

Project Grant Application

Step 1

Important Information

- **Form Function Note:** In order to go back from a page in the form to a previous page, all required fields on the page must be populated.
- Please read the McKinney Community Development Corporation [Grant Guidelines](#) before completing this application.
- The Grant Guidelines are available on this website. They can also be obtained by calling 972-547-7653 or [emailing Cindy Schneible](#).
- **Please call to discuss your plans for submitting an application in advance of completing this form.**
- A completed application and all supporting documents are required to be submitted via email or on a thumb drive for consideration by the MCDC board. Please submit the application to:

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

- If you are interested in a preliminary Board of Directors review of your project proposal or idea, please complete and submit the [Letter of Inquiry](#) form which is available on this website, by calling 972-547-7653 or by [emailing Cindy Schneible](#).
- **Applications must be completed in full, using this form electronically (or physically with the requested thumb drive by mail), and received by MCDC by 5 p.m. on the application deadline indicated on the [Grants page](#) of this website.**

Eligible Projects

Project Grants support projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include the following:

- *Projects Related to the creation or retention of primary jobs.*
 - *Infrastructure improvement projects necessary to develop new or expanded business enterprises.*
 - *Public parks and open space improvements.*
 - *Projects related to recreational or community (city / public access) facilities.*
 - *Professional and amateur sports and athletic facilities, including children's sports.*
-

- *Entertainment, tourist and convention facilities*
- *Projects related to low income housing.*
- *Mass transit-related facilities.*
- *Airport facilities.*

Organization Information

Name Haddington Fund, LLC

Federal Tax ID Number 45-0917803

Incorporation Date 9/8/2022

Mailing Address 2805 Piersall Dr.

City McKinney

State TX

Zip Code 75072

Phone Number 9723696567

Fax Number 972-369-6567

Email Address james@jbresnahan.com

Website www.mckinneyflourmill.com

Organization Type For profit corporation

Professional Affiliations and Organizations to Which Your Organization Belongs *Field not completed.*

Representative & Contact Information

Representative Completing Application:

Name James Bresnahan

Title Manager

Mailing Address 2805 Piersall Dr.

City McKinney

State	TX
Zip Code	75072
Phone Number	9723696567
Fax Number	9723696567
Email Address	james@jbresnahan.com

(Section Break)

Contact for Communications Between MCDC and Organization:

Name	James Bresnahan
Title	Manager
Mailing Address	2805 Piersall Dr.
City	McKinney
State	TX
Zip Code	75072
Phone Number	19723696567
Fax Number	9723696567
Email Address	james@jbresnahan.com

Project Information

Funding - Total Amount Requested	\$77370
Are matching funds available?	No
Will funding be requested from any other City of McKinney entity (e.g. McKinney Convention and Visitors Bureau, Arts Commission, City of	No

McKinney Community
Support Grant)?

Project Start and
Completion Dates 3/15/2023 - 5/15/2023

Board of Directors NA

Leadership Staff NA

Board of Directors
Attachment *Field not completed.*

Leadership Staff
Attachment *Field not completed.*

Narrative

Using the outline below, provide a written narrative no longer than seven pages in length:

1: Applying Organization

- *Describe the mission, strategic goals and objectives, scope of services, day-to-day operations and number of paid staff and volunteers.*
- *Disclose and summarize any significant, planned organizational changes and describe their potential impact on the Project for which funds are requested.*

2: Project

- *Outline details of the Project for which funds are requested. Include information regarding scope, goals, objectives and target audience.*
- *Describe how the proposed Project fulfills strategic goals and objectives for your organization and benefits the McKinney community.*
- *Please also include planned support activities, time frame / schedule and estimated use and admission fees if applicable.*
- *Include the location for the proposed Project.*
- *Provide a timeline for the Project - from design to completion.*
- *Will the Project be competitively bid?*
- *Are there plans for growth / expansion in future years?*

What kind of project is
proposed? New project

Has a feasibility study or
market analysis been No

completed for this proposed project?

Goal Alignment

Provide specific information to illustrate how this Project aligns with one or more of the goals and strategies adopted by McKinney City Council and McKinney Community Development.

- *Eligible for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (refer to MCDC Grant Guidelines and/or page 1 of this application).*
- *Support cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and growth of McKinney sales tax revenue.*
- *Highlight and promote McKinney as a unique destination for residents and visitors alike.*
- *Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney.*
- *Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested.*

Which goal(s) listed above will be supported by the Project?

Highlight and promote McKinney as a unique destination for residents and visitors alike as well as meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the city of McKinney.

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

No

3: Financial

- *Provide an overview of the organization's financial status including the impact of this grant request on organization mission, goals and business model.*
- *Please attach your organization's budget for the current year and audited financial statements for the preceding two years. If audited financials are not available, please indicate why.*

Budget

Field not completed.

Financial Statements *Field not completed.*

If audited financials are not available, please indicate why. *Field not completed.*

Overview of Project Financial Goal

What is the total cost for this Project? 77370

Budget *Field not completed.*

What percentage of Project funding will be provided by the applicant? 0

Are matching funds available? No

Other Funding Sources *Field not completed.*

4: Marketing and Outreach

- *Describe marketing plans and outreach strategies for your organization and for the Project for which you are requesting funding - and how they are designed to help you achieve current and future goals.*

5: Metrics to Evaluate Success

- *Outline the metrics that will be used to evaluate success of the Project. If funding is awarded, a final report will be required summarizing success in achieving objectives outlined for the event.*

Attach Narrative *Field not completed.*

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 project will be located. 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 that the property owner is aware of the proposed use of the property or facility, and that the property owner has reviewed the project plan and application, approves and supports the efforts of the applicant.*
- *MCDC will be recognized in all marketing, advertising, outreach and public relations as a funder of the Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.*
- *The organization's officials who have signed the application are authorized by the organization to submit the application.*
- *Applicant will comply with the MCDC Grant Guidelines in executing the Project for which funds were awarded.*
- *A final report detailing the success of the Project, as measured against identified metrics, will be provided to MCDC no later than 30 days following the 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 awarded may be withheld **until the final report on completion of the Project is provided to MCDC.***

(Section Break)

Applicant Electronic Signature	Selecting this option indicates your agreement with the above statement.
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Chief Executive Officer	James Bresnahan
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Date	12/8/2022
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Representative Completing Application	James Bresnahan
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Date	12/8/2022
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Notes

- *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.*
-

1: Applying Organization

The mission of the 150 year old McKinney Flour Mill is to be a public space that is enjoyed by all in the community. The goals and objectives are to accentuate the historical aspects of this unique property and to preserve it for the enjoyment of generations to come. The scope of services to be offered are tenant retail spaces for rent, a boutique hotel, indoor and outdoor special event spaces and restaurants.

The current day-to-day operations are the landlord duties of the upkeep of the property and tenant services. We currently have 9 tenants on the property which consist of the following:

Sweet Art Bakery (custom order cake bakery)

MoonDoll Crystal Co (boutique retailer of fine soaps, lotions, candles, jewelry, crystals, purses and accessories)

TexaKona Coffee Co (coffee shop)

Aven Willow Photography (high end portraits)

Events at East McKinney (special events indoor/outdoor venue)

Kid Connection (tutoring)

Sanctuary Wellness (spa)

New Life McKinney (church)

Five Star Catering (catering kitchen)

Only paid staff for the owner of the property is James Bresnahan - property manager.

The significant planned changes for the property are to convert the 4 story portion of the property and the second floor of the 2 story portion into a boutique hotel.

The proposed hotel will have 28 rooms, a spacious hotel lobby on the first floor and a high end restaurant and bar on the top floor of the 4 story building.

A walkout roof top outdoor venue is also proposed for the 2 story portion of the main building which faces west towards the downtown square.

On the first floor of the 2 story main entrance to the property will be designated retail shops for the enjoyment of the general public as well as hotel and special events guests.

The event space that now occupies the first floor of the 4 story building and proposed future hotel lobby will be consolidated into a single event space next door in Diamond Hall.

Other planned significant projects will be the addition of restaurant spaces. One or two is planned for the walkout basement of the Diamond Hall building. There is a Tex-Mex and possible speak-easy restaurant concepts that could go in that unfinished space of 8,400 square feet.

An outdoor American food family restaurant concept is planned for the small building on the far east end of the property. This building has a commercial kitchen and an approximate 3,000 sqft outdoor space in front of it facing south to the soon to be completed East Louisiana Street. It is adjacent to the outdoor event space that was partially funded by \$25,000 MCDC matching grant in 2021.

2: Project

The funds that are being requested are for three signs to be placed on the two most prominent and visible buildings of the property.

The largest, most visible and impactful sign will go on the roof of the 4 story building. This sign will read “Flour Mill” in 8’ high letters and be lit up at night by light bulbs inside the letters themselves. This sign will face west towards downtown. Sign will be visible by pedestrians and drivers in downtown as well because of the height of the 4 story building and the recent improvements to the Louisiana Street from downtown towards McDonald St.

This “Flour Mill” sign will be the game changer for the east side of McKinney directly east of downtown as far as a visibility standpoint. It will let visitors know that The Flour Mill is open for business and that we want people to come investigate what the 150 year old renovated Flour Mill building is all about. Along with the additions of TUPPS, City Hall, and Phase II of the apartments under development now, this sign will help bring people to the east side.

The other two signs will read “Diamond Hall” and be placed on the actual side of the Diamond Hall building. One sign will be placed on the side of the building facing north towards East Virginia St. and the other will be placed on the side of the building facing south towards East Louisiana St.

These two signs are much needed currently on the property to let visitors know they have arrived at their destination, especially at night. It has been difficult for visitors who have never been to our property to know that there is another building behind the main building. Also visitors don’t know that this is our main event hall that we call Diamond Hall for wedding receptions, business meetings, parties and the like.

The timeline for the signs to be installed is 8 weeks from approval of the grant. The signs have already been designed and permitted.

We are using the same sign company that the city used and that did the signs for downtown parking lot – Mello Signs.

3. Financial

The owner of the McKinney Flour Mill is Haddington Fund, LLC. The manager of the fund is James Bresnahan. The financial status of the property is that it is losing money under its current operating model. The reason is that the current occupiable and rentable space is not enough to provide the necessary cash flow to break even for the operation of the property.

Commercial loans with personal guarantees and additional financial contributions as needed by the fund manager have kept this historical property solvent. The fund manager is able to continue this process while the property is being further renovated. When fully renovated the property will be able to have positive cash flow and be self sustaining.

