

APPLICANT INFORMATION

Name: Haddington Fund, LP - James Bresnahan - General Partner
 Company: Haddington Fund, LP
 Federal Tax I.D.: 45-0917803
 Incorporation Date: 1/25/2008
 Mailing Address: 2805 Piersall Dr
 City McKinney ST: TX Zip: 75072
 Phone: 972-369-6567 Fax: NA Email: james@j.bresnahan.com Cell: 972-369-6567
 Website: NA

Check One:

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

PROJECT INFORMATION:

Project/Business Name: Ashlee's Garden
 Location of Project: The Mill at East McKinney
 Physical Address: 601 E. Louisiana St., McKinney, TX
 City: McKinney ST: TX Zip: 75069
 Property Size: 52,000^{sqft} acres 1.2 Collin CAD Property ID: 2713129

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

Name:
 Company:
 Mailing Address:
 City: ST: Zip:
 Phone Fax: Email: Cell:

DETAILED PROJECT INFORMATION:

Property Use (retail, restaurant): retail / events

Estimated Date of Project Completion: Spring 2021

Days/Hours of Business Operation: M-F ; 8-5 ; Weekends Events (weddings)

Estimated Annual Taxable Sales: \$50,000

Current Appraised Value of Property: \$2,000,000 Estimated Appraised Value (Post-Improvement): \$2,050,000

Estimated Construction Cost for Entire Project: 0

Total Estimated Cost for Exterior Infrastructure Improvements: \$50,000

Total Grant Amount Requested: \$50,000

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

Amount: \$25,000

Source: Holdington Fund, LP

Will funds be requested from any other City of McKinney entity (e.g. TIRZ Grant, CDBG Grant)?

Yes

No

If yes, please provide details and funding requested:

Please attach two bids for the proposed improvements.

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

Yes

No

Date(s):

Additional Information – please attach the following

- Business plan
- Current financial report
- Audited financials for previous two years (if not available, please indicate why)

Acknowledgements

BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE AND UNDERSTAND THAT I AM LEGALLY RESPONSIBLE FOR THE ACCURACY OF THIS APPLICATION. I FURTHER UNDERSTAND THAT I AM NOT GUARANTEED A GRANT.

Applicant's Signature


Signature

Printed Name James Bresnahan

Date 2/4/21

Property Owner's Signature


Signature

Printed Name James Bresnahan

Date 2/4/21

INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.

A FINAL REPORT IS TO BE PROVIDED TO MCDC WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT. FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.

PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.

Business Plan

Ashlee's Garden Special Events Space

There is an outdoor area approximately 3,500 square feet that is between two of our buildings on the Mill at East McKinney property. One of the buildings to the west of this outdoor space is an event hall upstairs and a walkout basement downstairs. The other building to the east is a 100+ year old converted office for the Old Flour Mill and is now a catering company with a commercial kitchen.

Ashlee's Garden currently has café lighting over it (suspended between the two aforementioned buildings). The business plan for this space is to have outdoor wedding ceremonies, cocktail hours, wedding receptions, small intimate concerts, parties, etc.

The current space is sloped considerably therefore making the space unusable to a great extent because of the uneven ground. Also, when it rains the water collects at the southwestern corner of the space and creates flooding problems in our basement. Not to mention that when it rains it makes the space unusable because of the mud.

The solution is to level out the area so that it is completely flat and have artificial turf as the surface. This will make the space functional in all weather conditions. It will also take a current outdoor space that is unusable because of the sloping terrain and make the space functional for outdoor events.

Outdoor events space has been the number one requested amenity since the pandemic. Our wedding business has seen a big jump in demand/requests for outdoor ceremony and reception space.

Ashlee's Garden, when complete:

- will be able to hold up to 150 people in an outdoor wedding ceremony.
- Will have ADA access from our parking lot.
- Will have all-weather artificial turf so it won't matter if it rained the night before the big outdoor event.
- Will have underground drainage system to move the rainwater to the city's storm drain system.

Key Takeaway: Currently the events business at the Mill at East McKinney hosts 3 to 4 events on average per month of different kinds. The wedding event business is the most lucrative and Ashlee's Garden, being an outdoor space, would attract more weddings to our property in East McKinney and to McKinney in general.



February 02, 2021

Mr. James Bresnahan
Haddington Fund
The Flour Mill
407 E. Louisiana Street
McKinney, TX, 75069

Re: **The Mill District – ADA Ramp & Grading for Exterior Event Area**
McKinney, TX
Proposal – Finishes and Miscellaneous

Dear James

Please consider the attached Proposal for the above referenced project. It is based on the scope defined below and our discussions

We will provide all labor, material, equipment and supervision for the scopes of work noted below:

General Requirements	\$ 3,655
Site Utilities	\$ 2,671
Excavation & Concrete	\$ 63,217
Landscaping	\$ 17,244
Total	\$ 86,787

If you have any questions or require additional information, please call my mobile at 469.500.1955 or email at patrick.peaden@f-pconstruction.com.

