

Retail Development Infrastructure Grant Application

McKinney Community Development Corporation FY 2024

Important Information

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

Eligible Improvements

Retail Development Infrastructure Grants fund infrastructure improvements, for retail establishments or buildings housing a retail enterprise, that are exterior to a property, necessary to promote or develop new or expanded business enterprises, and include:

- Sewer
- Water
- Electric Utilities
- Gas Utilities
- Drainage
- Lighting (for security enhancements)
- Fencing (for security enhancements)
- Site Improvements
 - (Landscape only considered if replacement required due to infrastructure improvements)
 - Walkways – concrete or other materials
 - Parking
- Fire suppression systems

Retail is defined as: storefronts/shops, restaurants, specialty food venues, event venues, salons, grocery stores, drug stores, etc.

Landmark retail is defined as: retail buildings within the historic downtown area with boundaries that coincide with the "Cultural District" designation; and retail redevelopment opportunities at locations that are viewed as gateways into the city (e.g. Highway 5 and Spur 399 – and other locations along Highway 5; Virginia Parkway and 75).

Applicant Information

Name Chandler Casey

Company Name The Cotton Mill

Federal Tax I.D.	20-1305664
Incorporation Date	Wednesday, June 23, 2004
Mailing Address	610 Elm st, Suite 400 McKinney, TX, 75069
Phone Number	(214) 500-9762
Email	chandler@mckinneycottonmill.com
Website	www.mckinneycottonmill.com

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

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

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

Contact Information

Representative Completing Application

Name	Chandler Casey
Title	Manager
Mailing Address	610 Elm st, Suite 400 McKinney, TX, 75069
Phone Number	(214) 500-9762
Email Address	chandler@mckinneycottonmill.com

Contact for Communication Between MCDC and Organization

Name	Chandler Casey
Title	Same
Mailing Address	610 Elm st, suite 400 McKinney, TX, 75069

Phone Number

(214) 500-9762

Email Address

chandler@mckinneycottonmill.com

Property Owner Information (if different from Applicant)

Are you the property owner?

No

Name

Terrance Casey

Company

The Cotton Mill

Mailing Address

610 Elm st, Suite 400
McKinney, TX, 75069


Phone Number

(214) 502-2370

Email Address

caseyinternational@yahoo.com

Letter of Support for Project from
Property Owner

 Consent Form.pdf

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

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Detailed Project Information

Project / Business Name

Outdoor

Location of Project

The Cotton Mill outdoor wedding area

Physical Address

610 Elm st
McKinney, TX, 75069

Property Size (in acres)

12

Collin CAD Property ID

2719784

Property Use (retail, restaurant)

Event Venue

Estimated Date of Project Start Date

Monday, November 3, 2025

Estimated Date of Project Completion
Date

Monday, November 10, 2025

Project Details and Proposed Use

Currently, our outdoor wedding venue has the original concrete foundation with unlevel obstacles and surfaces from the original structures. This has created issues with general liability and drainage as rain

pooling has affected events that we have. We hope to grind these areas down, add drainage, and layer with turf. This will not only make the area more visibly attractive, but it will also help to increase the safety of our larger outdoor public events like Art Fest, Makers Market, etc.

Days / Hours of Business Operation

7am-7pm Sun-Sun, excluding private events.

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

Please list.

Concrete Sidewalks, water drain connection, smokestack signage.

What is the total cost for this Project? 36611.9

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

Are matching funds available? No

Estimated Annual Taxable Sales 532480

Current Appraised Value of Property 3800000


Estimated Appraised Value (post-improvement) 3836611


Estimated Construction Cost for Total Project 36611.9


Total Estimated Cost for Exterior Infrastructure Improvements 36611.9

Total Grant Amount Requested 27458.92

Attach Competitive Bids for the Project


 d70d215f-8403-42af-8c97-8d6ca7f44... .pdf

 doc01707920250708101258.pdf

 _Quote_RS197_2025-06-18 (1).pdf

Has a feasibility study or market analysis been completed for this proposed project? No

Attach Executive Summary


Executive Summary Turf and Drainage.docx


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


Financial Status of Applying Organization


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

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


2024 Bal.pdf


2024 P&L.pdf

YTD 25 PL.pdf


YTD 25 BL.pdf

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


2023 1065 Cotton Mill Partners Ltd.pdf


2022 1065 Cotton Mill Partners Ltd.pdf

Budget

Concrete and turf Budget.docx

Financial Statements

YTD 25 BL_6347.pdf


YTD 25 PL_3091.pdf

 TCM W9 2025.pdf

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

Additional Information


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

 Turf Business Plan.docx

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

 TCM MASTER PLAN 13JUNE24.pdf

Timeline and schedule from design to completion.