The grant for signage will make a significant contribution in this endeavor of the property being able to attract more business by being more visible in the community. There are people working in downtown McKinney that don't know where the Flour Mill is. Much less people that visit downtown McKinney, either out of towners or residents, and never venture east of McDonald street because they think there's nothing over there to see.

For the visitors that do come to the property, having the signage on the Diamond Hall building will be a huge help in them find the right building for the event that they are trying to get to.

4. Marketing and Outreach

The property allows each individual tenant to do their own marketing and outreach for their own businesses or organization.

McKinney Flour Mill has a website at www.mckinneyflourmill.com that promotes the special events venue on the property and gives people a way to find us and contact us.

5. Metrics to Evaluate Success

We will have each tenant keep track of general increases in foot traffic to their individual business as a result of the signage as well as any indication of an increase in sales/business.

Method #1: We will ask each tenant to log how many visitors they have to their place of business now monthly in general (prior to the signage). Then, after the signage is installed, we will ask each tenant to keep track, monthly, for 6 consecutive months, to log how many visitors to their business.

Method #2: We will also ask for an indication of an increase in sales/business during this first 6 months from our tenants however they want to provide that information.

FLOUR MILL

DIAMOND HALL

McKINNEY, TX



UL E478782 TDLR 18785

990 HALTOM RD. FORT WORTH, TX 76117
682-312-5338 — www.mello-signs.com

FINAL APPROVAL

CLIENT SIGNATURE _____

PRINTED NAME _____

DATE: _____ SALESMAN: _____ JOB #: 1651

- FINAL CLIENT APPROVAL
- FINAL SALESMAN REVIEW
- PERMIT (IF APPLICABLE)
- ENGINEERING (IF APPLICABLE)
- PRODUCTION READY



TOTAL SQ FT: 43.0 SQ FT

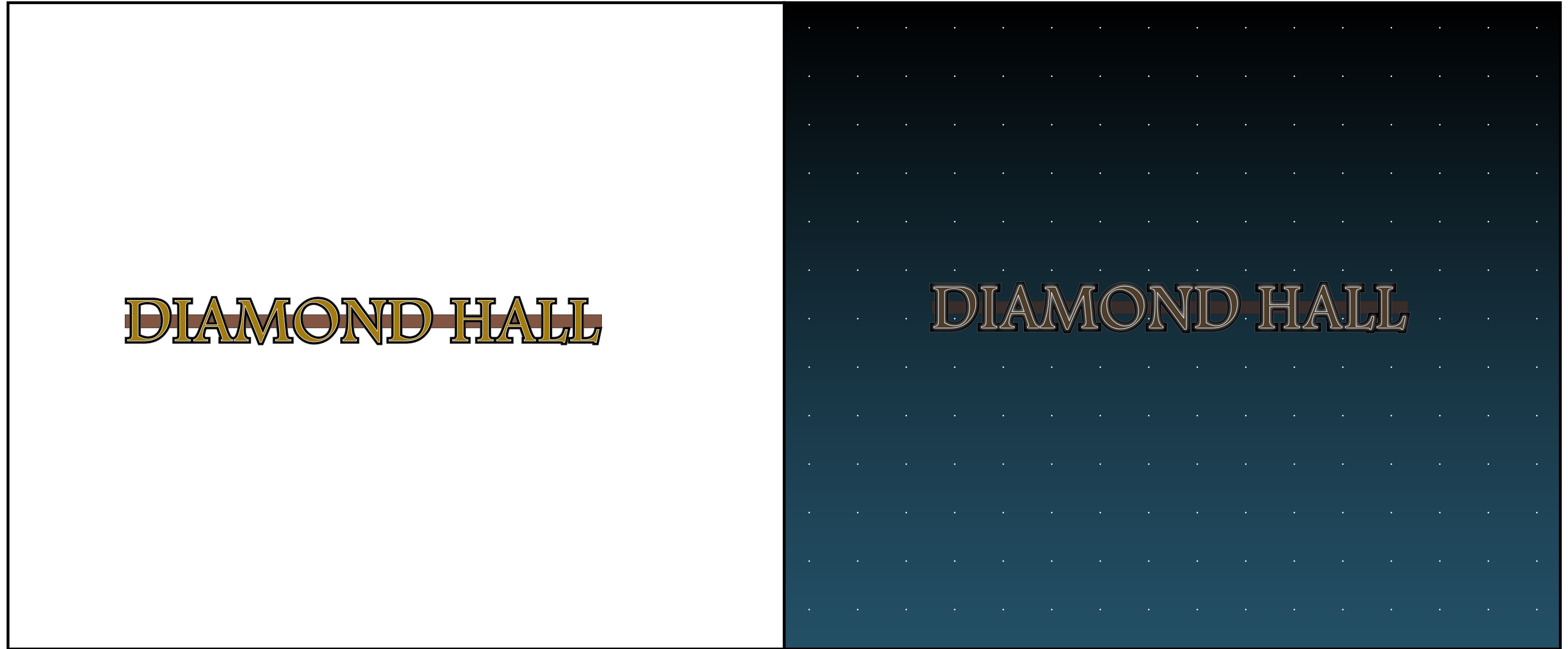


LOCATION - NORTH ELEVATION

SCALE: 1/8"=1'-0"



DETAILED SITE SURVEY REQUIRED

 990 HALTOM RD. FORT WORTH, TX 76117 682-312-5338 — www.mello-signs.com	 E478782 TDLR 18785	<p>GENERAL DISCLAIMERS: All signs to be manufactured and installed in accordance with local and state regulations. This drawing is the property of MELLO SIGNS. It shall not be produced, copied or distributed without authorization of MELLO SIGNS.</p> <p>RENDERING APPROVAL: Please carefully review all drawings and material specifications. Color samples can be provided upon request. All PDF files are approximate representations.</p> <p>PLEASE READ CAREFULLY BEFORE FINAL APPROVAL: Review all files and check for all errors. Please review all spelling, material and color specifications, and installation notes. Changes after approval and the start of manufacturing may incur additional charges. By signing this proof you are acknowledging that you have read and fully reviewed all drawings, proposals, and Mello Signs Terms and Conditions.</p>	CLIENT NAME THE FLOUR MILL ASHLEE & DIAMOND	DATE 07-29-22	BY NC	REV # R3
	CLIENT SIGNATURE _____ PRINTED NAME _____ DATE: _____ SALESMAN INITIALS: _____		ST. ADDRESS 407 E. LOUISIANA ST CITY/STATE MCKINNEY, TX PHONE _____ EMAIL _____ SALESMAN TIM DESIGNER NHIEM FILE NAME THE FLOUR MILL ASHLEE & DIAMOND R2			

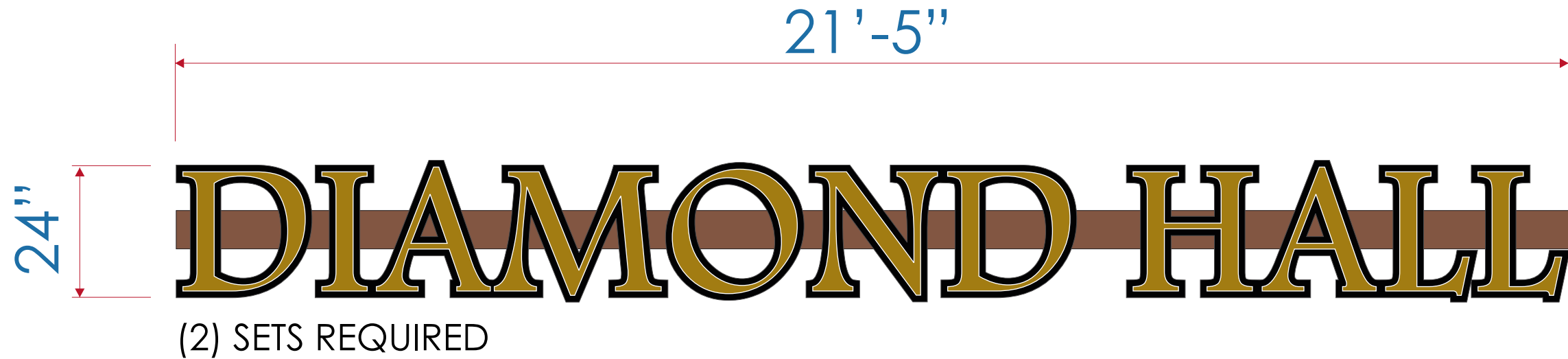


DAY VIEW

NIGHT VIEW

 <p>MELLO SIGNS</p> <p>990 HALTOM RD. FORT WORTH, TX 76117 682-312-5338 — www.mello-signs.com</p>	 E478782 TDLR 18785	<p>GENERAL DISCLAIMERS: All signs to be manufactured and installed in accordance with local and state regulations. This drawing is the property of MELLO SIGNS. It shall not be produced, copied or distributed without authorization of MELLO SIGNS. RENDERING APPROVAL: Please carefully review all drawings and material specifications. Color samples can be provided upon request. All PDF files are approximate representations. PLEASE READ CAREFULLY BEFORE FINAL APPROVAL: Review all files and check for all errors. Please review all spelling, material and color specifications, and installation notes. Changes after approval and the start of manufacturing may incur additional charges. By signing this proof you are acknowledging that you have read and fully reviewed all drawings, proposals, and Mello Signs Terms and Conditions.</p>	<table border="1"> <tr> <td>CLIENT NAME</td> <td>THE FLOUR MILL ASHLEE & DIAMOND</td> <td>DATE</td> <td>07-29-22</td> <td>BY</td> <td>NC</td> <td>REV #</td> <td>R3</td> </tr> <tr> <td>ST. ADDRESS</td> <td>407 E. LOUISIANA ST</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CITY/STATE</td> <td>McKINNEY, TX</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHONE</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EMAIL</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SALESMAN</td> <td>TIM</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DESIGNER</td> <td>NHIEM</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FILE NAME</td> <td>THE FLOUR MILL ASHLEE & DIAMOND R2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	CLIENT NAME	THE FLOUR MILL ASHLEE & DIAMOND	DATE	07-29-22	BY	NC	REV #	R3	ST. ADDRESS	407 E. LOUISIANA ST							CITY/STATE	McKINNEY, TX							PHONE								EMAIL								SALESMAN	TIM							DESIGNER	NHIEM							FILE NAME	THE FLOUR MILL ASHLEE & DIAMOND R2						
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CLIENT SIGNATURE _____ PRINTED NAME _____ DATE: _____ SALESMAN INITIALS: _____																																																																			

