Retail Development Infrastructure Grant Application

Name	James Bresnahan
Company Name	Haddington Fund, LLC
Federal Tax I.D.	45-0917803
Incorporation Date	01-25-2008
Mailing Address	2805 Piersall Dr., McKinney, TX, 75072
Phone Number	(972) 369-6567
Email	james@jbresnahan.com
Website	www.mckinneyflourmill.com
Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community, etc.	Haddington Fund, LLC owns the McKinney Flour Mill since 2016. James Bresnahan is the manager and majority owner. The McKinney Flour Mill as you see it today was completed in 1914. However, prior to the current building being built, there have been more than one flour mill buildings. One in particular was made out of stone and timber and had its own water wheel to mill grain into flour that dated back to the 1850s. Currently we are a destination for weddings and special events as well as various small retail stores and businesses. In addition, we plan to renovate some unimproved/unused space on the property into a boutique hotel with four restaurants.
Organization Type	Partnership
Name	James Bresnahan
Title	Manager
Mailing Address	2805 PIERSALL DR, MCKINNEY, TX, 75072-3408
Phone Number	(972) 369-6567

Email Address	james@jbresnahan.com
Name	James Bresnahan
Title	Manager
Mailing Address	2805 PIERSALL DR, MCKINNEY, TX, 75072-3408
Phone Number	(972) 369-6567
Email Address	james@jbresnahan.com
Are you the property owner?	Yes
Project / Business Name	MCKINNEY FLOUR MILL
Location of Project	East McKinney
Physical Address	501 E. Louisiana Street, McKinney, TX, 75069
Property Size (in acres)	1.1960
Collin CAD Property ID	2713129
Property Use (retail, restaurant)	restaurant
Estimated Date of Project Start Date	03-01-2024
Estimated Date of Project Completion Date	03-31-2024
Project Details and Proposed Use	Construct a retaining wall, concrete walkway, stairs and re-set brick paver walkway along the property line facing East Louisiana Street and immediately outside the walk-out basement of our 501 E. Louisiana Street building.
Days / Hours of Business Operation	Normal business hours and special events

Has a request for grant funding been submitted to MCDC in the past five years?	Yes
Please list.	Garden Cafe Ashlee's Garden McKinney Flour Mill rooftop sign
What is the total cost for this Project?	25000
What percentage of Project funding will be provided by the applicant?	25%
Are matching funds available?	No
Estimated Annual Taxable Sales	400,000
Current Appraised Value of Property	1,000,000
Estimated Appraised Value (post-improvement)	1,030,000
Estimated Construction Cost for Total Project	25,000
Total Estimated Cost for Exterior Infrastructure Improvements	25,000
Total Grant Amount Requested	25,000
Attach Competitive Bids for the Project	Estimate_1054_from_Salomon_Marrufo.pdf Flour Mill Retaining Wall Structural Engineering quote.pdf
Has a feasibility study or market analysis been completed for this proposed project?	No

Attach Executive Summary	Executive Summary.pdf
Current financial report including current and previous year's profit & loss statement and balance sheet.	Haddington Fund BalanceSheet 2022.pdf Haddington Fund ProfitandLoss 2022.pdf
Audited financials for current and previous two years (if not available, please indicate why).	Haddington Fund F1065 2022 (Final Draft 2).pdf Haddington Fund, LP F1065 TX 2021 (Draft 2).pdf
Budget	Budget for 501 Bldg southside walkway.pdf
Financial Statements	154_Haddington Fund BalanceSheet 2022_3509.pdf 154_Haddington Fund ProfitandLoss 2022_1580.pdf
W9	Haddington Fund, LLC W-9.png
Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.	Business Plan.pdf
Plat / map of property extending 200 feet beyond property in all directions (if applicable).	C02 Recorded Plat_v1.pdf
Timeline and schedule from design to completion.	Timeline Design to Completion.pdf
Plans for future expansion / growth.	Plans for future growth.pdf
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 01-25-2024

Property Owner

Date 01-25-2024

Executive Summary

Haddington Fund, LLC is the owner of the McKinney Flour Mill. James Bresnahan is the managing member of the company/property.