 Turf Business Plan_9965.docx

Plans for future expansion / growth.

 Turf Business Plan_5037.docx

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

Acknowledgements

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

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying organization.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement / approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual / company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the [Grant Guidelines](#) in executing the Project for which funds were awarded.
- Funded projects must be completed within one year of the date the grant is approved by the MCDC board unless an exception is granted.
- Completed project must be inspected for code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for ten (10) years.

A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.

- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld **until a final report on completion of the Project is provided to MCDC.**
- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

Applicant Electronic Signature

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

Selecting this option indicates your agreement with the above statement.

Representative Completing Application



Date

Wednesday, July 30, 2025

Property Owner



Date

Wednesday, July 30, 2025

Notes

- **Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select **'Save'**. If you do not have a Jotform login, you will need to create one.
- Incomplete applications or those received after the deadline will not be considered.
- A final report must be provided to MCDC within 30 days of the completion of the Project.
- Final payment of funding awarded will be made upon receipt of final report.
- Please use the [Final Report](#) to report your results. A [PDF version](#) is also available.

1/15/2025

-Receive Bids

2/15/2015

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

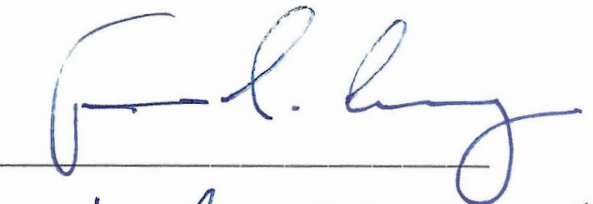
3/15/2025

-Begin Construction

5/15/2025

-Complete Construction

I, Terrance Casey, support the retail grant application for concrete leveling and turf in the Dye Room


July 28, 2025

Business Plan: Turf Installation on Concrete Foundation at Outdoor Wedding Venue

Executive Summary

The project involves installing premium turf over a leveled and drained concrete foundation at the historic outdoor wedding venue. The installation is designed to enhance guest safety, prevent rainwater pooling, and elevate the aesthetic appeal of the event space—ultimately increasing venue bookings and client satisfaction.

Objectives

1. **Improve safety** for guests by creating a level and slip-resistant walking surface.
2. **Resolve water pooling** and drainage issues through sublayer corrections and grading.
3. **Enhance venue appeal** to support higher-end events and return clientele.
4. **Justify increased booking fees** based on venue upgrades and reliability during inclement weather.
5. **Preserve historic integrity** while modernizing usability.

Project Description

- **Location:** Outdoor area within a historic venue in McKinney, Texas.
- **Current Condition:** Uneven original concrete foundation with obstacles and water pooling problems.
- **Plan of Work:**
 - Grinding down elevated and uneven concrete sections.
 - Installing sub-surface drainage solutions.
 - Laying turf with an appropriate underlayment for comfort and drainage.
 - Edging and anchoring to ensure durability.

Market Analysis

- **Target Audience:**
 - Couples hosting outdoor weddings.
 - Event planners coordinating corporate, social, or community events.

- Repeat clients valuing historic charm with modern upgrades.
- **Competitive Advantage:**
 - Many venues in historic areas lack proper drainage and all-weather reliability.
 - This turf project ensures that rain does not disrupt events—making your venue a more dependable choice.

Marketing & Revenue Strategy

- **Branding:** Promote as an *elegant, weather-resistant outdoor venue* with an emphasis on guest safety and photo-worthy aesthetics.
- **Price Strategy:** Increase pricing by \$500–\$1,500 per booking post-installation, depending on event size and customization.
- **Promotion:**
 - Before/after social media campaigns and video reels.
 - Venue tours highlighting the turf installation.
 - Testimonials from early clients.
- **Partnerships:** Event planners, photographers, and florists who can vouch for improved conditions and design compatibility.

Operations Plan

- **Timeline:** 2-3 weeks from grading to final turf placement.
- **Vendors & Contractors:** Work with local drainage and turf professionals
- **Maintenance:** Routine brushing and cleaning; potential re-brushing after every 10–12 events.

Sustainability & Risk Management

- **Materials:** Eco-conscious turf with drainage-friendly backing.
- **Risks Mitigated:**
 - Slip hazards minimized with proper base and surface design.
 - Damage to historical integrity avoided by reversible installation.

