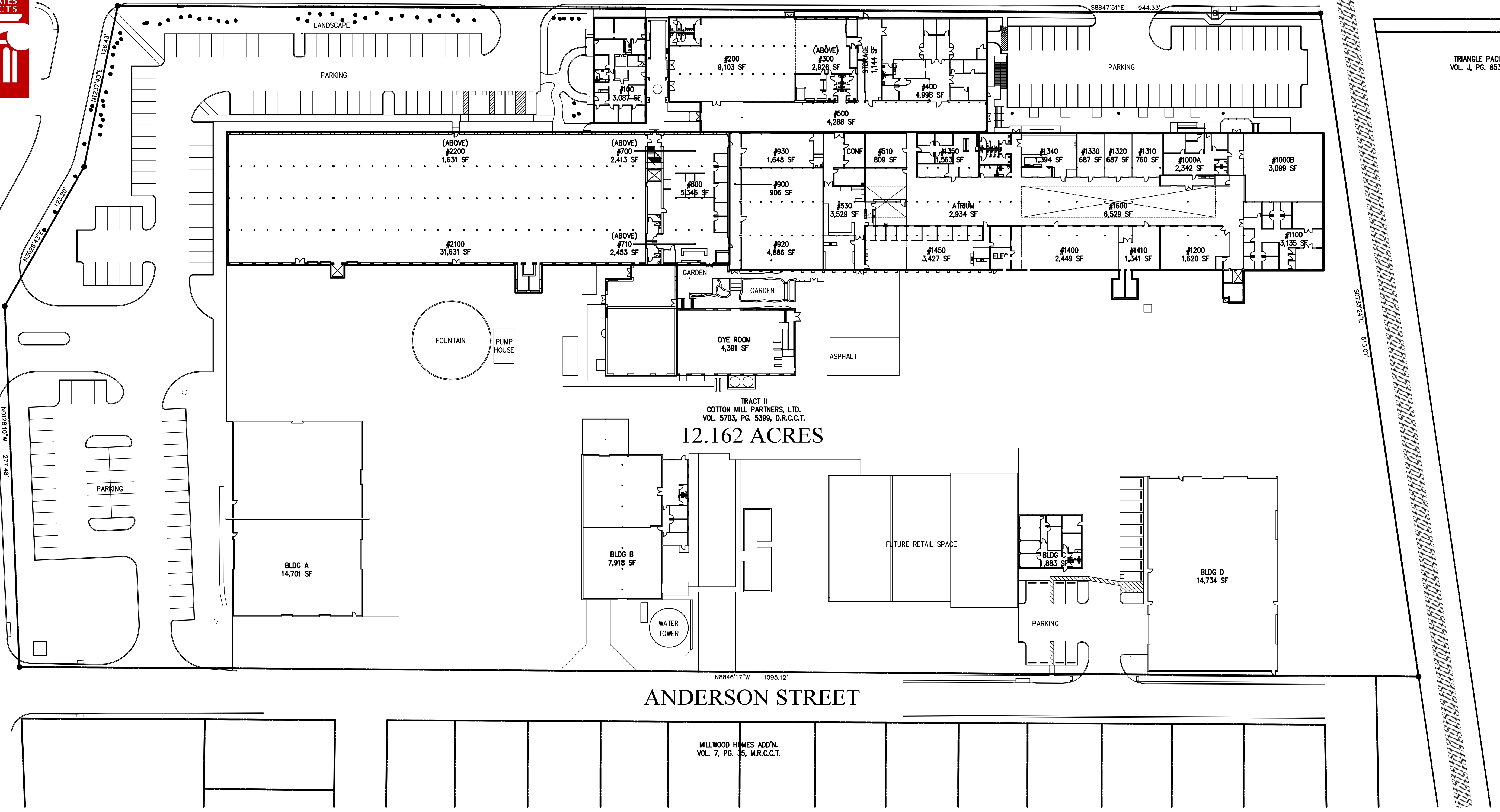
TRIANGLE PACIFIC ADD'N.  
VOL. 4, PG. 853, M.R.C.C.T.

AMSCOTT STREET

TRACT II  
COTTON MILL PARTNERS, LTD.  
VOL. 5703, PG. 5399, D.R.C.C.T.  
12.162 ACRES

ANDERSON STREET

MILLWOOD HOMES ADD'N.  
VOL. 7, PG. 45, M.R.C.C.T.