TOTAL SQ FT: 29.5 SQ FT



1- SIGN TYPE: CHANNEL LETTERS

SCALE: 1"=1'-0"



QUANTITY: (2) REQUIRED

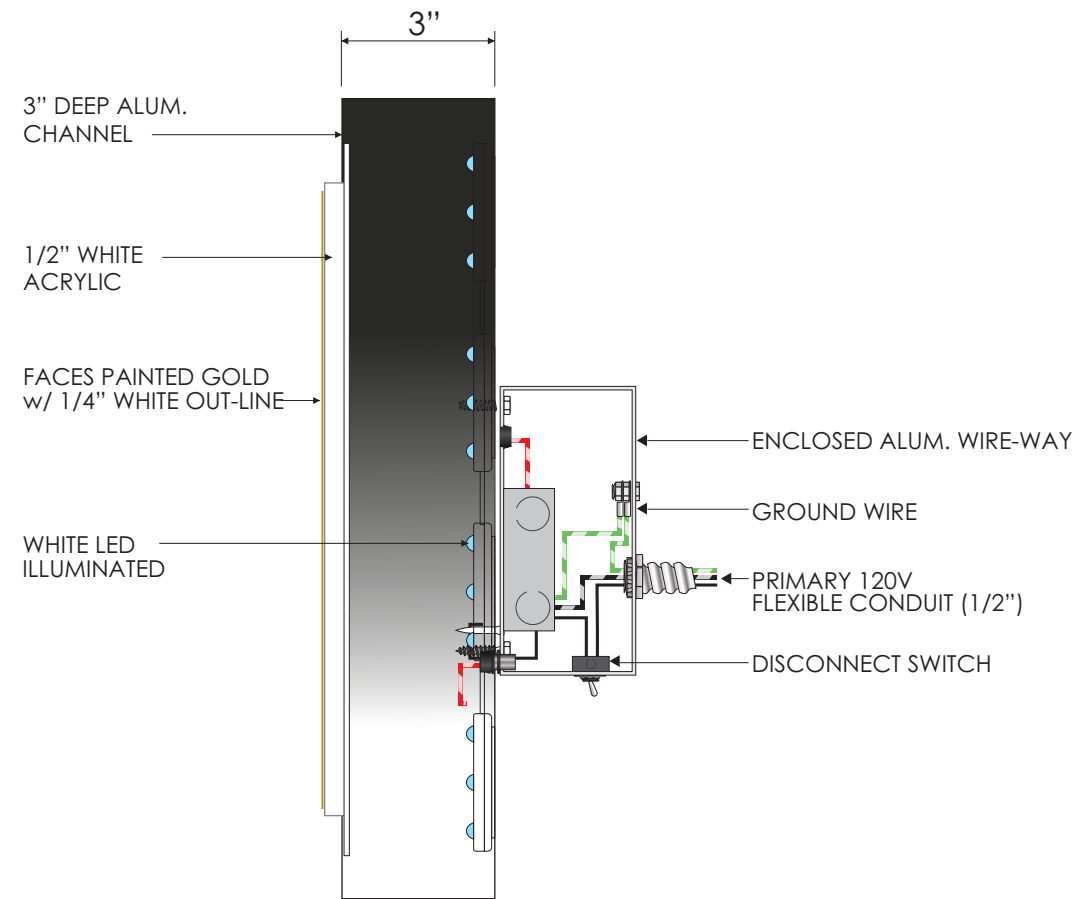
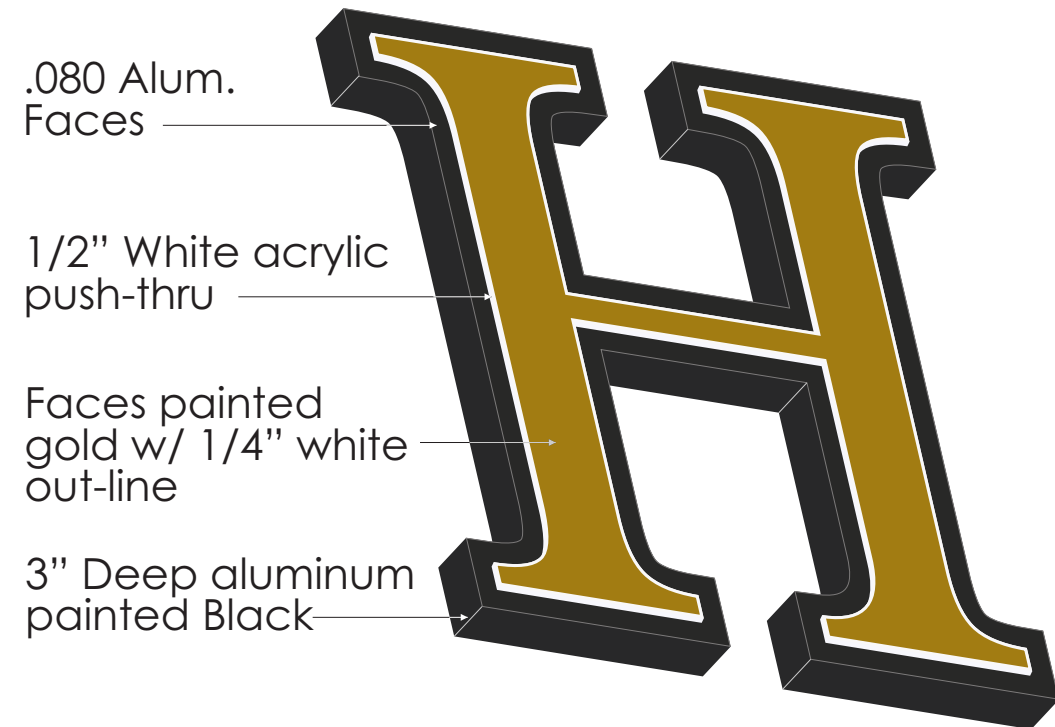
DESCRIPTION OF WORK:



MANUFACTURE & INSTALL CHANNEL LETTERS ON WIREWAY.

LETTERS:

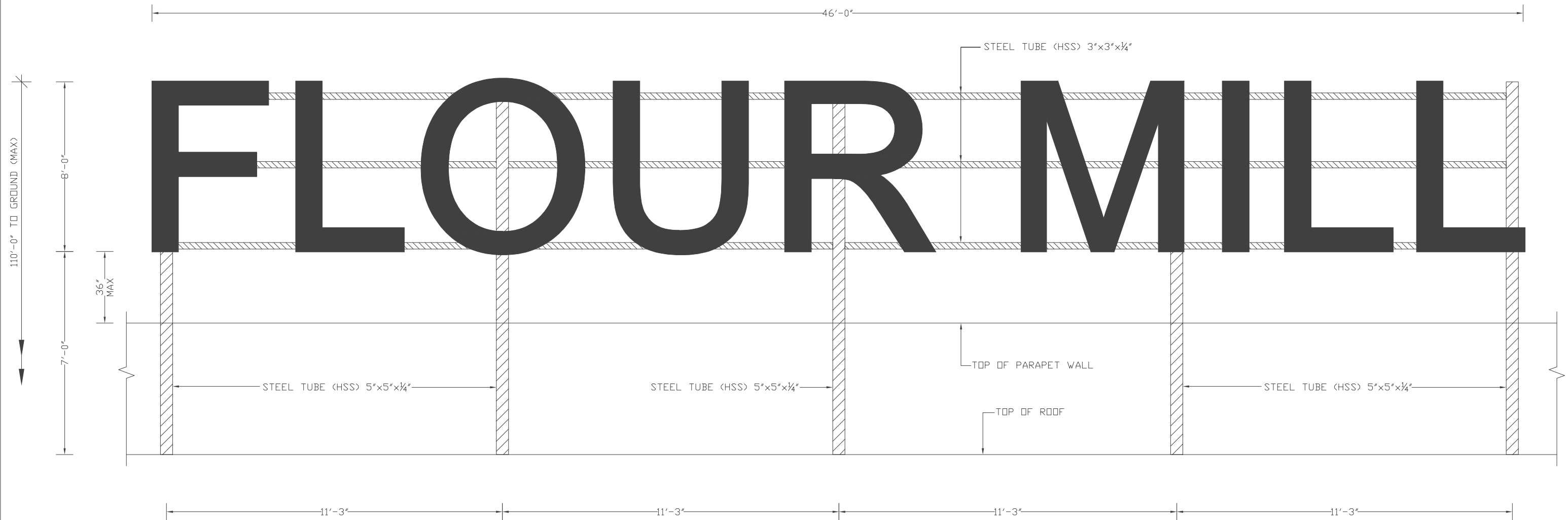
- 3" 0.0 63 ALUM. RETURNS & .063 ALUM. FACES
ALUM. FACES ROUTED-OUT WITH 1/2" #2247 WHITE ACRYLIC PUSH-THRU
FACES PAINTED GOLD W/ 1/4" WHITE OUT-LINE LETTERS
- 3 mm WHITE ACM LETTER BACKS
- 6500K WHITE LED ILLUMINATION WITH 12V POWER SUPPLIES AS REQUIRED
- 3"x12" ALUM. WIRE WAY PAINTED TO MATCH EXISTING BRICK
- NON-CORROSIVE FASTENERS AS REQUIRED
- SEALED WITH EXTERIOR GRADE SILICONE

 990 HALTOM RD. FORT WORTH, TX 76117 682-312-5338 — www.mello-signs.com	 E478782 TDLR 18785	<p>GENERAL DISCLAIMERS: All signs to be manufactured and installed in accordance with local and state regulations. This drawing is the property of MELLO SIGNS. It shall not be produced, copied or distributed without authorization of MELLO SIGNS.</p> <p>RENDERING APPROVAL: Please carefully review all drawings and material specifications. Color samples can be provided upon request. All PDF files are approximate representations.</p> <p>PLEASE READ CAREFULLY BEFORE FINAL APPROVAL: Review all files and check for all errors. Please review all spelling, material and color specifications, and installation notes. Changes after approval and the start of manufacturing may incur additional charges. By signing this proof you are acknowledging that you have read and fully reviewed all drawings, proposals, and Mello Signs Terms and Conditions.</p>	CLIENT NAME	THE FLOUR MILL ASHLEE & DIAMOND	DATE	BY	REV #
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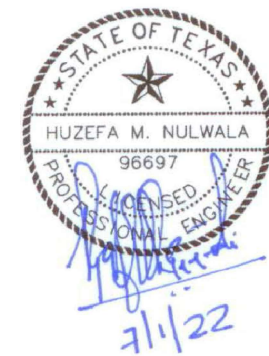
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ELEVATION



