

Financial Addendum

Silver Springs Vintage Warehouse CRA Application Packet

Applicant/Owner: Pamela Thompson | The Event Warehouse LLC d/b/a Silver Springs Vintage Warehouse

Purpose of Addendum

This financial addendum is submitted to supplement the financial packet included with the Silver Springs Vintage Warehouse CRA application. The attached bank and credit availability letters document available funds and credit resources; this addendum further clarifies that the applicant has additional financial strength, stable personal income, and continuing income streams that support both the proposed exterior remodel and the start-up of the new business.

Financial Capacity Beyond the Renovation Budget

- **Continued Employment Income:** Owner Pamela Thompson continues to maintain a full-time position with a six-figure annual salary. This ongoing employment income provides a stable source of personal financial support during the renovation, pre-opening period, and initial business ramp-up.
- **Additional Income Stream:** In addition to employment income, Ms. Thompson receives monthly payments from the sale of The Event Warehouse assets. This provides a separate recurring income stream that can support business start-up needs and help absorb timing gaps between project expenditures and CRA reimbursement.
- **Business and Personal Financial Resources:** The applicant has included third-party documentation from financial institutions showing available cash balances and credit capacity. These resources are intended to demonstrate the ability to move forward with approved improvements, maintain liquidity, and support operations during the early stages of the new business.

Financial Documentation Included in Packet

The following support letters are included as part of the financial packet and are referenced here to show available liquidity and credit resources:

Document	Financial Support Shown	Relevance to CRA Application
Florida Credit Union Letter	Access to a \$45k revolving line of credit, in addition to an average medium five-figure balance across accounts.	Shows available credit capacity and banking relationship in good standing.
Mainstreet Community Bank of Florida Verification Letter	Verification that The Event Warehouse LLC is in good standing with checking and savings accounts reflecting a total available balance of \$45k.	Shows available business funds for project and start-up needs.

Support for Remodel and New Business Start-Up

The purpose of the CRA request is not limited to completing a façade remodel. The improvements are part of the broader launch of Silver Springs Vintage Warehouse, a new retail destination business intended to reactivate and improve the existing commercial property. The applicant's financial position supports both components of the project:

- Remodel readiness: available funds and credit capacity provide the ability to pay approved contractors and vendors, manage deposits and material purchases, and bridge the timing between completion of eligible work and CRA reimbursement.
- Start-up readiness: ongoing salary income, monthly payments from the sale of prior business assets, and documented bank balances help support pre-opening costs, vendor recruitment, marketing, insurance, utilities, staffing preparation, and early operating expenses.
- Risk reduction: multiple sources of financial support reduce reliance on any single source of funding and demonstrate that the applicant has the capacity to continue the project through completion and business opening.

Summary Statement

In summary, the financial materials submitted with this CRA application demonstrate that Pamela Thompson and The Event Warehouse LLC have access to documented funds, available credit, ongoing employment income, and recurring payments from the sale of prior business assets. These combined resources strengthen the application by showing that the applicant is financially prepared not only to complete the proposed remodel, but also to support the successful opening and initial operations of Silver Springs Vintage Warehouse.

Note: This addendum is intended to supplement, not replace, the attached financial institution letters included in the CRA financial packet.