THE COTTON MILL - MASTER PLAN

# ***WEST TEXAS REBAR PLACER INC.***

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10209 Plano Rd. Suite 101  
Dallas, Texas 75238

214 221-1333 Office  
214 221-1303 Fax

## **Proposal**

**1/29/2025**

**Project Name:** Cotton Mill- Partners, LTD.  
610 Elm Street  
McKinney, Texas 75069

**Scope of Work:** New 4'-00" Public Side walk  
Directions provide by Engineering Plans  
Provide by Cross Engineering Consultants.  
Dated 01/27/2025

- Traffic control, flaggers
- Excavation & Back-fill.
- Remove Brush & Small Trees
- Install Silt Fence

-New 4'-00" Sidewalk (270' x 4'-00")	\$ 14,228.00
-New Metal Fence Fabrication/Installation	\$ 7,000.00
-Testing Services/QC	\$ 6,000.00

***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.***

Accepted:

Respectfully Submitted

By \_\_\_\_\_

By \_\_\_\_\_  
Marco Hernandez



Crazy Bull Services LLC

903-819-7975

Project Name: Cotton Mill Sidewalks  
Project Address: 610 Elm st Mckinney TX  
Plans stamp Date:1-27-25  
Bid Date:1-30-25

We are pleased to provide you with this proposal. We understand this project to include the following:

**Scope of work:**

**Concrete- \$18,000**

Form up and pour Approx 200'x4'x4" of concrete side walk. Dig out Existing soil and hauling off. Bring in heavy Cushion sand and Lay 2" of sand. Lay rebar 14" on centers. Expansion joints every 20, with sealant. 4000PSI concrete mix, #3 rebar 16" on centers.

**Silt Fence- \$2,000**

Install 250' of silt fence as requested per Plans.

**Total= \$20,000**

Notes:

Not responsible for concrete testing. I can sub out to a testing lab for \$6,000.

Exclusions:

- Landscaping
- Handrails
- Special Finish Concrete
- Stains



Crazy Bull Services LLC  
903-819-7975

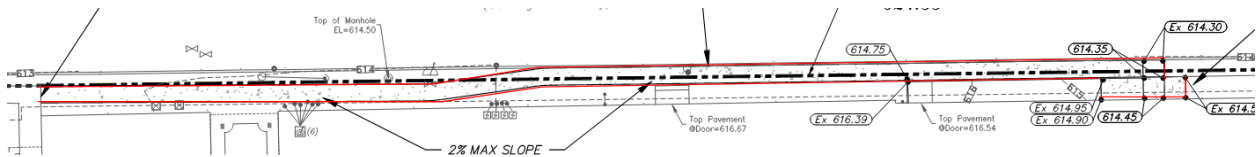
- Stripping
- Painting of any Kind
- Lab testing
- Any other work not described above.

Thank You,  
Marvin Ariano  
crazybullservices@gmail.com  
903-819-7975

Please sign and return if this proposal is accepted.

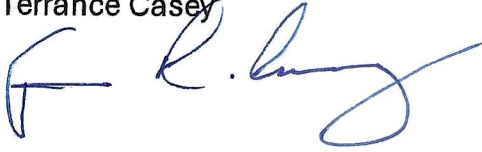
Sign Name: \_\_\_\_\_ Date: \_\_\_\_\_

This proposal is good for 30 days and conditioned upon a subcontract or other acceptable contract language including this proposal. Please make Checks Payable to Crazy Bull Services LLC.



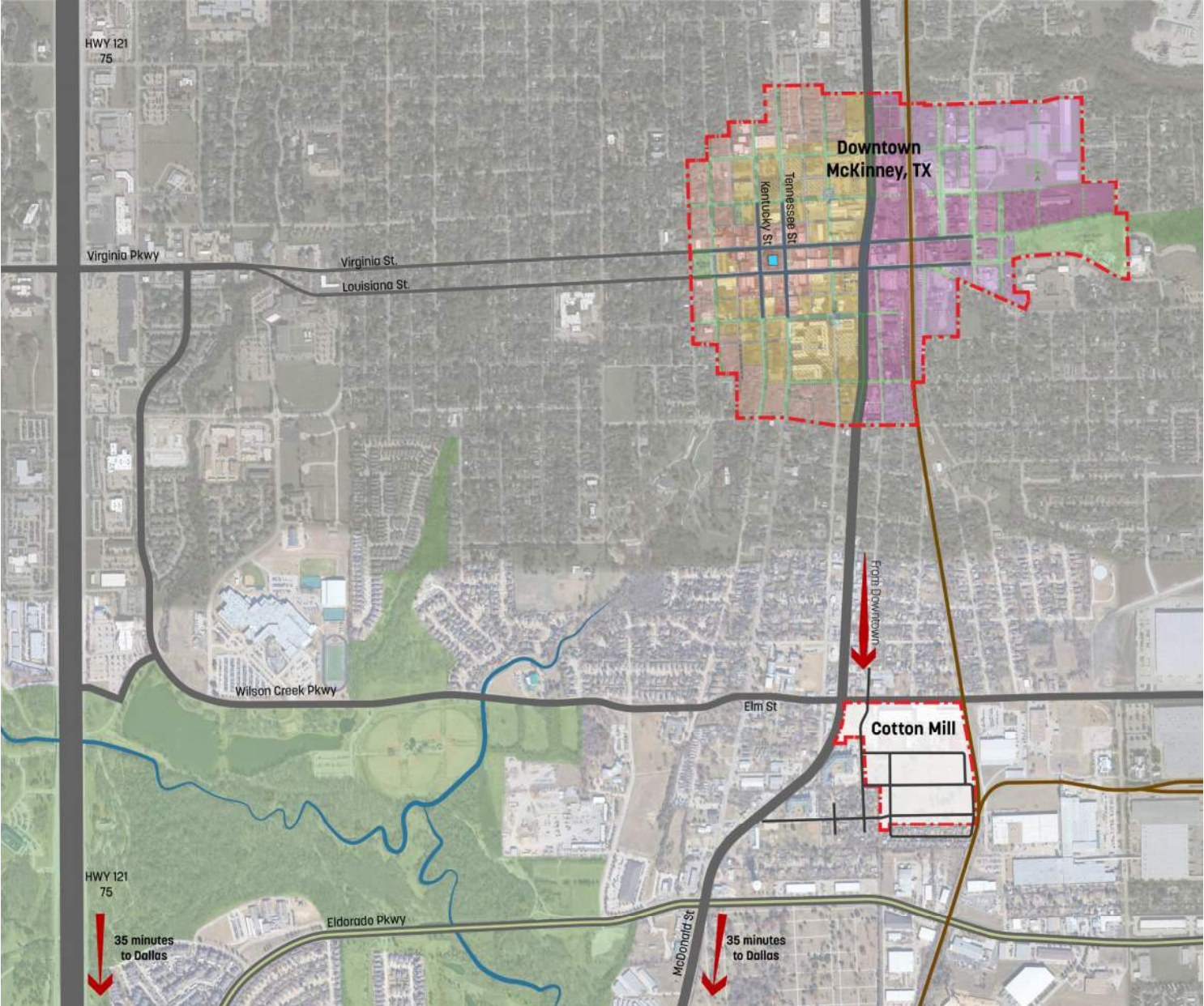
I support the sidewalk and security lighting project for The Cotton Mill to be submitted by Chandler Casey