McKinney Flour Mill property is on the National Register of Historic Places. It is comprised of 4 distinct addresses/buildings. 407 (the 2 story main entrance on the western side of the property), 415 (the tall 4 story building with the **Roof Top Sign**), 501 (the 2 story event hall and walkout lower-level basement facing Louisiana Street) and 601 (the commercial kitchen building on the east side of the property on the corner of Louisiana Street and Throckmorton).

This application is for the MCDC Retail Development Grant of up to 75% of the project cost.

The project is to:

1. repair an existing brick walkway and install a completely new concrete walkway, stairs and retaining wall on the southernmost edge of the 501 E. Louisiana side of the property where it meets up with the new East Louisiana street under construction now.
2. This work is needed to divert rain water run-off away from the 501 building towards the green space between our walkway and the new Louisiana Street. As well as providing a walkway for pedestrians and our own special events guests to access the south facing outdoor patio on the lower level of the same 501 building.
3. The current access route is not acceptable for the brides that want to access the outdoor ceremony space in our garden.
4. Currently there is no good way for our event guests to walk from the 2nd story patio down to the lower level patio without walking through grass/dirt/mud and on to the city side walk and then back onto our property again.
5. Future plans call for a Tex-Mex restaurant inside the lower level walkout basement and this walkway, stairs and retaining wall will provide the access needed as well to the front door and outdoor patio on this lower level.

This grant would really help us in putting in place this big improvement in accessing these current and future uses of our 501 E. Louisiana building.

Timeline Design to Completion

March 1st – Structural design of retaining wall

March 15th – repair of existing brick walkway and begin construction of new concrete walkway, retaining wall and stairs.

March 30th – install hand railings on stairs

April 15th – final inspection of retaining wall, stairs and hand railings

April 30th - completion of project and submittal of final report.

Budget for 501 Bldg southside walkway - $25,000

1. $20,000 for concrete work of constructing a walkway, stairs and retaining wall and repair existing brick portion of walkway
2. $2500 for structural design and inspections
3. $1,000 for permits
4. $1,500 for hand railings

Total: $25,000

Business Plans for McKinney Flour Mill

The Tex-Mex restaurant planned for the lower level of the 501 building address at the Flour Mill is one of the 4 restaurants concepts that we have in the works for the property in the near future.

When pedestrians begin to walk the sidewalks on our property and on the adjacent E. Louisiana and E. Virginia streets, we want them to have things to do and reasons to come our way.

We want to provide the city employees that will be working at the new City Hall choices for lunch and dinner.

TUPPS Brewery will also attract pedestrians and visitors to East McKinney and our restaurants.

Plans for a boutique hotel with 36 keys are also in the works and expected to begin the renovation in the 2nd quarter of 2024. The estimated time to complete the renovation is end of year 2025.

The customer for the McKinney Flour Mill is the same as the one for TUPPS across the street. Folks looking for entertainment, food and drink.

We also provide a destination for weddings and special events with our event center. We've been hosting events for over 12 years.

The boutique hotel will offer the ability for our guests to spend several days on our property and in and around downtown McKinney. This gives tourists the ability to stay in town longer enjoying all that we have to offer.

Plans for Future Growth

The Tex-Mex restaurant planned for the lower level of the 501 building address at the Flour Mill is one of the 4 restaurants concepts that we have in the works for the property in the near future.

When pedestrians begin to walk the sidewalks on our property and on the adjacent E. Louisiana and E. Virginia streets, we want them to have things to do and reasons to come our way.