Sincerely


Patrick J Peaden
Chief Operations Officer

Cc: Mike Williams, F&P Construction (1)
Mark Floyd, F&P Construction (1)
File – The Mill District – Proposal (1)

Acceptance/Notice to Proceed:

Date:

East McKinney, LLC
2805 Piersall
McKinney, TX 75072

Quote for Ashlee's Garden Infrastructure Renovation

\$12,000	Civil Plans/Engineering
\$10,200	Dirt work and Concrete work/retaining walls/ADA ramp
\$8000	Artificial turf
\$8,000	Artificial turf installation
\$1,000	landscaping
\$3,000	metal railings for walkways and ADA ramp
\$5,000	Irrigation work/grates and pipes
\$2,000	Electrical outlets/lighting
\$5,000	Profit
<u>\$1,000</u>	City permit
\$55,200	

Form **1065**

Department of the Treasury
Internal Revenue Service

U.S. Return of Partnership Income

For calendar year 2019, or tax year beginning _____, 2019,
ending _____, 20

OMB No. 1545-0123

2019

A Principal business activity

INVESTMENT BANKI

B Principal product or service

EQUITY INVESTING

C Business code number

523900

Type
or
Print

HADDINGTON FUND, LP
2805 PIERSALL DR.
MCKINNEY, TX 75072-3408

D Employer identification no.

45-0917803

E Date business started

1/25/2008

F Total assets (see instructions)

\$ 3,587,920.

- G** Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return
- H** Check accounting method: (1) Cash (2) Accrual (3) Other (specify) _____
- I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year _____
- J** Check if Schedules C and M-3 are attached _____
- K** Check if partnership: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

INCOME	1 a	Gross receipts or sales		1 c
	1 b	Returns and allowances		
		c Balance. Subtract line 1b from line 1a		
	2	Cost of goods sold (attach Form 1125-A)		
	3	Gross profit. Subtract line 2 from line 1c		
	4	Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)		
	5	Net farm profit (loss) (attach Schedule F (Form 1040 or 1040-SR))	SEE STATEMENT 1	
	6	Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)		1,256.
7	Other income (loss) (attach statement)			
8	Total income (loss). Combine lines 3 through 7			
SCHEDULE D DEDUCTIONS FOR LIMITATIONS	9	Salaries and wages (other than to partners) (less employment credits)		
	10	Guaranteed payments to partners		1,256.
	11	Repairs and maintenance		
	12	Bad debts		
	13	Rent		
	14	Taxes and licenses		
	15	Interest (see instructions)		
	16 a	Depreciation (if required, attach Form 4562)		
	16 b	b Less depreciation reported on Form 1125-A and elsewhere on return		
	16 c	Depletion (Do not deduct oil and gas depletion.)		
	17	Retirement plans, etc		
18	Employee benefit programs			
19	Other deductions (att stmt)			
20	Total deductions. Add the amounts shown in the far right column for lines 9 through 20			
TAX AND PAYMENT	21	Ordinary business income (loss). Subtract line 21 from line 8		
	22	Interest due under the look-back method - completed long-term contracts (attach Form 8697)		1,256.
	23	Interest due under the look-back method - income forecast method (attach Form 8866)		
	24	BBA AAR imputed underpayment (see instructions)		
	25	Other taxes (see instructions)		
	26	Total balance due. Add lines 23 through 26		
	27	Payment (see instructions)		
	28	Amount owed. If line 28 is smaller than line 27, enter amount owed		
	29	Overpayment. If line 28 is larger than line 27, enter overpayment		
	30			

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

TAXPAYER COPY

Retain this copy for your records.

May the IRS discuss this return with the preparer shown below? See instructions. Yes No

Paid Preparer Use Only

Signature of partner or limited liability company member: _____ Date: _____

Preparer's name: FRANK R JR SCAUZILLO Preparer's signature: *[Signature]* Date: 6/03/20

Firm's name: THE SCAUZILLO FIRM, PLLC Check if self-employed PTIN: P00448660

Firm's address: P. O. BOX 2018 WYLIE, TX 75098-2018 Firm's EIN: 20-1452960

Phone no: 972-562-2222

BAA For Paperwork Reduction Act Notice, see separate instructions.