Terrance Casey

A handwritten signature in blue ink, appearing to read "T. Casey", with a stylized flourish at the end.

1/25/2025

# Master Plan Vision

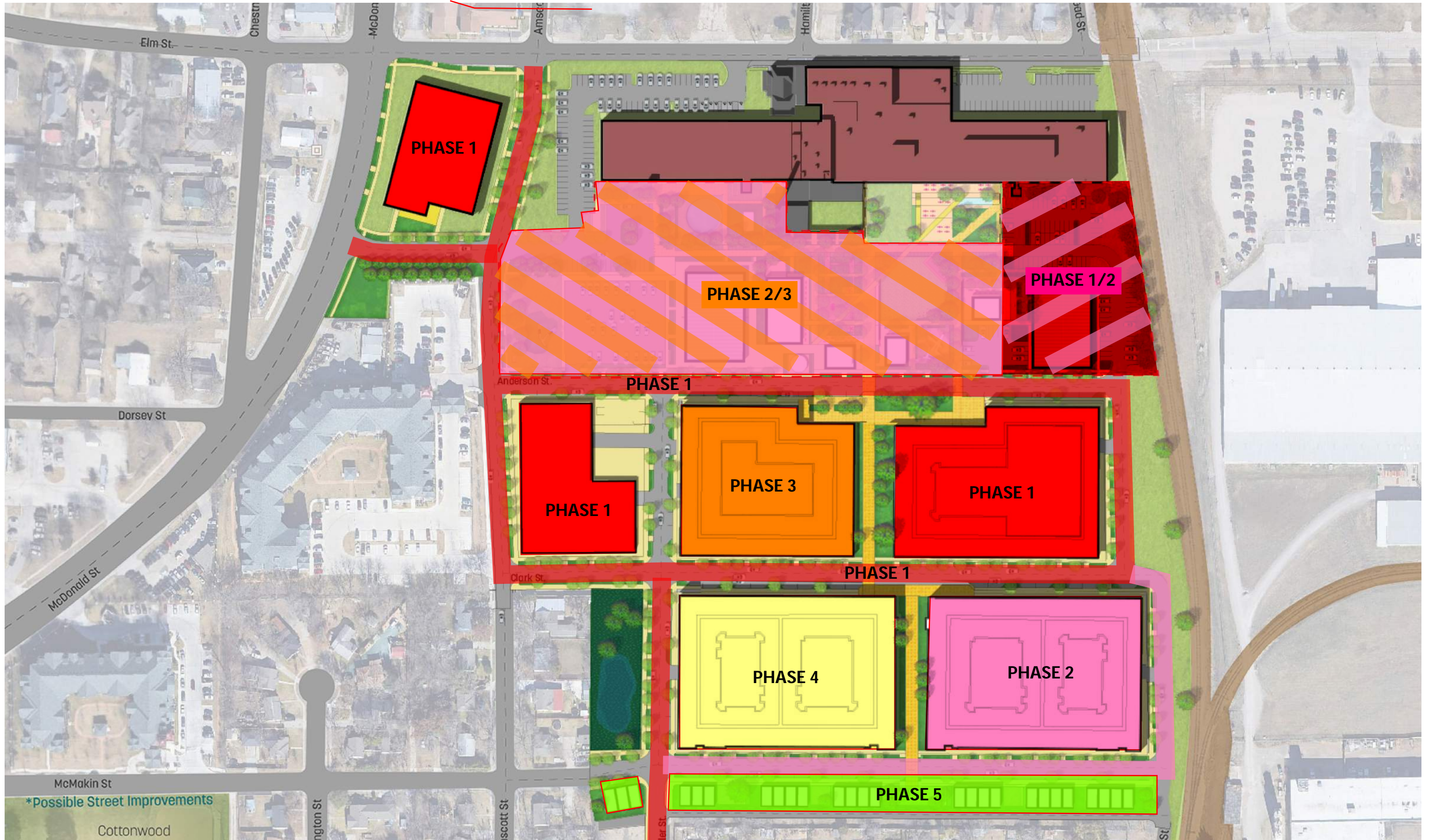




# COTTONMILL ILLUSTRATIVE PLAN 2022.11.22



# COTTONMILL ILLUSTRATIVE PLAN 2022.11.22



Our business plan is to continue the expansion and growth of The Cotton Mill Arts & Design District so we can bring more businesses and people into the City of McKinney. We plan to do this by continuing to build out the existing Cotton Mill space and fill it with creative businesses whether they are Tech or more creatively focused. We also plan to build out a community space on the south side of the property that opens the businesses inside the building to the unique space that we will create outside. Our target customer base is going to be anyone over the age of 16 that wants to enjoy the different shops and art installations that we have featured around the area. On top of the ceramics studio/shop, coffee shop, and events that are held inside The Atrium and Event Hall we plan to add more restaurant and outdoor event space that will add to the overall growth of The Mill and the city of McKinney.

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January 1 - 30, 2025

	Jan 1 - 30, 25
<b>Ordinary Income/Expense</b>	
Income	
Catering Fee	7,221.71
Rental	
Event Hall	6,375.00
Lease Agmt	52,922.25
<b>Total Rental</b>	59,297.25
<b>Total Income</b>	66,518.96
Cost of Goods Sold	
Deposit Reimbursement	4,000.00
<b>Total COGS</b>	4,000.00
<b>Gross Profit</b>	62,518.96
Expense	
Event Security	216.50
Insurance	
Medical Insurance	865.54
<b>Total Insurance</b>	865.54
Loan	
Principal Payment	5,499.67
<b>Total Loan</b>	5,499.67
Materials	10,539.57
Payroll Expenses	15,560.38
Subcontractor	35,922.50
Taxes	
Property	92,303.86
<b>Total Taxes</b>	92,303.86
Utilities	
Gas and Electric	
721 Anderson STE B	44.54
Suite 920	1,025.79
Suite 1420	234.27
Suite 1350	261.41
1400 Fowler	316.52
Suite 530	436.34
Suite 1340	334.01
Suite 1400	305.15
Suite 1450	950.14
Suite 1330	257.96
Suite 1300 (Atrium Hall)	557.55
Suite 300	511.35
Suite 1100	1,640.45
Suite 1001	770.26
705 Anderson (Barn)	7.60
707 Anderson	244.32
721 Anderson Street	177.27
721 Anderson Street Ste A	43.62
Suite 100	619.92