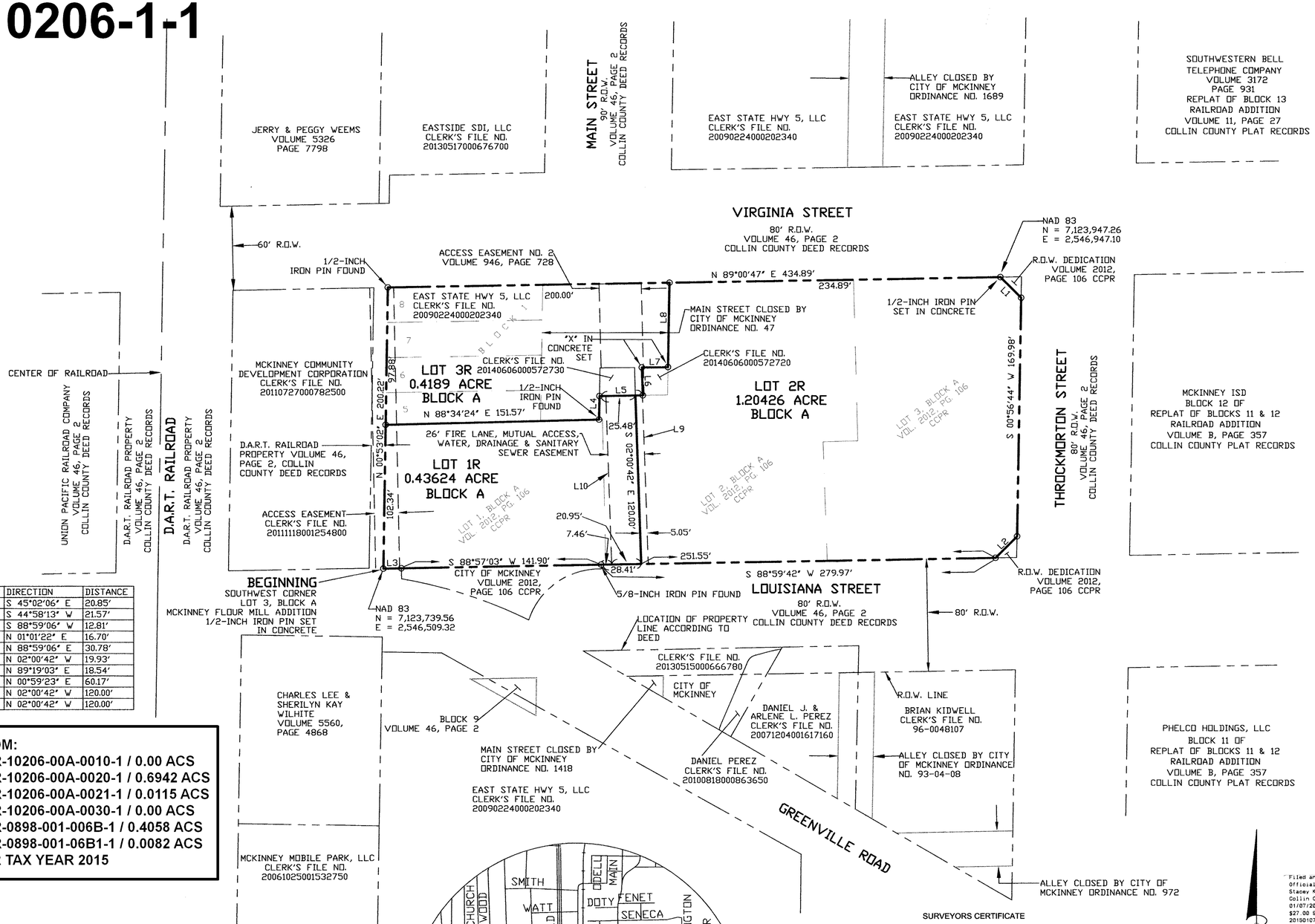
We want to provide the city employees that will be working at the new City Hall choices for lunch and dinner.

TUPPS Brewery will also attract pedestrians and visitors to East McKinney and our restaurants.

Plans for a boutique hotel with 36 keys are also in the works.