Form 1065 (2019) HADDINGTON FUND, LP

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:

a <input type="checkbox"/> Domestic general partnership	b <input checked="" type="checkbox"/> Domestic limited partnership
c <input type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other

2 At the end of the tax year:

a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership. Yes No
X

b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership. Yes No
X

3 At the end of the tax year, did the partnership:

a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below. Yes No
X

(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below. Yes No
X

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital

4 Does the partnership satisfy all four of the following conditions? Yes No

a The partnership's total receipts for the tax year were less than \$250,000.

b The partnership's total assets at the end of the tax year were less than \$1 million.

c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.

d The partnership is not filing and is not required to file Schedule M-3. Yes No
 If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1. X

5 Is this partnership a publicly traded partnership as defined in section 469(k)(2)? Yes No
X

6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt? Yes No
X

7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction? Yes No

8 At any time during calendar year 2019, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. Yes No
X

9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions. Yes No
X

10 a Is the partnership making, or had it previously made (and not revoked), a section 754 election? Yes No
 See instructions for details regarding a section 754 election.

b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions. Yes No
X

BAA

Schedule B Other Information (continued)

	Yes	No
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions ▶		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶		X
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return ▶		
16a Did you make any payments in 2019 that would require you to file Form(s) 1099? See instructions	X	
b If "Yes," did you or will you file required Form(s) 1099?	X	
17 Enter the number of Forms 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return ▶		
18 Enter the number of partners that are foreign governments under section 892. ▶ 0		
19 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		X
21 Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1T(b)(14)?		X
22 During the tax year, did the partnership pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions. If "Yes," enter the total amount of the disallowed deductions. ▶ \$		
23 Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
24 Does the partnership satisfy one or more of the following? See instructions		X
a The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense.		
b The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$26 million and the partnership has business interest.		
c The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		
25 Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions. If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3 ▶		X
If "No," complete Designation of Partnership Representative below.		

Designation of Partnership Representative (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR ▶ JAMES R. BRESNAHAN

U.S. address of PR ▶ 2805 PIERSALL DR.
MCKINNEY, TX 75072-3408

U.S. phone number of PR ▶ (972) 369-6567

If the PR is an entity, name of the designated individual for the PR ▶

U.S. address of designated individual ▶

U.S. phone number of designated individual ▶

26 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 14 ▶ \$		X
27 Enter the number of foreign partners subject to section 864(c)(8) as a result of transferring all or a portion of an interest in the partnership or of receiving a distribution from the partnership ▶		
28 At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8? ▶		X

Schedule K Partners' Distributive Share Items		Total amount
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1 1,256.
	2 Net rental real estate income (loss) (attach Form 8825)	2 29,200.
	3a Other gross rental income (loss)	3a
	b Expenses from other rental activities (attach stmt)	3b
	c Other net rental income (loss). Subtract line 3b from line 3a	3c
	4 Guaranteed payments: a Services 4a b Capital 4b	4c
	c Total. Add lines 4a and 4b	5 9.
	5 Interest income	6a
	6 Dividends and dividend equivalents: a Ordinary dividends b Qualified dividends 6b c Dividend equivalents 6c	7
	7 Royalties	8
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	9a
9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9b	
b Collectibles (28%) gain (loss)	9c 20,062.	
c Unrecaptured section 1250 gain (attach statement) . SEE STATEMENT 2.	10 67,750.	
10 Net section 1231 gain (loss) (attach Form 4797)	11	
11 Other income (loss) (see instructions) Type ▶	12	
Deductions	12 Section 179 deduction (attach Form 4562)	13a
	13a Contributions	13b
	b Investment interest expense	13c(2)
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13d
d Other deductions (see instructions) Type ▶	14a	
Self-Employment	14a Net earnings (loss) from self-employment	14b
	b Gross farming or fishing income	14c 1,256.
	c Gross nonfarm income	
Credits	15a Low-income housing credit (section 42(j)(5))	15a
	b Low-income housing credit (other)	15b
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c
	d Other rental real estate credits (see instructions) Type ▶	15d
	e Other rental credits (see instructions) Type ▶	15e
	f Other credits (see instructions) Type ▶	15f
Foreign Transactions	16a Name of country or U.S. possession ▶	16b
	b Gross income from all sources	16c
	c Gross income sourced at partner level	
	Foreign gross income sourced at partnership level	
	d Reserved for future use ▶ e Foreign branch category ▶	16e
	f Passive category ▶ g General category ▶ h Other (att. stmt.) ▶	16h
	Deductions allocated and apportioned at partner level	
	i Interest expense ▶ j Other ▶	16j
	Deductions allocated and apportioned at partnership level to foreign source income	
	k Reserved for future use ▶ l Foreign branch category ▶	16i
	m Passive category ▶ n General category ▶ o Other (att. stmt.) ▶	16o
	p Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16p
q Reduction in taxes available for credit (attach statement)	16q	
r Other foreign tax information (attach statement)		
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a
	b Adjusted gain or loss	17b
	c Depletion (other than oil and gas)	17c
	d Oil, gas, and geothermal properties – gross income	17d
	e Oil, gas, and geothermal properties – deductions	17e
	f Other AMT items (attach stmt)	17f
Other Information	18a Tax-exempt interest income	18a
	b Other tax-exempt income	18b
	c Nondeductible expenses	18c
	19a Distributions of cash and marketable securities	19a 10,733.
	b Distributions of other property	19b
	20a Investment income	20a 9.
b Investment expenses	20b	
c Other items and amounts (attach stmt)		