Suite 200 (Event Hall)	1,315.05
Suite 400	948.96
Suite 710	193.47
Suite 800	666.37

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January 1 - 30, 2025

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	<u>Jan 1 - 30, 25</u>
Suite 900	409.76
Suite 930	<u>14.30</u>
<b>Total Gas and Electric</b>	12,286.38
<b>Water</b>	
Fowler	134.23
610 Elm St.	1,360.75
721 Anderson	<u>662.85</u>
<b>Total Water</b>	<u>2,157.83</u>
<b>Total Utilities</b>	<u>14,444.21</u>
<b>Total Expense</b>	<u>175,352.23</u>
<b>Net Ordinary Income</b>	-112,833.27
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
Interest Expense	
Loan Interest	<u>16,182.23</u>
<b>Total Interest Expense</b>	<u>16,182.23</u>
<b>Total Other Expense</b>	<u>16,182.23</u>
<b>Net Other Income</b>	<u>-16,182.23</u>
<b>Net Income</b>	<u><u><b>-129,015.50</b></u></u>

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
 January through December 2024

	Jan - Dec 24
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Credit Card Fee	244.81
Catering Fee	85,322.79
<b>Refund</b>	
Collin County Tax Assessor	515.80
Refund - Other	39,846.76
<b>Total Refund</b>	40,362.56
<b>Rental</b>	
Event Hall	
Credit Card Fee	2,012.49
Event Hall - Other	276,444.73
<b>Total Event Hall</b>	278,457.22
Lease Agmt	1,379,118.98
Location Shoot	100.00
Photo Shoot	6,220.00
<b>Total Rental</b>	1,663,896.20
<b>Total Income</b>	1,789,826.36
<b>Cost of Goods Sold</b>	
Deposit Reimbursement	41,000.00
<b>Total COGS</b>	41,000.00
<b>Gross Profit</b>	1,748,826.36
<b>Expense</b>	
Cash Withdraw	26,000.00
Computer Software	2,640.71
<b>Advertising</b>	
Wedding Wire	13,656.37
Google Ads	5,773.40
Chamber	467.50
Website	4,139.59
Advertising - Other	12,755.45
<b>Total Advertising</b>	36,792.31
<b>Automobile Expense</b>	17,370.09
<b>Bank Service Charges</b>	
Account Analysis	312.68
NSF Fee & Returned Ck	1,600.00
Bank Service Charges - Other	4.00
<b>Total Bank Service Charges</b>	1,916.68
<b>Broker Fees</b>	33,170.59
<b>Charitable Donation</b>	1,500.00
<b>City Permit</b>	5,210.30
<b>Credit Card</b>	
Credit Card Fee	2,621.23
<b>Total Credit Card</b>	2,621.23
<b>Food</b>	11,054.42
<b>Insurance</b>	
Auto	11,167.00
Medical Insurance	10,071.46
Tractor	250.00
Insurance - Other	79,205.38
<b>Total Insurance</b>	100,693.84