20150107010000070 01/07/2015 10:28:55 AM PL 1/1

10206-1-1



NUMBER	DIRECTION	DISTANCE
L1	S 45°02'06" E	20.85'
L2	S 44°58'13" W	21.57'
L3	S 88°59'06" W	12.81'
L4	N 01°01'22" E	16.70'
L5	N 88°59'06" E	30.78'
L6	N 02°00'42" W	19.93'
L7	N 89°19'03" E	18.54'
L8	N 00°59'23" E	60.17'
L9	N 02°00'42" W	120.00'
L10	N 02°00'42" W	120.00'

FROM:
R-10206-00A-0010-1 / 0.00 ACS
R-10206-00A-0020-1 / 0.6942 ACS
R-10206-00A-0021-1 / 0.0115 ACS
R-10206-00A-0030-1 / 0.00 ACS
R-0898-001-006B-1 / 0.4058 ACS
R-0898-001-06B1-1 / 0.0082 ACS
FOR TAX YEAR 2015

CCPR = COLLIN COUNTY PLAT RECORDS

BEARING BASIS: GRID NORTH
CONTROLLING MONUMENTS: CITY OF MCKINNEY MONUMENT NO. 43, CHECKED IN ON MONUMENT NO. 42

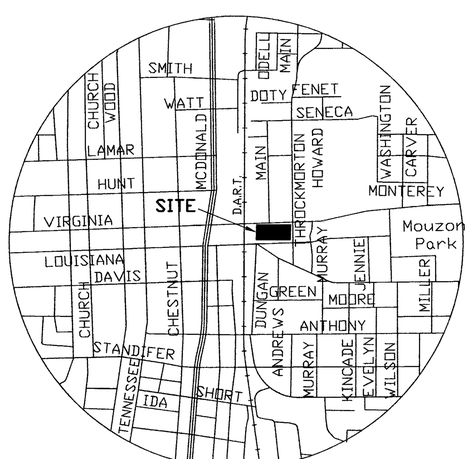
ACCORDING TO FEMA MAP NO. 48085C0280 J, DATED 6-2-2009, LOT 1R, LOT 2R AND LOT 3R SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

NOTE: FROM SOUTHWEST CORNER OF LOT 1R, BLOCK A SHOWN HEREON IT IS APPROXIMATELY S45°10'49"W, 1659.8 TO APPROXIMATE SOUTHWEST CORNER OF WILLIAM DAVIS SURVEY, ABSTRACT NO. 248

O 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

THE PURPOSE FOR THIS PLAT: LOT LINES ARE BEING SHIFTED AND 7 LOTS ARE BEING COMBINED INTO 3 LOTS.



VICINITY MAP
1"=1000'

KNOW ALL MEN BY THESES PRESENTS:
That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:
COUNTY OF COLLIN:
This instrument was acknowledged before me this the 16th day of December, 2014.

Sherry Geer Williams
Notary Public, State of Texas

SHERRY GEER WILLIAMS
Notary Public, State of Texas
My Commission Expires
June 24, 2016

"Approved and Accepted"

City Manager
City of McKinney, Texas
1/6/15
Date

STATE OF TEXAS
REGISTERED
BRUCE GEER
4117
PROFESSIONAL
LAND SURVEYOR

40 0 40 80
Scale: 1" = 40'

OWNER OF LOT 1R AND LOT 2R: BRADLEY S. KIDWELL
FAMILY LIMITED PARTNERSHIP
407 E. LOUISIANA STREET
MCKINNEY, TEXAS 75069

OWNER OF LOT 3R: EAST STATE HWY 5, LLC
2011 EMBERSON RANCH ROAD
PILOT POINT, TEXAS 76258-3165

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FAX 972-542-5751

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/07/2015 10:28:55 AM
$27.00 SCAPELA
20150107010000070