NOTES:

1. DESIGN IS BASED ON 2018 IBC - WIND SPEED OF 115 MPH (3-SEC GUST), EXPOSURE C.
2. THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED AT ANY OTHER LOCATIONS UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
3. ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN FRAME STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
4. ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS $F_y=46$ KSI.
5. ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS $F_y=36$ KSI.
6. ALL ALUMINUM USED SHALL BE GRADE 6053 OR 6061 OR EQUIVALENT WITH MINIMUM YIELD STRESS $F_y=20$ KSI.
7. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
8. ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
9. ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE AWS STANDARDS.
10. SIZE, LENGTH & NUMBER OF BOLTS ARE MINIMUM RECOMMENDED AND SHALL BE INCREASED DEPENDING ON FIELD CONDITIONS TO SECURE SIGN FIRMLY ONTO EXISTING BUILDING STRUCTURE.
11. BOLTS SHALL BE CONNECTED TO EXISTING BUILDING STRUCTURE (FRAME) AT ALL LOCATIONS.
12. EXISTING BUILDING STRUCTURE INFORMATION NOT PROVIDED BY SIGN CONTRACTOR.
13. ANALYSIS OF EXISTING BUILDING STRUCTURE TO SUPPORT PROPOSED LOADS NOT IN SCOPE OF SMB ENGINEERING, LLC AND DESIGN ENGINEER AND HENCE NOT PERFORMED AND PROVIDED.
14. SMB ENGINEERING, LLC AND DESIGN ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED TO EXISTING BUILDING DUE TO ADDITION OF PROPOSED LOADS.



SMB
ENGINEERING, LLC
 WWW.SMB-ENGINEERING.COM
 TEL: 832-443-7328

TEXAS REGISTRATION NUMBER : F-10116

MELLO SIGNS
 990 HALTOM ROAD,
 FORTH WORTH, TX

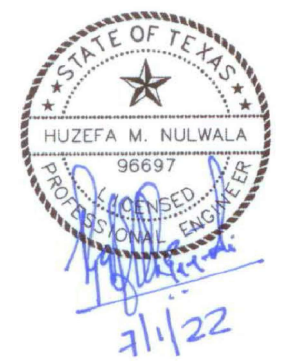
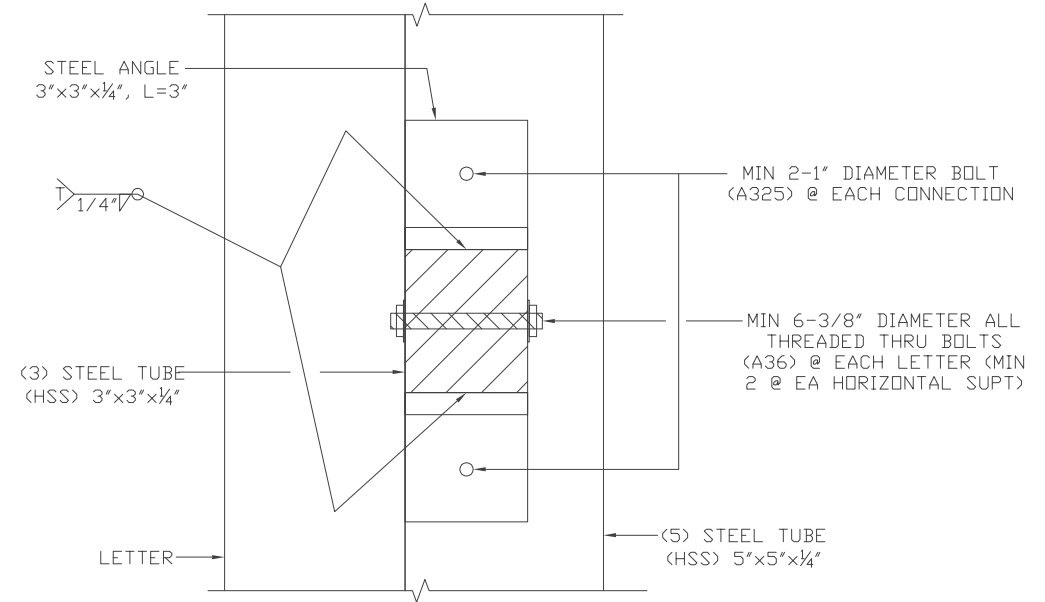
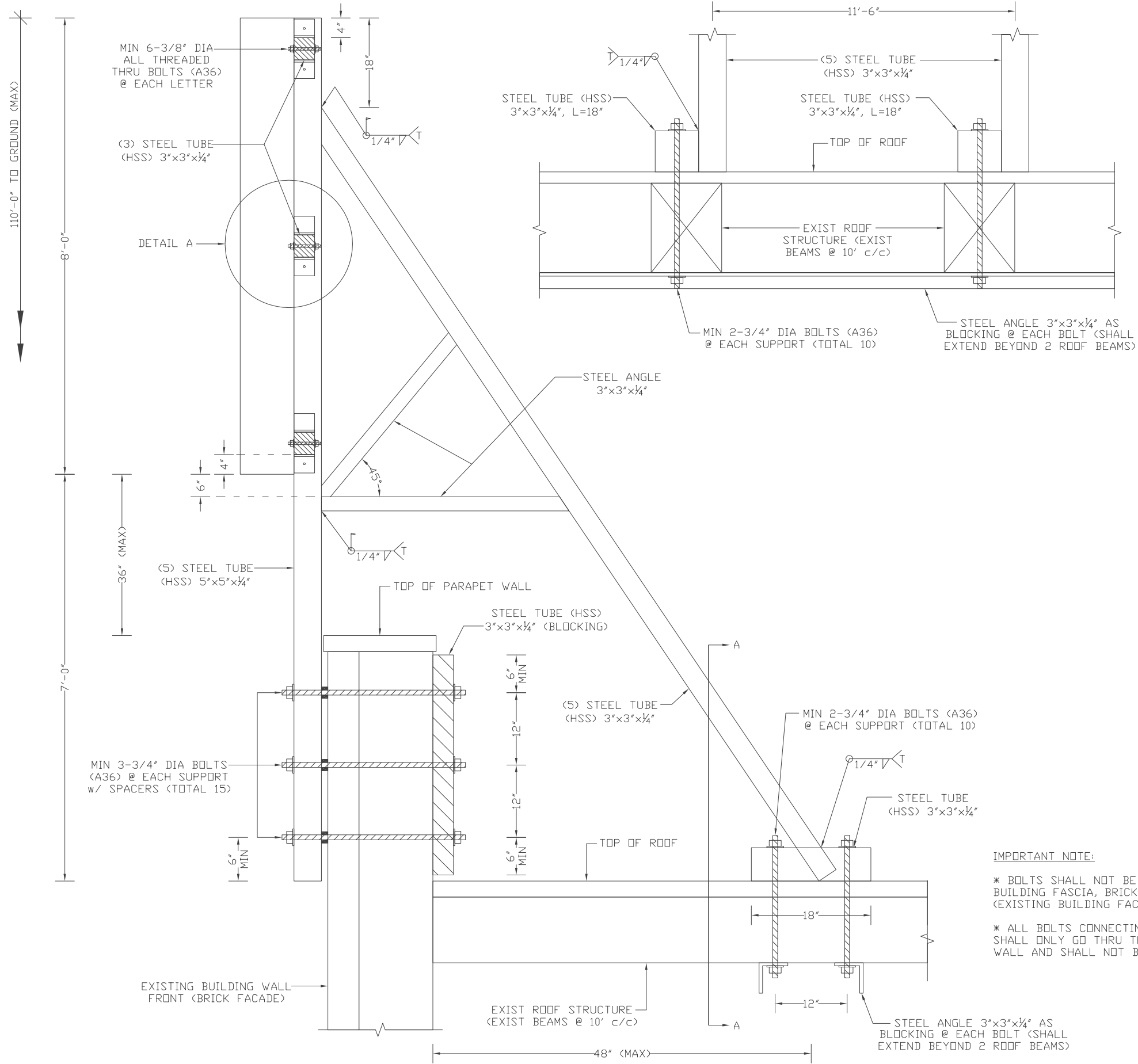
FLOUR MILL
 407 E LOUISIANA STREET,
 MCKINNEY, TX

PRJ # : 22-F009	DWG BY : HMN	SCALE : NTS
DATE : JULY 2022	REV : 2	PAGE : 1 OF 2

SIDE VIEW

SECTION A-A

DETAIL A



IMPORTANT NOTE:

- * BOLTS SHALL NOT BE CONNECTED TO EXISTING BUILDING FASCIA, BRICK OR STONE VENEER (EXISTING BUILDING FACADE) AT ANY LOCATION.
- * ALL BOLTS CONNECTING TO PARAPET WALL SHALL ONLY GO THRU THE MORTAR PART OF THE WALL AND SHALL NOT BE PASSED THRU THE BRICK.