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p.					1	98,215.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other
a General partners						
b Limited partners			16,265.			81,950.

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash		1,424.		145,964.
2a	Trade notes and accounts receivable	4,616.			
b	Less allowance for bad debts		4,616.		
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities				
6	Other current assets (attach stmt) SEE ST 3		2,248,170.		412,198.
7a	Loans to partners (or persons related to partners)				
b	Mortgage and real estate loans				
8	Other investments (attach stmt) SEE ST 4				315,628.
9a	Buildings and other depreciable assets.			2,278,047.	
b	Less accumulated depreciation			56,180.	2,221,867.
10a	Depletable assets				
b	Less accumulated depletion				
11	Land (net of any amortization)				492,263.
12a	Intangible assets (amortizable only)				
b	Less accumulated amortization				
13	Other assets (attach stmt) SEE ST 5		410,000.		
14	Total assets		2,664,210.		3,587,920.
Liabilities and Capital					
15	Accounts payable				
16	Mortgages, notes, bonds payable in less than 1 year				
17	Other current liabilities (attach stmt) SEE ST 6				10.
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)		25.		413,900.
b	Mortgages, notes, bonds payable in 1 year or more				372,172.
20	Other liabilities (attach stmt)				
21	Partners' capital accounts		2,664,185.		2,801,838.
22	Total liabilities and capital		2,664,210.		3,587,920.

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return
 Note: The partnership may be required to file Schedule M-3. See instructions.

1 Net income (loss) per books	98,215.	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net income (Loss), line 1). Subtract line 8 from line 5	98,215.
5 Add lines 1 through 4	98,215.		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	2,664,185.	6 Distributions: a Cash	10,733.
2 Capital contributed: a Cash	74,733.	b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	98,215.	STATEMENT 7	24,562.
4 Other increases (itemize):		8 Add lines 6 and 7	35,295.
5 Add lines 1 through 4	2,837,133.	9 Balance at end of year. Subtract line 8 from line 5	2,801,838.

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-0123

▶ Attach to Form 1065 or Form 1120S.
 ▶ Go to www.irs.gov/Form8825 for the latest information.

Name **HADDINGTON FUND, LP** Employer identification number **45-0917803**

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.				
	Physical address of each property — street, city, state, ZIP code	Type — Enter code 1–8; see page 2 for list	Fair Rental Days	Personal Use Days
A	415 E. LOUISIANA ST. MCKINNEY, TX 75069	8-RENTAL	365	
B				
C				
D				

Rental Real Estate Income		Properties					
		A	B	C	D		
2	Gross rents	2	563,519.				
Rental Real Estate Expenses							
3	Advertising	3	260.				
4	Auto and travel	4					
5	Cleaning and maintenance	5					
6	Commissions	6					
7	Insurance	7	24,284.				
8	Legal and other professional fees	8	19,214.				
9	Interest (see instructions)	9	31,341.				
10	Repairs	10	16,584.				
11	Taxes	11	46,080.				
12	Utilities	12	37,404.				
13	Wages and salaries	13					
14	Depreciation (see instructions)	14	56,180.				
15	Other (list) <u>SEE STATEMENT 8</u>	15	304,485.				
16	Total expenses for each property. Add lines 3 through 15	16	535,832.				
17	Income or (loss) from each property. Subtract line 16 from line 2	17	27,687.				
18a	Total gross rents. Add gross rents from line 2, columns A through H	18a					563,519.
18b	Total expenses. Add total expenses from line 16, columns A through H	18b					-535,832.
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19					
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a					1,513.
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.							
(1) Name	(2) Employer identification number						
<u>KNIGHTVEST PRESERVE, LLC</u>	<u>81-2604613</u>						<u>1,513.</u>
21	Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2	21					29,200.