2015-8

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Bradley S. Kidwell Family Limited Partnership and EAST STATE HWY 5, LLC are the owners of tracts of land situated in the City of McKinney, Collin County, Texas, a part of the William Davis survey, abstract no. 248, being a resurvey of the 1.706 acre described in a deed from Bradley Kidwell to Bradley S. Kidwell Family Limited Partnership, dated March 21, 2005, recorded in volume 5879, page 2721 of the Collin County deed records, same being a survey of Lots 1, 2 and 3, Block A of the McKinney Flour Mill Addition recorded in volume 2012, page 106 of the Collin County plat records, being a survey of the 0.129 acre tract and the 0.285 acre tract collectively called (TRACT TWO) described in a deed from Martinek Grain & Bins, Inc. to EAST STATE HWY 5, LLC, dated February 3, 2009, recorded as clerk's file no. 20090224000202340 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin set in concrete at the southwest corner of said Lot 3, Block A and the west-southwest corner of said 1.706 acre tract; same being in the north right-of-way line of said Louisiana Street and the east right-of-way line of the D.A.R.T. railroad;

THENCE North 00°53'02" East, with the west line of said 1.706 acre tract and with the east right-of-way line of said D.A.R.T. railroad, passing the southwest corner of said 0.129 acre tract at 102.34 feet and continuing with the west line of said 0.129 acre tract, passing the northwest corner of said 0.129 acre tract and the west-southwest corner of said 0.285 acre tract, continuing with the west line of said 0.285 acre tract, in all 200.22 feet to a 1/2-inch iron pin found at the northwest corner of said 0.285 acre tract and in the south right-of-way line of Virginia Street;

THENCE North 89°00'47" East, with a north line of said 0.285 acre tract and with the south right-of-way line of said Virginia Street, passing a ½-inch iron pin set at 200.00 feet at the northeast corner of said 0.285 acre tract and the north-northwest corner of said 1.706 acre tract and said Block A, continuing with the north line of said 1.706 acre tract and Block A, in all 434.89 feet to a ½-inch iron pin set in concrete at the north-northeast corner of said Block A;

THENCE South 45°02'06" East, with the northeast line of said Block A, 20.85 feet to a ½-inch iron pin set at the east-northeast corner of said Block A; same being in the west right-of-way line of Throckmorton Street;

THENCE South 00°56'44" West, with the east line of said 1.706 acre tract and Block A and with the west right-of-way line of said Throckmorton Street, 169.98 feet to a ½-inch iron pin set at the east-southeast corner of said Block A;

THENCE South 44°58'13" West, with the southeast line of said Block A, 21.57 feet to a ½-inch iron pin set at the south-southeast corner of said Block A; same being in the north right-of-way line of said Louisiana Street;

THENCE westerly with the north right-of-way line of said Louisiana Street and the south line of said Block A as follows:
South 88°59'42" West, with a south line of said 1.706 acre tract, 279.97 feet to a 5/8-inch iron pin found at an inside corner of said 1.706 acre tract;
South 88°57'03" West,141.90 feet to a ½-inch iron pin set at an inside corner of said 1.706 acre tract;
South 88°59'06" West, with a south line of said 1.706 acre tract, 12.81 feet to the PLACE OF BEGINNING and containing 2.0594 acres.

COUNTY OF COLLIN)(
STATE OF TEXAS)(

NOW, THEREFORE, KNOW ALL MEN BY THESES PRESENTS:
That Bradley S. Kidwell Family Limited Partnership and EAST STATE HWY 5, LLC do hereby adopt this plat designating the hereinabove described property as AMENDING PLAT OF MCKINNEY FLOUR MILL ADDITION, LOTS 1R, 2R & 3R, BLOCK A, BEING A REPLAT OF LOTS 1-3, BLOCK A, MCKINNEY FLOUR MILL ADDITION, AND BEING A REPLAT OF PART OF LOT 5 AND ALL OF LOTS 6, 7 & 8, BLOCK 1 OF THE H. & T. C. RAILROAD ADDITION AND PART OF MAIN STREET, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas as shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this 30 day of December, 2014.

Bradley S. Kidwell Family Limited Partnership,
a Texas family limited partnership
By: Bradley S. Kidwell, Managing Partner

STATE OF TEXAS:
COUNTY OF COLLIN:

This instrument was acknowledged before me this the 30 day of December, 2014.