SMB
ENGINEERING, LLC
 WWW.SMB-ENGINEERING.COM
 TEL: 832-443-7328
 TEXAS REGISTRATION NUMBER : F-10116

MELLO SIGNS
 990 HALTOM ROAD,
 FORTH WORTH, TX

FLOUR MILL
 407 E LOUISIANA STREET,
 MCKINNEY, TX

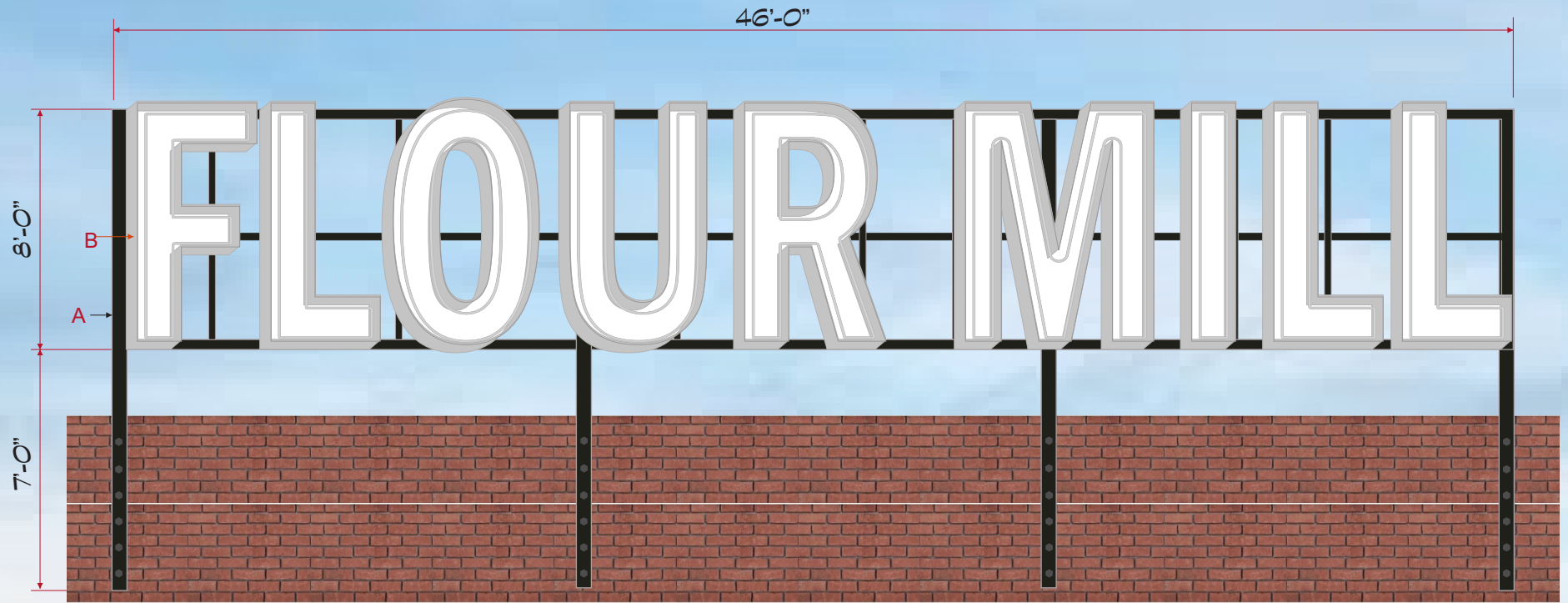
PRJ # : 22-F009	DWG BY : HMN	SCALE : NTS
DATE : JULY 2022	REV : 2	PAGE : 2 OF 2



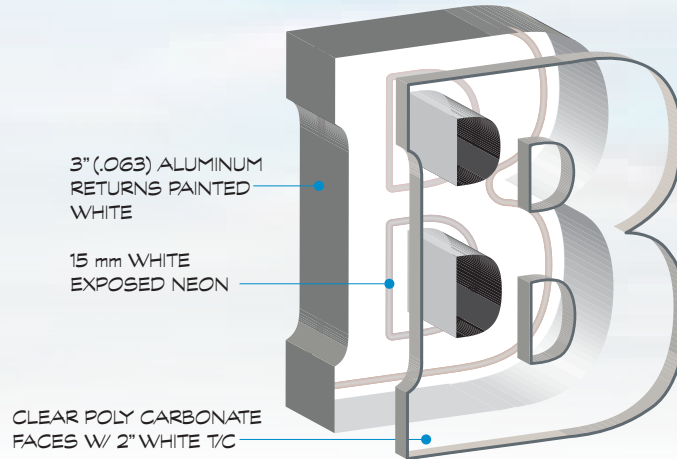
MELLO
S I G N S

990 Haltom Rd Suite 110 Fort Worth, TX 76117
P: 682-312-5338 C: 209-988-4036 F: 682-312-8495

FLOUR MILL



- A- (6") STEEL FRAME PAINTED BLACK / SILVER BOLTS
- B- THE FLOUR MILL: OPEN CHANNEL LETTERS PAINTED WHITE EXTERIOR AND INTERIOR WITH DOUBLE ROWS WHITE NEON AND CLEAR POLY CARBONATE FACES WITH 2" WHITE TRIM CAP



LETTER DETAIL TYP.





990 Haltom Rd Suite 110 Fort Worth, TX 76117
P: 682-312-5338 C: 209-988-4036 F: 682-312-8495

THE FLOUR MILL

DATE:
08-10-21

SALESMAN:
TH

DRAWING NUMBER:
221740-R4

REVISED:
12-30-21

APPROVED BY:



990 Haltom Rd Suite 110 Fort Worth, TX 76117
P: 682-312-5338 C: 209-988-4036 F: 682-312-8495

THE FLOUR MILL

DATE:
08-10-21

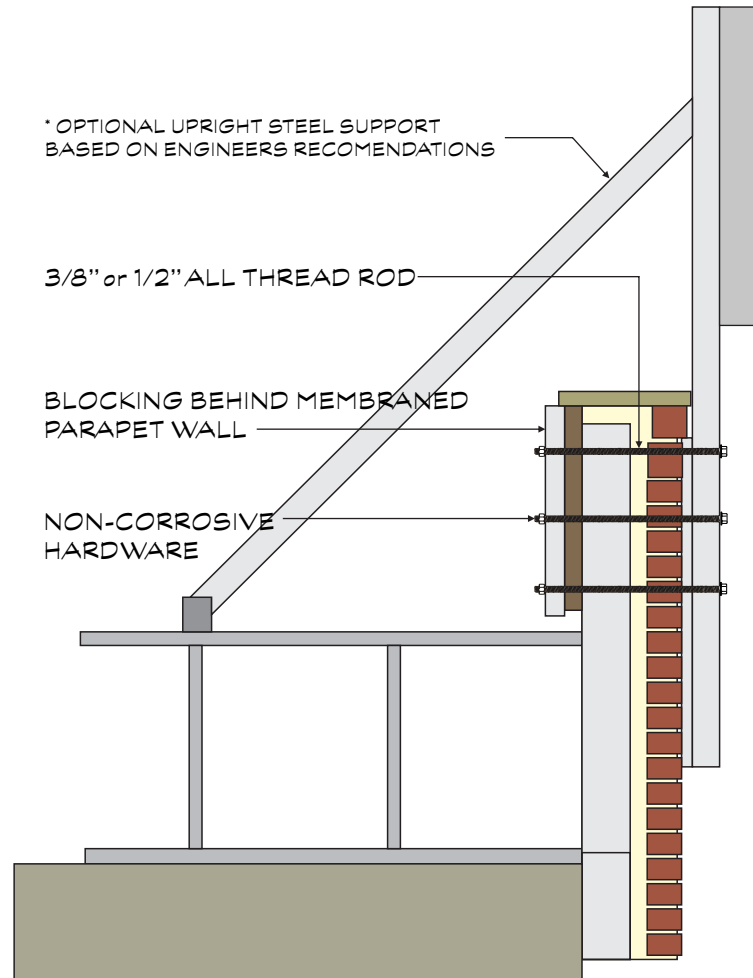
SALESMAN:
TH

DRAWING NUMBER:
221740-R4

REVISED:
12-30-21

APPROVED BY:





* QUANTITY & GRADE BASED ON ENGINEERS SPECS

THE SCAUZILLO FIRM, PLLC
P. O. BOX 2018
WYLIE, TX 75098-2018
972-562-2222

April 23, 2022

Haddington Fund, LP
2805 Piersall Dr.
McKinney, TX 75072-3408

Dear Sirs:

Your 2021 Federal Partnership Income Tax return will be electronically filed with the Internal Revenue Service upon receipt of a signed Form 8879PE - IRS e-file Signature Authorization. No tax is payable with the filing of this return.

Your 2022 Texas Franchise Tax Return will be electronically filed with the State of Texas. No tax is payable with the filing of this return.

You must distribute a copy of the 2021 Schedule K-1 to each partner, if applicable. Be sure to give each partner a copy of the Partner's Instructions for Schedule K-1.

Please call if you have any questions.

Sincerely,

Frank R Jr Scauzillo

DO NOT FILE

HADDINGTON FUND, LP

45-0917803

	2021	2020	DIFF
TRADE OR BUSINESS INCOME			
ORDINARY INC. (LOSS) FROM OTHER K-1'S.....	131,939	99,144	32,795
TOTAL INCOME (LOSS).....	131,939	99,144	32,795
TRADE OR BUSINESS DEDUCTIONS			
OTHER DEDUCTIONS.....	16,155	16,157	-2
TOTAL DEDUCTIONS.....	16,155	16,157	-2
SCHEDULE K - INCOME			
ORDINARY BUSINESS INCOME (LOSS).....	115,784	82,987	32,797
NET RENTAL REAL ESTATE INCOME (LOSS).....	-741,962	20,772	-762,734
INTEREST INCOME.....	0	141	-141
SCHEDULE K - OTHER			
DISTRIBUTIONS OF CASH & MARKETABLE SEC...	13,174	81,500	-68,326
INVESTMENT INCOME.....	0	141	-141
SCHEDULE L - BALANCE SHEET			
BEGINNING ASSETS.....	3,893,184	3,587,920	305,264
BEGINNING LIABILITIES AND CAPITAL.....	3,893,184	3,587,920	305,264
ENDING ASSETS.....	4,839,933	3,893,184	946,749
ENDING LIABILITIES AND CAPITAL.....	4,839,933	3,893,184	946,749

DO NOT FILE

HADDINGTON FUND, LP

45-0917803

ENDING ASSETS

CASH		129,962
ACCOUNTS RECEIVABLE	-10	
LESS ALLOWANCE FOR BAD DEBTS	(0)	-10
OTHER CURRENT ASSETS		1,291,655
OTHER INVESTMENTS		545,340
BUILDINGS AND OTHER ASSETS	2,505,928	
LESS ACCUMULATED DEPRECIATION	(174,965)	2,330,963
LAND		492,263
INTANGIBLE ASSETS	84,103	
LESS ACCUMULATED AMORTIZATION	(35,043)	49,060
OTHER ASSETS		700
TOTAL ASSETS		4,839,933

ENDING LIABILITIES & CAPITAL

LOANS FROM PARTNERS		703,712
LONG TERM NOTES PAYABLE		1,750,000
OTHER LIABILITIES		2
PARTNERS' CAPITAL ACCOUNTS		2,386,219
TOTAL LIABILITIES AND CAPITAL		4,839,933