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
 January through December 2024

	Jan - Dec 24
Internet Service Provider	3,340.20
Janitorial Services	11,764.46
Lease Commission	4,560.00
Loan	
Principal Payment	56,071.72
<b>Total Loan</b>	<b>56,071.72</b>
Maintenance	1,881.78
Materials	363,910.67
Payroll Expenses	170,145.31
Postage and Delivery	146.00
Professional Fees	
Accounting	16,105.00
Architectural	9,050.00
Legal Fees	11,423.10
Professional Fees - Other	101.76
<b>Total Professional Fees</b>	<b>36,679.86</b>
Reimbursement	100.00
Security Guards	1,276.48
Subcontractor	
Landscape	32,415.50
Security Guards	14,905.79
Subcontractor - Other	1,188,561.01
<b>Total Subcontractor</b>	<b>1,235,882.30</b>
Subscription	1,443.09
Supplies	
Janitorial	9,679.96
Home Depot Materials	4,833.23
Marketing	6,200.00
Office	3,179.18
Supplies - Other	28.98
<b>Total Supplies</b>	<b>23,921.35</b>
Taxes	
Property	80,000.00
State	22,989.00
<b>Total Taxes</b>	<b>102,989.00</b>
Telephone	
Casey Cell	3,913.96
Cell	501.40
<b>Total Telephone</b>	<b>4,415.36</b>
Toll Booth	1,638.12
Utilities	
Gas and Electric	
721 Anderson STE B	89.08
Suite 920	993.36
Suite 1420	614.09
Suite 1350	3,624.06
1400 Fowler	680.62
Suite 530	5,476.52
Suite 1340	5,579.46
Suite 1400	1,540.03
Suite 1450	14,919.79
Suite 1330	2,164.74
Suite 1300 (Atrium Hall)	2,419.80
Suite 300	5,327.42
Suite 1100	12,659.21

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January through December 2024

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	<u>Jan - Dec 24</u>
Suite 700	2,237.39
Suite 1001	13,354.31
705 Anderson (Barn)	175.76
707 Anderson	2,415.69
721 Anderson Street	1,115.25
721 Anderson Street Ste A	704.21
Suite 100	4,379.62
Suite 200 (Event Hall)	9,400.37
Suite 400	7,792.86
Suite 500	21.53
Suite 710	2,828.18
Suite 800	5,709.01
Suite 900	3,553.94
Suite 930	365.88
Gas and Electric - Other	172.31
<b>Total Gas and Electric</b>	<u>110,314.49</u>
<b>Water</b>	
Fowler	1,405.15
610 Elm St.	21,231.71
721 Anderson	5,290.00
<b>Dumpsters</b>	
610 Elm	2,210.87
721 Anderson	6,464.64
Dumpsters - Other	4,362.33
<b>Total Dumpsters</b>	<u>13,037.84</u>
<b>Total Water</b>	40,964.70
<b>Utilities - Other</b>	<u>250.91</u>
<b>Total Utilities</b>	151,530.10
<b>Total Expense</b>	<u>2,410,665.97</u>
<b>Net Ordinary Income</b>	-661,839.61
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Grant Income	31,200.00
Other Income	135,580.00
<b>Total Other Income</b>	<u>166,780.00</u>
<b>Other Expense</b>	
<b>Interest Expense</b>	
Loan Interest	207,290.63
<b>Total Interest Expense</b>	<u>207,290.63</u>
<b>Total Other Expense</b>	<u>207,290.63</u>
<b>Net Other Income</b>	-40,510.63
<b>Net Income</b>	<u><u><b>-702,350.24</b></u></u>