Notary Public, State of Texas

JAMES BRESNAHAN
Notary Public, State of Texas
My Commission Expires
April 07, 2015

EAST STATE HWY 5, LLC,
a Texas limited liability company
By: Donald Martinek, President

STATE OF TEXAS:
COUNTY OF COLLIN:

This instrument was acknowledged before me this the 19 day of December, 2014.

Helen R. Wilson
Notary Public, State of Texas

Helen R. Wilson
Notary Public, State of Texas
My Commission Expires 02-11-2015

S10206

COURT OF COLLIN COUNTY, TEXAS

AMENDING PLAT
OF
MCKINNEY FLOUR MILL
ADDITION,
LOTS 1R, 2R & 3R BLOCK A,
BEING A REPLAT OF LOTS 1-3, BLOCK A,
MCKINNEY FLOUR MILL ADDITION,
AND BEING A REPLAT OF PART OF LOT 5 AND ALL OF
LOTS 6, 7 & 8, BLOCK 1 OF THE H.&T.C. RAILROAD
ADDITION AND PART OF MAIN STREET,
AN ADDITION TO THE
CITY OF MCKINNEY
BEING 2.0594 ACRE OF LAND LOCATED IN THE
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248,
COLLIN COUNTY, TEXAS

ESTIMATE

Salomon Marrufo Salcon.sm@gmail.com

James Bresnahan

Bill to

James Bresnahan
501 Louisiana Street, McKinney, TX

Estimate details

Estimate no.: 1054
Estimate date: 01/22/2024
Expiration date: 02/29/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Walkway & retaining wall** Remove and reset paver walkway Remove existing concrete walkway & repour Demo existing block wall and replace with concrete wall and install 7 steps connected to the wall Install 4 piers and footer for retaining wall		1	$19,500.00	$19,500.00

Total **$19,500.00**

Expiry date 02/29/2024

SKAGGS ENGINEERING

4581 Lake Breeze Drive McKinney, TX 75071
skaggsengineering@yahoo.com
972.369.2194

February 5, 2024

Mr. James Bresnahan

Re: McKinney Flour Mill
McKinney, TX

Dear Mr. Bresnahan:

I am pleased to submit the following proposal to provide structural engineering services for the referenced project. The project consists of a new concrete retaining wall with concrete stairs. The retaining wall will be approximately 4' to 5' tall and be constructed using a concrete wall and concrete footing. These services will include the design of the concrete retaining wall and concrete stairs.

Design services will consist of the following:

1. Preparation of Construction Drawings
2. Inspection Letters

I propose the compensation be a total of $750. This proposal will follow the guidelines of the AIA Standard Agreement between Architects and Consultants. I further propose the fee be due and payable upon completion of the design documents. Compensation for authorized extra services will be billed on an hourly basis at the rate of $175.00 per hour.

I shall consider the return of an executed copy of this agreement as your acceptance and my authorization to commence work.

I appreciate the opportunity to be considered as the structural consultant on this project. If I may provide any additional information, please call.

Sincerely,

Matthew R. Skaggs, P.E.
Skaggs Engineering

Accepted _____

Date _____

RCS Enterprises, LP
Engineering & Inspection Services
800 N. Watters Rd. Ste. #180, Allen, Tx 75013 | 972.727.8572

January 25th, 2024

Proposal To: Haddington Fun, LLC
Attention: James Bresnahan

For: McKinney Flour Mill
501 E. Louisiana Street
McKinney, Texas 75069

Scope of Work

- Retaining Wall (Approx. 4' high x 10' long) – Structural Design
- Concrete Stairs – Approximately 4' wide
- Onsite Pre-Pour Inspection – Rebar in place prior to pouring of concrete.
- Onsite Final Inspection & Certification Letter

NOTES:

- All designs to be signed and sealed by Professional Engineer
- Assumes finalized plans prior to starting the design
- Will need wall location

The proposed fee Inspections + Certification Letter: $520.00
The proposed fee for Structural Drawings: $1,495.00
*Assumes Architectural Plans
50% down required to start drawings. Remaining balance due upon completion prior to submittal.

Revisions: Revision Fees will be charged for any changes to the final plans submitted after design work has started.