DO NOT FILE

2021

TEXAS INCOME TAX SUMMARY

PAGE 1

HADDINGTON FUND, LP

45-0917803

REVENUE	2021	2020	DIFF
TOTAL REVENUE.....	438,757	318,820	119,937

DO NOT FILE

2021

GENERAL INFORMATION

PAGE 1

HADDINGTON FUND, LP

45-0917803

FORMS NEEDED FOR THIS RETURN

FEDERAL: 1065, SCH K-1, 4562, 8825, 8879-PE, ELECTIONS
TEXAS: 05-163, 05-102

CARRYOVERS TO 2022

NONE

DO NOT FILE

**COMPUTATION OF ENDING ACCUMULATED AMORTIZATION
FORM 1065, SCHEDULE L, LINE 12B**

BEGINNING ACCUMULATED AMORTIZATION	\$	0.
CURRENT YEAR BOOK AMORTIZATION		35,043.
ACCUMULATED AMORTIZATION ON ASSETS SOLD THIS YEAR		<u>0.</u>
ENDING ACCUMULATED AMORTIZATION	\$	<u>35,043.</u>

DO NOT FILE

HADDINGTON FUND, LP

45-0917803

SECTION 199A ORDINARY INCOME FROM MAIN TRADE OR BUSINESS

ORDINARY INCOME (LOSS) (SCHEDULE K, LINE 1)	\$ 115,784.
ORDINARY GAIN (LOSS) ON SALE OF SEC. 179 ASSETS (EXCLUDES SEC. 1231)	0.
LESS: ORDINARY INCOME FROM PASSTHROUGH K-1S	-131,939.
TOTAL	\$ -16,155.

UNADJUSTED BASIS IMMEDIATELY AFTER ACQUISITION

NO.	DESCRIPTION	UBIA DATE ACQUIRED	UBIA
1	BUILDING	1/01/19	\$ 2,277,927.
3	FURNITURE & EQUIP	1/01/19	120.
4	HVAC	1/15/20	5,521.
5	HVAC, 10T UNIT	8/19/20	11,258.
7	OUTDOOR VENUE	10/01/21	119,719.
8	HVAC (601)	7/11/21	8,985.
9	ELECTRICAL UPGRADE (202)	8/18/21	2,938.
10	HVAC (202)	8/19/21	12,676.
11	HVAC (100)	9/23/21	7,878.
12	HVAC (202)	12/09/21	9,590.
13	LANDSCAPE UPGRADE	5/03/21	10,000.
		TOTAL	\$ 2,466,612.

DO NOT FILE

SCHEDULE K-1 ALLOCATION SUMMARY

HADDINGTON FUND, LP

PTR# NAME

- 1 THE TURNER FAMILY TRUST
- 2 CHERYL K. TURNER
- 3 LARRY D. TURNER
- 4 EQUITY TRUST COMPANY, CUSTODIAN

PTR# NAME

- 5 EQUITY TRUST COMPANY, CUSTODIAN
- 6 EQUITY TRUST COMPANY, CUSTODIAN
- 7 EQUITY TRUST COMPANY, CUSTODIAN
- 8 GINA ROBBINS

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 1	PARTNER 2	PARTNER 3	PARTNER 4	PARTNER 5	PARTNER 6	PARTNER 7	PARTNER 8
L	PROFIT SHARING ALLOC, PERCENTAGE		0.016750	0.552730	0.552760	5,249310	0.879750	1,787360	2,454870	0.489810
L	LOSS SHARING ALLOC, PERCENTAGE		0.016750	0.552730	0.552760	5,249310	0.879750	1,787360	2,454870	0.489810
1	ORDINARY BUSINESS INCOME (LOSS)	115,784.								3,560.
2	NET RENTAL REAL ESTATE INCOME (LOSS)	-741,962.	-148.	-4,878.	-4,878.	-46,328.	-7,764.	-15,775.	-21,666.	
19	DISTRIBUTIONS OF CASH & MARKET VALUE	13,174.				6,500.	1,125.			79.

DO NOT FILE

HADDINGTON FUND, LP

45-0917803

PTR# NAME

10 JOHN ROBBINS
 11 EQUITY TRUST COMPANY, CUSTODIAN
 13 EQUITY TRUST COMPANY, CUSTODIAN
 14 EQUITY TRUST COMPANY, CUSTODIAN

PTR# NAME

15 EQUITY TRUST COMPANY, CUSTODIAN
 16 KEVIN ARNOLD
 17 LAURA ARNOLD
 18 EQUITY TRUST COMPANY, CUSTODIAN

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 10	PARTNER 11	PARTNER 13	PARTNER 14	PARTNER 15	PARTNER 16	PARTNER 17	PARTNER 18
L	PROFIT SHARING ALLOC. PERCENTAGE		0.489810	1.071160	0.989970	0.846080	1.892300	0.510820	0.510820	2.775210
L	LOSS SHARING ALLOC. PERCENTAGE		0.489810	1.071160	0.989970	0.846080	1.892300	0.510820	0.510820	2.775210
1	ORDINARY BUSINESS INCOME (LOSS)	115,794	3,560.							
2	NET RENTAL REAL ESTATE INCOME (LOSS)	-741,962.		-9,454.	-8,737.	-7,467.	-16,701.	-4,508.	-4,508.	-24,493.
19	DISTRIBUTIONS OF CASH & MARKET	13,174.	79.							

DO NOT FILE

SCHEDULE K-1 ALLOCATION SUMMARY

HADDINGTON FUND, LP

PTR# NAME

19 EQUITY TRUST COMPANY, CUSTODIAN
 20 JAMES R. BRESNAHAN
 21 IRMA M. FLORES
 22 EQUITY TRUST COMPANY, CUSTODIAN

PTR# NAME

23 EQUITY TRUST COMPANY, CUSTODIAN
 24 EQUITY TRUST COMPANY, CUSTODIAN
 25 DAVID L. DEIBEL
 26 SHIRLEY A. DEIBEL

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 19	PARTNER 20	PARTNER 21	PARTNER 22	PARTNER 23	PARTNER 24	PARTNER 25	PARTNER 26
L	PROFIT SHARING ALLOC, PERCENTAGE		0.406140	28.122360	7.441720	1.675290	2.335230	1.106720	0.507140	0.507140
L	LOSS SHARING ALLOC, PERCENTAGE		0.406140	28.122360	7.441720	1.675290	2.335230	1.106720	0.507140	0.507140
1	ORDINARY BUSINESS INCOME (LOSS)	115,784.								
2	NET RENTAL REAL ESTATE INCOME (LOSS)	-741,962.	-3,584.	-248,196.	-65,678.	-14,786.	-20,610.	-9,767.	-4,476.	-4,476.
19	DISTRIBUTIONS OF CASH & MARKET.	13,174.								

DO NOT FILE

HADDINGTON FUND, LP

45-0917803

PTR# NAME		PTR# NAME								
-----		-----								
27 EQUITY TRUST COMPANY, CUSTODIAN		31 EQUITY TRUST COMPANY, CUSTODIAN								
28 EQUITY TRUST COMPANY, CUSTODIAN		32 EQUITY TRUST COMPANY, CUSTODIAN								
29 EQUITY TRUST COMPANY, CUSTODIAN		33 EQUITY TRUST COMPANY, CUSTODIAN								
30 EQUITY TRUST COMPANY, CUSTODIAN		34 EQUITY TRUST COMPANY, CUSTODIAN								
LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 27	PARTNER 28	PARTNER 29	PARTNER 30	PARTNER 31	PARTNER 32	PARTNER 33	PARTNER 34
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
L	PROFIT SHARING ALLOC. PERCENTAGE		1.624540	1.743080	0.850460	2.821810	10.767940	1.423790	2.030680	9.517740
L	LOSS SHARING ALLOC. PERCENTAGE		1.624540	1.743080	0.850460	2.821810	10.767940	1.423790	2.030680	9.517740
1	ORDINARY BUSINESS INCOME (LOSS)	115,784.				20,508.	9,209.	1,145.		69,173.
2	NET RENTAL REAL ESTATE INCOME (LOSS)	-741,962.	-14,338.	-15,384.	-7,506.		-83,951.	-11,175.	-17,922.	
19	DISTRIBUTIONS OF CASH & MARKET.	13,174.			3,000.	456.	184.	23.		1,540.

DO NOT FILE

HADDINGTON FUND, LP

PTR# NAME

35 EQUITY TRUST COMPANY, CUSTODIAN
37 EQUITY TRUST COMPANY, CUSTODIAN
38 EAST MCKINNEY, LLC

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 35	PARTNER 37	PARTNER 38
L	PROFIT SHARING ALLOC. PERCENTAGE		2.944430	2.104280	1.000000
L	LOSS SHARING ALLOC. PERCENTAGE		2.944430	2.104280	1.000000
1	ORDINARY BUSINESS INCOME (LOSS)	115,784.	8,629.		
2	NET RENTAL REAL ESTATE INCOME (LOSS)	-741,962.	-15,510.	-18,572.	-8,826.
19	DISTRIBUTIONS OF CASH & MARKET.	13,174.	188.		

DO NOT FILE

2021

PASSTHROUGH ENTITY SUMMARY

PAGE 1

HADDINGTON FUND, LP

45-0917803

ENTITY #	PASSTHROUGH ENTITY NAME
2	PPTX INVESTMENTS, LLC

ITEM	SCHEDULE K	ENTITY TOTALS	ENTITY # 2
ORDINARY BUSINESS INCOME (LOSS)	115,784.	131,939.	131,939.

DO NOT FILE

THE SCAUZILLO FIRM, PLLC
P. O. BOX 2018
WYLIE, TX 75098-2018
972-562-2222

May 18, 2021

Haddington Fund, LP
2805 Piersall Dr.
McKinney, TX 75072-3408

Dear Sirs:

Your 2020 Federal Partnership Income Tax return will be electronically filed with the Internal Revenue Service upon receipt of a signed Form 8879PE - IRS e-file Signature Authorization. No tax is payable with the filing of this return.

Your 2021 Texas Franchise Tax Return will be electronically filed with the State of Texas. No tax is payable with the filing of this return.

You must distribute a copy of the 2020 Schedule K-1 to each partner, if applicable. Be sure to give each partner a copy of the Partner's Instructions for Schedule K-1.

Please call if you have any questions.