1 Show the type and address of each property. For each rental real estate property listed, report the number of days at fair rental value and days with personal use. See instructions.

Physical address of each property – street, city, state, ZIP code	Type – Enter code 1–8; see below for list	Fair Rental Days	Personal Use Days
E -----	-----	-----	-----
F -----	-----	-----	-----
G -----	-----	-----	-----
H -----	-----	-----	-----

Rental Real Estate Income		Properties			
		E	F	G	H
2 Gross rents	2				
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7				
8 Legal and other professional fees	8				
9 Interest (see instructions)	9				
10 Repairs	10				
11 Taxes	11				
12 Utilities	12				
13 Wages and salaries	13				
14 Depreciation (see instructions)	14				
15 Other (list) ▶	15				

16 Total expenses for each property. Add lines 3 through 15	16				
17 Income or (loss) from each property. Subtract line 16 from line 2	17				

Allowable Codes for Type of Property

- 1 – Single Family Residence
- 2 – Multi-Family Residence
- 3 – Vacation or Short-Term Rental
- 4 – Commercial
- 5 – Land
- 6 – Royalties
- 7 – Self-Rental
- 8 – Other (include description with the code on Form 8825 or on a separate statement)

Haddington Fund LP
Balance Sheet
 As of December 31, 2020

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking	266,421.57
Total Checking/Savings	<u>266,421.57</u>
Accounts Receivable	
Accounts Receivable	1,562.50
Total Accounts Receivable	<u>1,562.50</u>
Other Current Assets	
Accounts receivable, other	-10.00
Escrow, Bayview	-1,701.87
Undeposited Funds	-2,250.00
Total Other Current Assets	<u>-3,961.87</u>
Total Current Assets	<u>264,022.20</u>
Fixed Assets	
Accumulated Depreciation	-56,180.00
Furniture and Equipment	120.00
McKinney Flour Mill, Bldg	2,277,927.34
McKinney Flour Mill, Land	492,263.00
Total Fixed Assets	<u>2,714,130.34</u>
Other Assets	
Deferred GP Expenses	503,806.00
Investment, PPTX	314,257.00
Knightvest Preserve, LLC	1,370.80
Total Other Assets	<u>819,433.80</u>
TOTAL ASSETS	<u><u>3,797,586.34</u></u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Accrued GP Expenses	503,806.00
Mortgage Payable, Bayview	372,171.56
Total Long Term Liabilities	<u>875,977.56</u>
Total Liabilities	<u>875,977.56</u>
Equity	
M-2 Adjustments	-24,561.22
Partner Equity	2,908,185.00
Retained Earnings	98,215.03
Net Income	-60,230.03
Total Equity	<u>2,921,608.78</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,797,586.34</u></u>

Haddington Fund LP
Profit & Loss
January through December 2020

	<u>Jan - Dec 20</u>
Ordinary Income/Expense	
Income	
Insurance Claim	8,774.40
Interest Income	137.50
Investment Income	2,549.44
Office Rent	320,245.67
	<hr/>
Total Income	331,707.01
Expense	
Advertising and Promotion	10.00
Bank Service Charges	2,565.12
Contract Labor	41,640.00
Distribution	70,791.58
Dues and Subscriptions	850.00
Insurance Expense	23,206.05
Legal Fees	45,905.30
Meals and Entertainment	68.00
Mortgage Interest	5,000.00
Postage and Delivery	27.00
Professional Fees	17,727.80
Property Management	56,000.00
Property Tax	44,179.23
Rent Expense	21.00
Repairs & Maintenance	39,279.17
Supplies	4,226.00
Telephone Expense	172.00
Trash	1,770.92
Utilities	38,497.87
	<hr/>
Total Expense	391,937.04
Net Ordinary Income	-60,230.03
	<hr/>
Net Income	-60,230.03

10:00 AM

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Accrual Basis

Haddington Fund LP
Profit & Loss
January 1 through February 12, 2021

	<u>Jan 1 - Feb 12, 21</u>
Ordinary Income/Expense	
Income	
Banking Fees Income	20.00
Office Rent	46,962.00
Total Income	<u>46,982.00</u>
Expense	
Advertising and Promotion	15.00
Bank Service Charges	25.00
Contract Labor	260.00
Distribution	2,378.95
Legal Fees	3,706.45
Professional Fees	3,475.60
Property Management	8,000.00
Rent Expense	32.00
Repairs & Maintenance	2,941.49
Supplies	2,229.00
Telephone Expense	43.00
Trash	455.74
Utilities	5,532.90
Total Expense	<u>29,095.13</u>
Net Ordinary Income	<u>17,886.87</u>
Net Income	<u><u>17,886.87</u></u>