## Cotton Mill Partners Ltd.

## Balance Sheet

As of January 26, 2024

	Jan 26, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Intrafy	1,249,423.99
Cash Adjustment	9,795.00
ERC Account	-0.04
First United Operating	173,248.49
First United Tax Reserve	15,579.20
<b>Total Checking/Savings</b>	<b>1,448,046.64</b>
<b>Total Current Assets</b>	<b>1,448,046.64</b>
<b>Fixed Assets</b>	
Land Purchase	294,897.39
Land - 754	3,048.82
Building - 754	17,276.64
Bldg Improvements	
Rail Cars	9,623.38
Parking Lot Expansion	385,099.94
480 Electric Service	93,362.42
Suite 910 Shell	78,692.22
Roof Replacement	388,768.39
Bldg Improvements - Other	764,248.51
<b>Total Bldg Improvements</b>	<b>1,719,794.86</b>
Building	719,826.00
Furniture & Fixtures	148,305.61
Land	1,829,067.00
Land - Amcott	238,335.94
Landscaping Improvements	
South Garden	12,874.37
Landscaping Improvements - Other	127,024.09
<b>Total Landscaping Improvements</b>	<b>139,898.46</b>
Machinery & Equipment	79,179.11
Tenant Finishout	
Suite 300	170,104.57
Dye Room	12,040.73
Suite 1000 Benson Cobb	28,539.33
Suite 400 - Imagine Xhibits	155,138.53
Suite 500 - EDC Temp	5,157.64
Suite 500 - Grand Hallway	299,964.83
Suite 710-Boss Fight	48,357.82
Tenant Finishout - Other	493,767.99
<b>Total Tenant Finishout</b>	<b>1,213,071.44</b>
zAccum Depreciation	-2,164,270.00
<b>Total Fixed Assets</b>	<b>4,238,431.27</b>
<b>Other Assets</b>	
Prepaid Commissions	4,800.00
CIP - Two Story	179,181.68
Intangible Assets	
Construction Management	28,557.22
Lease Commissions	203,646.16
Loan Costs	201,592.00
Organization Costs	2,500.00
zAccum Amortization	-116,038.00
<b>Total Intangible Assets</b>	<b>320,257.38</b>
<b>Total Other Assets</b>	<b>504,239.06</b>
<b>TOTAL ASSETS</b>	<b>6,190,716.97</b>

## Cotton Mill Partners Ltd.

## Balance Sheet

As of January 26, 2024

	Jan 26, 24
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
Capital One CC	-7,624.25
<b>Total Credit Cards</b>	-7,624.25
<b>Other Current Liabilities</b>	
Distr Pay Casey Adv	5,691.20
P/R Liab Adjust	-1,863.43
<b>Payroll Liabilities</b>	
Federal Withholding	1,523.00
FICA Company	897.06
FICA Employee	897.06
FUTA	96.00
Medicare Company	209.79
Medicare Employee	209.79
State Unemployment (TX)	15.34
Payroll Liabilities - Other	-172.99
<b>Total Payroll Liabilities</b>	3,675.05
<b>Security Deposits</b>	118,108.02
<b>Total Other Current Liabilities</b>	125,610.84
<b>Total Current Liabilities</b>	117,986.59
<b>Long Term Liabilities</b>	
<b>NP FNB Ballinger</b>	
Tract 4	2,000,135.00
Tract 5	1,004,531.00
<b>Total NP FNB Ballinger</b>	3,004,666.00
<b>Casey LOC Separate Prop</b>	325,000.00
<b>Total Long Term Liabilities</b>	3,329,666.00
<b>Total Liabilities</b>	3,447,652.59
<b>Equity</b>	
<b>Partner Three - C Advisory</b>	
Draws	-4,667.97
Partner Three - C Advisory - Other	13,894.53
<b>Total Partner Three - C Advisory</b>	9,226.56
<b>Partner One Equity</b>	
Partner One Draws	-1,025,318.46
Partner One Investments	768,429.12
Distributions for B4 Loan	-1,236,179.48
Partner One Equity - Other	2,181,891.12
<b>Total Partner One Equity</b>	688,822.30
<b>Partner Two Equity</b>	
754 Adjust	20,325.46
Partner Two Draws	-949,720.07
Partner Two Investments	738,429.12
Partner Two Equity - Other	-244.79
<b>Total Partner Two Equity</b>	-191,210.28
<b>Retained Earnings</b>	2,331,655.30
<b>Net Income</b>	-95,429.50
<b>Total Equity</b>	2,743,064.38

11:22 AM  
01/26/24  
Cash Basis

**Cotton Mill Partners Ltd.**  
**Balance Sheet**  
As of January 26, 2024

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	Jan 26, 24
TOTAL LIABILITIES & EQUITY	<u>6,190,716.97</u>

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
 January through December 2023