Sincerely,

Frank R Jr Scauzillo

HADDINGTON FUND, LP

45-0917803

	2020	2019	DIFF
TRADE OR BUSINESS INCOME			
ORDINARY INC. (LOSS) FROM OTHER K-1'S.....	99,144	1,256	97,888
TOTAL INCOME (LOSS).....	99,144	1,256	97,888
TRADE OR BUSINESS DEDUCTIONS			
OTHER DEDUCTIONS.....	16,157	0	16,157
TOTAL DEDUCTIONS.....	16,157	0	16,157
SCHEDULE K - INCOME			
ORDINARY BUSINESS INCOME (LOSS).....	82,987	1,256	81,731
NET RENTAL REAL ESTATE INCOME (LOSS).....	20,772	29,200	-8,428
INTEREST INCOME.....	141	9	132
SECTION 1231 NET GAIN (LOSS).....	0	67,750	-67,750
SCHEDULE K - SELF-EMPLOYMENT			
GROSS NONFARM INCOME.....	0	1,256	-1,256
SCHEDULE K - OTHER			
DISTRIBUTIONS OF CASH & MARKETABLE SEC.....	81,500	10,733	70,767
INVESTMENT INCOME.....	141	9	132
SCHEDULE L - BALANCE SHEET			
BEGINNING ASSETS.....	3,587,920	2,664,210	923,710
BEGINNING LIABILITIES AND CAPITAL.....	3,587,920	2,664,210	923,710
ENDING ASSETS.....	3,893,184	3,587,920	305,264
ENDING LIABILITIES AND CAPITAL.....	3,893,184	3,587,920	305,264

HADDINGTON FUND, LP

45-0917803

ENDING ASSETS

CASH		266,420
OTHER CURRENT ASSETS		502,104
OTHER INVESTMENTS		413,401
BUILDINGS AND OTHER ASSETS	2,333,826	
LESS ACCUMULATED DEPRECIATION	(114,830)	2,218,996
LAND		492,263
TOTAL ASSETS		3,893,184

ENDING LIABILITIES & CAPITAL

OTHER CURRENT LIABILITIES		2,260
LOANS FROM PARTNERS		503,806
LONG TERM NOTES PAYABLE		372,172
PARTNERS' CAPITAL ACCOUNTS		3,014,946
TOTAL LIABILITIES AND CAPITAL		3,893,184

HADDINGTON FUND, LP

45-0917803

REVENUE	2020	2019	DIFF
TOTAL REVENUE.....	318,820	563,519	-244,699

2020

GENERAL INFORMATION

PAGE 1

HADDINGTON FUND, LP

45-0917803

FORMS NEEDED FOR THIS RETURN

FEDERAL: 1065, SCH K-1, 4562, 8825, 8879-PE
TEXAS: 05-163, 05-102

CARRYOVERS TO 2021

NONE

HADDINGTON FUND, LP

45-0917803

**SCHEDULE K (WORKSHEETS), LINE 5
INTEREST INCOME**

INTEREST INCOME.....	\$	137.
KNIGHTVEST PRESERVE, LLC, 81-2604613.....		4.
TOTAL	\$	<u>141.</u>

SECTION 199A ORDINARY INCOME FROM MAIN TRADE OR BUSINESS

ORDINARY INCOME (LOSS) (SCHEDULE K, LINE 1).....	\$	82,987.
ORDINARY GAIN (LOSS) ON SALE OF SEC. 179 ASSETS (EXCLUDES SEC. 1231) ..		0.
LESS: ORDINARY INCOME FROM PASSTHROUGH K-1S		-99,144.
TOTAL	\$	<u>-16,157.</u>

UNADJUSTED BASIS IMMEDIATELY AFTER ACQUISITION

NO.	DESCRIPTION	UBIA DATE ACQUIRED	UBIA
1	BUILDING	1/01/19	\$ 2,277,927.
3	FURNITURE & EQUIP	1/01/19	120.
4	HVAC	1/15/20	5,521.
5	HVAC, 10T UNIT	8/19/20	11,258.
		TOTAL	<u>\$ 2,294,826.</u>

HADDINGTON FUND, LP

45-0917803

PTR# NAME

- 1 THE TURNER FAMILY TRUST
- 2 CHERYL K. TURNER
- 3 LARRY D. TURNER
- 4 EQUITY TRUST COMPANY, CUSTODIAN

PTR# NAME

- 5 EQUITY TRUST COMPANY, CUSTODIAN
- 6 EQUITY TRUST COMPANY, CUSTODIAN
- 7 EQUITY TRUST COMPANY, CUSTODIAN
- 8 GINA ROBBINS

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 1	PARTNER 2	PARTNER 3	PARTNER 4	PARTNER 5	PARTNER 6	PARTNER 7	PARTNER 8
L	PROFIT SHARING ALLOC. PERCENTAGE		0.017880	0.314870	0.314870	6.063450	1.019150	1.907210	2.619460	0.513130
L	LOSS SHARING ALLOC. PERCENTAGE		0.017880	0.314870	0.314870	6.063450	1.019150	1.907210	2.619460	0.513130
1	ORDINARY BUSINESS INCOME (LOSS)	82,987.								2,555.
2	NET RENTAL REAL ESTATE INCOME (	20,772.	4.	75.	75.	1,426.	240.	448.	616.	36.
5	INTEREST INCOME	141.		1.	1.	10.	2.	3.	4.	
19	DISTRIBUTIONS OF CASH & MARKET.	81,500.				6,560.	1,148.			2,201.
20	INVESTMENT INCOME	141.		1.	1.	10.	2.	3.	4.	

SCHEDULE K-1 ALLOCATION SUMMARY

HADDINGTON FUND, LP

PTR# NAME		PTR# NAME								
10	JOHN ROBBINS									
11	EQUITY TRUST COMPANY, CUSTODIAN									
13	EQUITY TRUST COMPANY, CUSTODIAN									
14	EQUITY TRUST COMPANY, CUSTODIAN									
15	EQUITY TRUST COMPANY, CUSTODIAN									
16	KEVIN ARNOLD									
17	LAURA ARNOLD									
18	EQUITY TRUST COMPANY, CUSTODIAN									
LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 10	PARTNER 11	PARTNER 13	PARTNER 14	PARTNER 15	PARTNER 16	PARTNER 17	PARTNER 18
L	PROFIT SHARING ALLOC, PERCENTAGE		0.513130	1.142960	1.056340	0.902840	2.019250	0.545030	0.545030	2.961270
L	LOSS SHARING ALLOC, PERCENTAGE		0.513130	1.142960	1.056340	0.902840	2.019250	0.545030	0.545030	2.961270
1	ORDINARY BUSINESS INCOME (LOSS)	82,987.	2,555.							
2	NET RENTAL REAL ESTATE INCOME (	20,772.	36.	269.	248.	212.	475.	128.	128.	636.
5	INTEREST INCOME	141.		2.	2.	1.	3.	2.	2.	5.
19	DISTRIBUTIONS OF CASH & MARKET	81,500.	2,201.							
20	INVESTMENT INCOME	141.		2.	2.	1.	3.	2.	2.	5.

HADDINGTON FUND, LP

45-0917803

PTR# NAME

19 EQUITY TRUST COMPANY, CUSTODIAN
 20 JAMES R. BRESNAHAN
 21 IRMA M. FLORES
 22 EQUITY TRUST COMPANY, CUSTODIAN

PTR# NAME

23 EQUITY TRUST COMPANY, CUSTODIAN
 24 EQUITY TRUST COMPANY, CUSTODIAN
 25 DAVID L. DEIBEL
 26 SHIRLEY A. DEIBEL

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 19	PARTNER 20	PARTNER 21	PARTNER 22	PARTNER 23	PARTNER 24	PARTNER 25	PARTNER 26
L	PROFIT SHARING ALLOC, PERCENTAGE		0.433360	23.704280	7.940640	1.787610	2.491790	1.180900	0.434960	0.434960
L	LOSS SHARING ALLOC, PERCENTAGE		0.433360	23.704280	7.940640	1.787610	2.491790	1.180900	0.434960	0.434960
1	ORDINARY BUSINESS INCOME (LOSS)	82,987.								
2	NET RENTAL REAL ESTATE INCOME (	20,772.	102.	5,574.	1,867.	420.	586.	278.	102.	102.
5	INTEREST INCOME	141.	1.	34.	13.	3.	4.	2.	1.	1.
19	DISTRIBUTIONS OF CASH & MARKET	81,500.								
20	INVESTMENT INCOME	141.	1.	34.	13.	3.	4.	2.	1.	1.

HADDINGTON FUND, LP

PTR# NAME

27 EQUITY TRUST COMPANY, CUSTODIAN
 28 EQUITY TRUST COMPANY, CUSTODIAN
 29 EQUITY TRUST COMPANY, CUSTODIAN
 30 EQUITY TRUST COMPANY, CUSTODIAN

PTR# NAME

31 EQUITY TRUST COMPANY, CUSTODIAN
 32 EQUITY TRUST COMPANY, CUSTODIAN
 33 EQUITY TRUST COMPANY, CUSTODIAN
 34 EQUITY TRUST COMPANY, CUSTODIAN

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 27	PARTNER 28	PARTNER 29	PARTNER 30	PARTNER 31	PARTNER 32	PARTNER 33	PARTNER 34
L	PROFIT SHARING ALLOC, PERCENTAGE		1,733,430	1,859,960	1,119,840	2,955,990	11,447,300	1,513,830	2,166,790	9,970,520
L	LOSS SHARING ALLOC, PERCENTAGE		1,733,430	1,859,960	1,119,840	2,955,990	11,447,300	1,513,830	2,166,790	9,970,520
1	ORDINARY BUSINESS INCOME (LOSS)	82,987.				14,720.	6,521.	810.		49,650.
2	NET RENTAL REAL ESTATE INCOME (LOSS)	20,772.	408.	437.	263.	209.	2,476.	329.	510.	704.
5	INTEREST INCOME	141.	3.	3.	2.	2.	17.	2.	4.	2.
19	DISTRIBUTIONS OF CASH & MARKET VALUE	81,500.			3,000.	12,677.	5,101.	629.		42,759.
20	INVESTMENT INCOME	141.	3.	3.	2.	2.	17.	2.	4.	2.