Haddington Fund, LLC

Balance Sheet

As of December 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking	337,994.94
DIP Checking	0.00
Independent Bank Checking	0.00
Total Bank Accounts	**$337,994.94**
Accounts Receivable	
Accounts Receivable	0.00
Total Accounts Receivable	**$0.00**
Other Current Assets	
Accounts receivable, other	-10.00
Due from Flour Mill (Adv)	0.00
Escrow, Bayview	0.00
Haddington Fund FM Account	0.00
Line of credit-F&P Construction	0.00
Prepaid Loan Fees	12,800.00
Undeposited Funds	0.00
Total Other Current Assets	**$12,790.00**
Total Current Assets	**$350,784.94**
Fixed Assets	
Accumulated Depreciation	-241,639.00
Furniture and Equipment	0.00
McKinney Flour Mill, Bldg	2,539,198.01
McKinney Flour Mill, Land	492,263.00
Outdoor Venue	119,719.19
Total Fixed Assets	**$2,909,541.20**
Other Assets	
Accumulated Amortization	-77,095.00
Deferred GP Expense Pilot Point	27,804.00
Deferred GP Expenses Flour Mill	683,616.00
Deposits	700.00
Escrow, US Courts	0.00
Estates of Yarbrough Farms	0.00
Investment, Knightvest Preserve	0.00
Investment, PPTX	390,823.00
Loan Fees, Mgt	84,102.84
Nuvolaurus Inc	0.00
Total Other Assets	**$1,109,950.84**
TOTAL ASSETS	**$4,370,276.98**

Haddington Fund, LLC

Balance Sheet

As of December 31, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due Haddington Fund (FM Mgt)	0.00
Total Other Current Liabilities	**$0.00**
Total Current Liabilities	**$0.00**
Long-Term Liabilities	
Accrued GP Expenses Flour Mill	683,616.00
Accrued GP Expenses Pilot Point	27,804.00
Mortgage Payable, Bayview	0.00
Mortgage payable, NuBridge	1,750,000.00
Notes Payable, GP	0.00
Total Long-Term Liabilities	**$2,461,420.00**
Total Liabilities	**$2,461,420.00**
Equity	
M-2 Adjustments	-24,561.22
Partner 2 Draws	-2,548.95
Partner Equity	3,039,509.45
Retained Earnings	-626,178.21
Net Income	-477,364.09
Total Equity	**$1,908,856.98**
TOTAL LIABILITIES AND EQUITY	**$4,370,276.98**

Haddington Fund, LLC

Profit and Loss by Class

January - December 2022

	EQUITY PROGRAM	THE MILL	NOT SPECIFIED	TOTAL
Income				
Banking Fees Income		0.00		$0.00
Interest Income		2,378.86		$2,378.86
Office Rent		348,978.50		$348,978.50
Partnership Income (Loss)				$0.00
Ordinary Income (Loss)	-154,517.00			$ -154,517.00
Total Partnership Income (Loss)	**-154,517.00**			**$ -154,517.00**
Rental Income		-4,500.00		$ -4,500.00
Services Income		400.00		$400.00
Unapplied Cash Payment Income			25.00	$25.00
Total Income	**$ -154,517.00**	**$347,257.36**	**$25.00**	**$192,765.36**
Expenses				
Advertising and Promotion		5.00		$5.00
Amortization		42,052.00		$42,052.00
Bank Service Charges		34.97		$34.97
Bridge Loan		174,825.00		$174,825.00
Computer and Internet Expenses		894.07		$894.07
Contract Labor		5,557.00		$5,557.00
Depreciation Expense		66,674.00		$66,674.00
Dues and Subscriptions		4,287.49		$4,287.49
Insurance Expense		28,715.88		$28,715.88
Legal Fees	3,284.40	113,552.18		$116,836.58
Postage and Delivery		12.00		$12.00
Professional Fees	361.00	9,574.00		$9,935.00
Promotional		11,117.00		$11,117.00
Property Improvements FM		5,019.71		$5,019.71
Property Management		44,000.00		$44,000.00
Property Tax		90,856.58		$90,856.58
Purchase		100.00		$100.00
Reconciliation Discrepancies			0.63	$0.63
Rent Expense		21.00		$21.00
Repairs & Maintenance		17,010.98		$17,010.98
Supplies		5,257.18		$5,257.18
Telephone Expense		166.51		$166.51
Trash		2,996.52		$2,996.52
Utilities		43,954.35		$43,954.35
Total Expenses	**$3,645.40**	**$666,683.42**	**$0.63**	**$670,329.45**
NET OPERATING INCOME	**$ -158,162.40**	**$ -319,426.06**	**$24.37**	**$ -477,564.09**
Other Income				
Theft Loss Recovery		200.00		$200.00
Total Other Income	**$0.00**	**$200.00**	**$0.00**	**$200.00**
NET OTHER INCOME	**$0.00**	**$200.00**	**$0.00**	**$200.00**
NET INCOME	**$ -158,162.40**	**$ -319,226.06**	**$24.37**	**$ -477,364.09**