	Jan - Dec 23
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Credit Card Fee	102.75
Catering Fee	52,223.22
Refund	23,501.12
<b>Rental</b>	
<b>Event Hall</b>	
Credit Card Fee	4,016.24
Event Hall - Other	310,261.76
<b>Total Event Hall</b>	314,278.00
Lease Agmt	1,279,464.60
Photo Shoot	11,050.00
<b>Total Rental</b>	1,604,792.60
<b>Total Income</b>	1,680,619.69
<b>Cost of Goods Sold</b>	
Deposit Reimbursement	34,500.00
<b>Total COGS</b>	34,500.00
<b>Gross Profit</b>	1,646,119.69
<b>Expense</b>	
Cash Withdraw	3,250.00
Computer Software	2,399.51
Finance Charge	59.41
Late Fee	4.99
<b>Advertising</b>	
Wedding Wire	13,100.21
Google Ads	4,932.20
Chamber	1,662.50
Clothing	2,386.34
Signage	696.59
Website	112.50
Advertising - Other	11,040.58
<b>Total Advertising</b>	33,930.92
Automobile Expense	7,654.86
<b>Bank Service Charges</b>	
Account Analysis	305.79
Loan Modification	17,847.31
Wire Transfer Fee	55.46
Bank Service Charges - Other	3.00
<b>Total Bank Service Charges</b>	18,211.56
Charitable Donation	3,520.00
City Permit	5,732.32
<b>Credit Card</b>	
Credit Card Fee	1,207.90
<b>Total Credit Card</b>	1,207.90
Filing Fees	22.00
Food	8,039.21
<b>Furniture/Fixtures</b>	
Lighting	-13,881.98
<b>Total Furniture/Fixtures</b>	-13,881.98
<b>Insurance</b>	
Auto	9,941.96
Liability Insurance	82,397.14

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
January through December 2023

	Jan - Dec 23
Medical Insurance	8,645.52
Tractor	250.00
<b>Total Insurance</b>	<b>101,234.62</b>
Internet Service Provider	3,045.92
Janitorial Services	9,768.14
Loan	
Principal Payment	29,527.16
<b>Total Loan</b>	<b>29,527.16</b>
<b>Materials</b>	
Diesel	33.50
Paint Supplies	1,273.47
Materials - Other	309,826.05
<b>Total Materials</b>	<b>311,133.02</b>
Payroll Expenses	183,146.83
Postage and Delivery	50.40
Professional Fees	
Accounting	725.00
Legal Fees	6,341.90
<b>Total Professional Fees</b>	<b>7,066.90</b>
Reimbursement	2,681.42
Security Guards	3,755.94
Subcontractor	
Landscape	10,434.25
Security Guards	19,871.12
Subcontractor - Other	1,027,423.41
<b>Total Subcontractor</b>	<b>1,057,728.78</b>
Subscription	970.56
Supplies	
Janitorial	12,665.44
Home Depot Materials	39.01
Marketing	19.46
Office	3,301.64
Supplies - Other	156.41
<b>Total Supplies</b>	<b>16,181.96</b>
Taxes	
Property	-1,910.80
State	4,000.00
<b>Total Taxes</b>	<b>2,089.20</b>
Telephone	
Casey Cell	3,949.64
Cell	154.00
<b>Total Telephone</b>	<b>4,103.64</b>
Toll Booth	1,392.30
Travel & Ent	
Entertainment	153.00
<b>Total Travel &amp; Ent</b>	<b>153.00</b>
<b>Utilities</b>	
Gas and Electric	
1400 Fowler	10.51
Suite 530	1,107.50
Suite 1340	3,284.87
Suite 1400	1,266.27

**Cotton Mill Partners Ltd.**  
**Profit & Loss**  
 January through December 2023

	Jan - Dec 23
Suite 1450	13,246.70
Suite 1330	2,637.92
Suite 1300	1,845.99
Suite 300	5,900.24
Suite 1100	10,454.43
Suite 700	2,897.67
Suite 1001	12,514.78
705 Anderson (Barn)	105.70
707 Anderson	1,786.18
Suite 100	5,455.12
Suite 200 (Event Hall)	10,569.69
Suite 400	7,202.23
Suite 500	155.72
Suite 710	3,574.77
Suite 800	6,164.99
Suite 900	3,131.11
Suite 930	992.98
<b>Total Gas and Electric</b>	<b>94,305.37</b>
<b>Water</b>	
Fowler	30.00
610 Elm St.	23,277.30
721 Anderson	16,735.50
<b>Dumpsters</b>	
610 Elm	3,082.92
721 Anderson	8,809.93
<b>Total Dumpsters</b>	<b>11,892.85</b>
<b>Total Water</b>	<b>51,935.65</b>
<b>Total Utilities</b>	<b>146,241.02</b>
<b>Total Expense</b>	<b>1,950,421.51</b>
<b>Net Ordinary Income</b>	<b>-304,301.82</b>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Property Sale	6,264,900.00
Interest Income	0.62
Other Income	0.01
<b>Total Other Income</b>	<b>6,264,900.63</b>
<b>Other Expense</b>	
Closing Costs	218,406.00
<b>Interest Expense</b>	
Loan Interest	208,426.20
Interest Expense - Other	1,259.85
<b>Total Interest Expense</b>	<b>209,686.05</b>
<b>Total Other Expense</b>	<b>428,092.05</b>
<b>Net Other Income</b>	<b>5,836,808.58</b>
<b>Net Income</b>	<b>5,532,506.76</b>