2020

SCHEDULE K-1 ALLOCATION SUMMARY

PAGE 5

HADDINGTON FUND, LP

45-0917803

PTR# NAME

35 EQUITY TRUST COMPANY, CUSTODIAN
37 EQUITY TRUST COMPANY, CUSTODIAN
38 EAST MCKINNEY, LLC

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 35	PARTNER 37	PARTNER 38
L	PROFIT SHARING ALLOC, PERCENTAGE		3,115,420	2,245,350	1,000,000
L	LOSS SHARING ALLOC, PERCENTAGE		3,115,420	2,245,350	1,000,000
1	ORDINARY BUSINESS INCOME (LOSS)	82,987.	6,176.		
2	NET RENTAL REAL ESTATE INCOME (	20,772.	529.	528.	236.
5	INTEREST INCOME	141.	3.	4.	2.
19	DISTRIBUTIONS OF CASH & MARKET	81,500.	5,224.		
20	INVESTMENT INCOME	141.	3.	4.	2.

2020

PASSTHROUGH ENTITY SUMMARY

PAGE 1

HADDINGTON FUND, LP

45-0917803

ENTITY #	PASSTHROUGH ENTITY NAME
2	PPTX INVESTMENTS, LLC
3	KNIGHTVEST PRESERVE, LLC

ITEM	SCHEDULE K	ENTITY TOTALS	ENTITY # 2	ENTITY # 3
ORDINARY BUSINESS INCOME (LOSS)	82,987.	99,144.	99,144.	
NET RENTAL REAL ESTATE INCOME (LOS	20,772.	1,176.		1,176.
INTEREST INCOME	141.	4.		4.
NET EARNINGS (LOSS) FROM S.E.		99,144.	99,144.	

THE SCAUZILLO FIRM, PLLC
P. O. BOX 2018
WYLIE, TX 75098-2018
972-562-2222

June 3, 2020

Haddington Fund, LP
2805 Piersall Dr.
McKinney, TX 75072-3408

Dear Sirs:

Your 2019 Federal Partnership Income Tax return will be electronically filed with the Internal Revenue Service upon receipt of a signed Form 8879PE - IRS e-file Signature Authorization. No tax is payable with the filing of this return.

Your 2020 Texas Franchise Tax Return will be electronically filed with the State of Texas. No tax is payable with the filing of this return.

You must distribute a copy of the 2019 Schedule K-1 to each partner, if applicable. Be sure to give each partner a copy of the Partner's Instructions for Schedule K-1.

Please call if you have any questions.

Sincerely,

Frank R Jr Scauzillo

HADDINGTON FUND, LP

45-0917803

	2019	2018	DIFF
TRADE OR BUSINESS INCOME			
GROSS RECEIPTS LESS RETURNS.....	0	17,227	-17,227
ORDINARY INC. (LOSS) FROM OTHER K-1'S....	1,256	0	1,256
TOTAL INCOME (LOSS).....	1,256	17,227	-15,971
TRADE OR BUSINESS DEDUCTIONS			
TOTAL DEDUCTIONS.....	0	17,227	-17,227
SCHEDULE K - INCOME			
ORDINARY BUSINESS INCOME (LOSS).....	1,256	0	1,256
NET RENTAL REAL ESTATE INCOME (LOSS).....	29,200	0	29,200
INTEREST INCOME.....	9	0	9
SECTION 1231 NET GAIN (LOSS).....	67,750	0	67,750
SCHEDULE K - SELF-EMPLOYMENT			
GROSS NONFARM INCOME.....	1,256	0	1,256
SCHEDULE K - OTHER			
DISTRIBUTIONS OF CASH & MARKETABLE SEC....	10,733	0	10,733
INVESTMENT INCOME.....	9	0	9
SCHEDULE L - BALANCE SHEET			
BEGINNING ASSETS.....	2,664,210	3,025,032	-360,822
BEGINNING LIABILITIES AND CAPITAL.....	2,664,210	3,025,032	-360,822
ENDING ASSETS.....	3,587,920	2,664,210	923,710
ENDING LIABILITIES AND CAPITAL.....	3,587,920	2,664,210	923,710

HADDINGTON FUND, LP

45-0917803

ENDING ASSETS

CASH		145,964
OTHER CURRENT ASSETS		412,198
OTHER INVESTMENTS		315,628
BUILDINGS AND OTHER ASSETS	2,278,047	
LESS ACCUMULATED DEPRECIATION	(56,180)	2,221,867
LAND		492,263
TOTAL ASSETS		3,587,920

ENDING LIABILITIES & CAPITAL

OTHER CURRENT LIABILITIES		10
LOANS FROM PARTNERS		413,900
LONG TERM NOTES PAYABLE		372,172
PARTNERS' CAPITAL ACCOUNTS		2,801,838
TOTAL LIABILITIES AND CAPITAL		3,587,920

2019

TEXAS INCOME TAX SUMMARY

PAGE 1

HADDINGTON FUND, LP

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REVENUE

TOTAL REVENUE.....

563,519

2019

GENERAL INFORMATION

PAGE 1

HADDINGTON FUND, LP

45-0917803

FORMS NEEDED FOR THIS RETURN

FEDERAL: 1065, SCH K-1, 4562, 4797, 7004, 8825, 8879-PE
TEXAS: 05-163, 05-102

CARRYOVERS TO 2020

NONE

**SCHEDULE K (WORKSHEETS), LINE 5
INTEREST INCOME**

KNIGHTVEST PRESERVE, LLC, 81-2604613..... \$ 9.
TOTAL \$ 9.

**SCHEDULE K (WORKSHEETS), LINE 14C
GROSS NONFARM INCOME**

PPTX INVESTMENTS, LLC, 83-3480376..... \$ 1,256.
TOTAL \$ 1,256.

SECTION 199A ORDINARY INCOME

ORDINARY INCOME (LOSS) (SCHEDULE K, LINE 1)..... \$ 1,256.
ORDINARY GAIN (LOSS) ON SALE OF SEC. 179 ASSETS (EXCLUDES SEC. 1231)..... 0.
LESS: ORDINARY INCOME FROM PASSTHROUGH K-1S..... -1,256.
TOTAL \$ 0.

UNADJUSTED BASIS IMMEDIATELY AFTER ACQUISITION

NO.	DESCRIPTION	UBIA DATE ACQUIRED	UBIA
1	BUILDING	1/01/19	\$ 2,277,927.
3	FURNITURE & EQUIP	1/01/19	120.
		TOTAL	\$ <u>2,278,047.</u>

SECTION 199A SECTION 1231 INCOME (LOSS)

SECTION 1231 GAIN (LOSS) (SCHEDULE K, LINE 10)..... \$ 67,750.
SECTION 1231 GAIN (LOSS) ON SALE OF SECTION 179 ASSETS..... 0.
LESS: SECTION 1231 GAIN (LOSS) FROM PASSTHROUGH K-1S..... -67,750.
TOTAL \$ 0.

SCHEDULE K-1 ALLOCATION SUMMARY

HADDINGTON FUND, LP

PTR# NAME		PTR# NAME								
-----		-----								
LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 27	PARTNER 28	PARTNER 29	PARTNER 30	PARTNER 31	PARTNER 32	PARTNER 33	PARTNER 34
----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
27	EQUITY TRUST COMPANY, CUSTODIAN									
28	EQUITY TRUST COMPANY, CUSTODIAN									
29	EQUITY TRUST COMPANY, CUSTODIAN									
30	EQUITY TRUST COMPANY, CUSTODIAN									
L	PROFIT SHARING ALLOC. PERCENTAGE		1,801,680	1,933,200	1,276,530	2,799,730	11,788,290	1,559,980	2,252,100	9,443,560
L	LOSS SHARING ALLOC. PERCENTAGE		1,801,680	1,933,200	1,276,530	2,799,730	11,788,290	1,559,980	2,252,100	9,443,560
1	ORDINARY BUSINESS INCOME (LOSS)	1,256.				225.	91.	11.		758.
2	NET RENTAL REAL ESTATE INCOME (LOSS)	29,200.	568.	609.	367.	271.	3,469.	459.	710.	914.
5	INTEREST INCOME	9.				2.	1.			6.
9C	UNRECAPTURED SECTION 1250 GAIN	20,062.				3,592.	1,446.	178.		12,118.
10	NET SECTION 1231 GAIN (LOSS)	67,750.				12,132.	4,882.	603.		40,921.
14	GROSS NONFARM INCOME	1,256.				225.	91.	11.		759.
19	DISTRIBUTIONS OF CASH & MARKET.	10,733.			3,000.					
20	INVESTMENT INCOME	9.				2.	1.			6.

HADDINGTON FUND, LP

PTR# NAME

35 EQUITY TRUST COMPANY, CUSTODIAN
 37 EQUITY TRUST COMPANY, CUSTODIAN
 38 EAST MCKINNEY, LLC

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 35	PARTNER 37	PARTNER 38
L	PROFIT SHARING ALLOC, PERCENTAGE		3,125,720	2,333,660	1,000,000
L	LOSS SHARING ALLOC, PERCENTAGE		3,125,720	2,333,660	1,000,000
1	ORDINARY BUSINESS INCOME (LOSS)	1,256.	93.		
2	NET RENTAL REAL ESTATE INCOME (	29,200.	733.	738.	
5	INTEREST INCOME	9.			
9C	UNRECAPTURED SECTION 1250 GAIN	20,062.	1,480.		
10	NET SECTION 1231 GAIN (LOSS)	67,750.	5,000.		
14	GROSS NONFARM INCOME	1,256.	92.		
19	DISTRIBUTIONS OF CASH & MARKET	10,733.			
20	INVESTMENT INCOME	9.			

2019

PASSTHROUGH ENTITY SUMMARY

PAGE 1

HADDINGTON FUND, LP

45-0917803

ENTITY #	PASSTHROUGH ENTITY NAME
1	EYF LLC
2	PPTX INVESTMENTS, LLC
3	KNIGHTVEST PRESERVE, LLC

ITEM	SCHEDULE K	ENTITY TOTALS	ENTITY # 1	ENTITY # 2	ENTITY # 3
ORDINARY BUSINESS INCOME (LOSS)	1,256.	1,256.		1,256.	
NET RENTAL REAL ESTATE INCOME (LOS	29,200.	1,513.			1,513.
INTEREST INCOME	9.	9.			9.
UNRECAPTURED SEC. 1250 GAIN	20,062.	20,062.			20,062.
NET SEC. 1231 GAIN (LOSS)	67,750.	67,750.			67,750.
NET EARNINGS (LOSS) FROM S.E.		307.		307.	
GROSS NONFARM INCOME	1,256.	1,256.		1,256.	