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

September 4, 2023

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

Dear Sirs:

Your 2022 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 2023 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 2022 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

	2022	2021	DIFF
TRADE OR BUSINESS INCOME			
ORDINARY INC. (LOSS) FROM OTHER K-1'S	-154,517	131,939	-286,456
TOTAL INCOME (LOSS)	-154,517	131,939	-286,456
TRADE OR BUSINESS DEDUCTIONS			
OTHER DEDUCTIONS	3,645	16,155	-12,510
TOTAL DEDUCTIONS	3,645	16,155	-12,510
SCHEDULE K - INCOME			
ORDINARY BUSINESS INCOME (LOSS)	-158,162	115,784	-273,946
NET RENTAL REAL ESTATE INCOME (LOSS)	-321,606	-741,962	420,356
INTEREST INCOME	2,379	0	2,379
SCHEDULE K - SELF-EMPLOYMENT			
GROSS NONFARM INCOME	-154,490	0	-154,490
SCHEDULE K - OTHER			
DISTRIBUTIONS OF CASH & MARKETABLE SEC	7,350	13,174	-5,824
INVESTMENT INCOME	2,379	0	2,379
SCHEDULE L - BALANCE SHEET			
BEGINNING ASSETS	4,839,931	3,893,184	946,747
BEGINNING LIABILITIES AND CAPITAL	4,839,931	3,893,184	946,747
ENDING ASSETS	4,370,250	4,839,933	-469,683
ENDING LIABILITIES AND CAPITAL	4,370,250	4,839,933	-469,683

HADDINGTON FUND, LP 45-0917803

ENDING ASSETS		
CASH		337,993
ACCOUNTS RECEIVABLE	-35	
LESS ALLOWANCE FOR BAD DEBTS	(0)	-35
OTHER CURRENT ASSETS		724,220
OTHER INVESTMENTS		390,823
BUILDINGS AND OTHER ASSETS	2,658,917	
LESS ACCUMULATED DEPRECIATION	(241,639)	2,417,278
LAND		492,263
INTANGIBLE ASSETS	84,103	
LESS ACCUMULATED AMORTIZATION	(77,095)	7,008
OTHER ASSETS		700
TOTAL ASSETS		4,370,250
ENDING LIABILITIES & CAPITAL		
LOANS FROM PARTNERS		711,420
LONG TERM NOTES PAYABLE		1,750,000
PARTNERS' CAPITAL ACCOUNTS		1,908,830
TOTAL LIABILITIES AND CAPITAL		4,370,250

HADDINGTON FUND, LP 45-0917803

	2022	2021	DIFF
REVENUE			
TOTAL REVENUE	347,457	438,757	-91,300

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Haddington Fund, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ P

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
2805 Piersall Dr.

Requester's name and address (optional)

6 City, state, and ZIP code
McKinney, TX 75072

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
☐☐☐ - ☐☐ - ☐☐☐☐

or

Employer identification number
4 5 - 0 9 1 7 8 0 3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 7/26/23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*