**Cotton Mill Partners Ltd.**  
**Balance Sheet**  
As of December 31, 2023

	Dec 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Intrafy	1,249,423.99
Cash Adjustment	9,795.00
ERC Account	-0.04
First United Operating	286,435.15
First United Tax Reserve	15,579.20
<b>Total Checking/Savings</b>	<b>1,561,233.30</b>
<b>Total Current Assets</b>	<b>1,561,233.30</b>
<b>Fixed Assets</b>	
Land Purchase	294,897.39
Land - 754	3,048.82
Building - 754	17,276.64
<b>Bldg Improvements</b>	
Rail Cars	9,623.38
Parking Lot Expansion	385,099.94
480 Electric Service	93,362.42
Suite 910 Shell	78,692.22
Roof Replacement	388,768.39
Bldg Improvements - Other	764,248.51
<b>Total Bldg Improvements</b>	<b>1,719,794.86</b>
Building	719,826.00
Furniture & Fixtures	148,305.61
Land	1,829,067.00
Land - Amcott	238,335.94
<b>Landscaping Improvements</b>	
South Garden	12,874.37
Landscaping Improvements - Other	127,024.09
<b>Total Landscaping Improvements</b>	<b>139,898.46</b>
Machinery & Equipment	79,179.11
<b>Tenant Finishout</b>	
Suite 300	170,104.57
Dye Room	12,040.73
Suite 1000 Benson Cobb	28,539.33
Suite 400 - Imagine Xhibits	155,138.53
Suite 500 - EDC Temp	5,157.64
Suite 500 - Grand Hallway	299,964.83
Suite 710-Boss Fight	48,357.82
Tenant Finishout - Other	493,767.99
<b>Total Tenant Finishout</b>	<b>1,213,071.44</b>
zAccum Depreciation	-2,164,270.00
<b>Total Fixed Assets</b>	<b>4,238,431.27</b>
<b>Other Assets</b>	
Prepaid Commissions	4,800.00
CIP - Two Story	179,181.68
<b>Intangible Assets</b>	
Construction Management	28,557.22
Lease Commissions	203,646.16
Loan Costs	201,592.00
Organization Costs	2,500.00
zAccum Amortization	-116,038.00
<b>Total Intangible Assets</b>	<b>320,257.38</b>
<b>Total Other Assets</b>	<b>504,239.06</b>
<b>TOTAL ASSETS</b>	<b>6,303,903.63</b>

**Cotton Mill Partners Ltd.**  
**Balance Sheet**  
As of December 31, 2023

	Dec 31, 23
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
Capital One CC	2,665.01
<b>Total Credit Cards</b>	2,665.01
<b>Other Current Liabilities</b>	
Distr Pay Casey Adv	5,691.20
P/R Liab Adjust	-1,863.43
<b>Payroll Liabilities</b>	
Federal Withholding	3,519.00
FICA Company	1,723.72
FICA Employee	1,723.72
FUTA	140.00
Medicare Company	403.13
Medicare Employee	403.13
Payroll Liabilities - Other	-172.99
<b>Total Payroll Liabilities</b>	7,739.71
<b>Security Deposits</b>	118,108.02
<b>Total Other Current Liabilities</b>	129,675.50
<b>Total Current Liabilities</b>	132,340.51
<b>Long Term Liabilities</b>	
<b>NP FNB Ballinger</b>	
Tract 4	2,000,135.00
Tract 5	1,004,531.00
<b>Total NP FNB Ballinger</b>	3,004,666.00
<b>Casey LOC Separate Prop</b>	325,000.00
<b>Total Long Term Liabilities</b>	3,329,666.00
<b>Total Liabilities</b>	3,462,006.51
<b>Equity</b>	
<b>Partner Three - C Advisory</b>	
Draws	-4,667.97
Partner Three - C Advisory - Other	13,894.53
<b>Total Partner Three - C Advisory</b>	9,226.56
<b>Partner One Equity</b>	
Partner One Draws	-1,023,526.52
Partner One Investments	768,429.12
Distributions for B4 Loan	-1,236,179.48
Partner One Equity - Other	2,181,891.12
<b>Total Partner One Equity</b>	690,614.24
<b>Partner Two Equity</b>	
754 Adjust	20,325.46
Partner Two Draws	-948,108.77
Partner Two Investments	738,429.12
Partner Two Equity - Other	-244.79
<b>Total Partner Two Equity</b>	-189,598.98
<b>Retained Earnings</b>	-3,200,851.46
<b>Net Income</b>	5,532,506.76
<b>Total Equity</b>	2,841,897.12
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>6,303,903.63</b>



# CROSS ENGINEERING CONSULTANTS

I N C O R P O R A T E D

## Invoice

Bill To
The McKinney Cotton Mill 610 Elm St. McKinney, Texas 75069 McCall Casey chandler@mckinneycottonmill.com

<b>Date</b>	<b>Invoice #</b>
1/30/2025	14730

	Due Date	Project	
	3/1/2025	25007 - Cotton Mill Sidewalk Project	
DESCRIPTION OF SERVICE	HOURS	RATE	AMOUNT DUE
Hourly & Topo - January			
Professional Engineer - CM	3.00	190.00	570.00
CAD Technician - KJ	18.50	125.00	2,312.50
Topographic Survey		1,550.00	1,550.00
Sales Tax - State of Texas and McKinney		8.25%	0.00
		<b>Total</b>	\$4,432.50