Our outdoor wedding venue, located in a historic area, currently features an original concrete foundation with uneven surfaces and obstacles. These structural challenges have led to issues with drainage, particularly rain pooling, which has affected events and poses potential safety concerns for our guests. As a result, we are seeking to improve the venue's safety, functionality, and aesthetic appeal by installing turf in the outdoor space.

The proposed project involves grinding down the uneven concrete surfaces, adding a drainage system to address pooling water, and installing high-quality turf that will not only enhance the venue's curb appeal but also provide a safer, more comfortable environment for guests. This transformation will increase the venue's attractiveness, ensuring that it remains a popular choice for events in the future.

By addressing these issues, the project will improve guest safety and reduce the risk of liability claims, while also preserving the charm of the venue's historic location. The enhancements will contribute to a more sustainable and visually appealing space, which will encourage repeat business and draw more events, benefiting both the community and local economy.

Budget

\$15,000 – Turf

\$5,000 - Concrete

WEST TEXAS REBAR PLACER INC.

10209 Plano Rd. Suite 101
Dallas, Texas 75238

214 221-1333 Office
214 221-1303 Fax

Proposal

7/07/2025

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

Scope of Work: Dinning Outdoor Area.
Drain & Concrete Resurfacing
Directions provide by owner.

- * Approximate 20' Linear Feet of French Drain
- * Rest of drain will be 3" PVC that will connect to the existing side wall drain.
- * Will level out the area around the French drain with ARDEX self- leveling concrete.
- * Grind down concrete humps where possible. (For this task we will do our best to level areas as best possible)
- * Saw Cut existing concrete for drainage system. (Remove & replace concrete)
- * Surveying area for positive drainage

Total \$ 10,500.00

***If no drainage is existing along the wall, additional cost to install 3" PVC drainage to outside of building.**

BID EXCLUDES: P.P Bond, Drill holes to install anchors, any Lay-out, or weld plates, hoisting equipment, lights, lifts, scaffolds. Support labor, move existing wood deck, any work for relocate the irrigation system. Work, Sunday's is additional charge to the contract.

Respectfully Submitted

By:


Marco Hernandez

ESTIMATE

Ranger Turf Co.
1910 Pacific Ave Suite 2000 #2388
Dallas, TX 75201

eric@rangerturfco.com
+1 (214) 208-2121
https://www.rangerturfco.com/



Bill to
Chandler Casey
610 Elm St
McKinney, TX 75069
United States

Ship to
Chandler Casey
610 Elm St
McKinney, TX 75069
United States

Estimate details
Estimate no.: 1095
Estimate date: 05/10/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Turf Installation	<div>- Bermuda Blend Artificial Turf - 4,000 SF</div> <div>- AirDrain Panels (7.11 SF) - 565 Panels</div> <div>- Turf Claw - Premium Turf Adhesive - 9 Galons</div> <div>- 3 1/2" Turf Nails - 25 LB Box</div> <div>- Wood Edging 1x2" - 300 LF</div> <div>- Wonderfill Antimicrobial Infill (12/20 Grit) (50 LB Bags) - 30 Bags</div> <div>- Power Washing of current concrete</div> <div>- Installation of wooden barrier to stabilize the AirDrain Panels</div> <div>- Installation of the AirDrain Panels</div> <div>- Installation of Bermuda Blend Artificial Turf</div> <div>- Installation of Wonderfill Infill for proper blade stabilization</div> <div>- Complete power broom and clean</div>	3822	\$6.831999	\$26,111.90
2.	Concrete Leveling	<div>- Leveling of concrete</div>	1	\$6,871.96	\$6,871.96
Total					\$32,983.86

Accepted date

Accepted by

QUOTE



The Cotton Mill

QUOTE date
06/18/2025
QUOTE expiring
07/18/2025
Reference
RS197
Name
Commercial Turf
Installation

RS Global
4145 Belt Line Road
Suite 212 PMB#342
Addison
Texas
75001

QUOTE Description:

RS Global Turf Installation Proposal

Scope of Work:

We are committed to excellence and offer a 2-year warranty on installation and up to 15 years Manufacturer's Warranty on synthetic turf. Our comprehensive services include:

1. Installing AirDrain tiles throughout and securing using 1x4 pressure treated lumber and TapCon concrete screws
2. Laying synthetic grass as per manufacturer's specifications, securing seams using seam tape and cold glue. Securing perimeter with galvanized staples to the nailer board around perimeter.
3. Applying Premium Silica infill at 1-2 lbs per square foot and ensuring clean-up post-installation.

Pricing:

The quote encompasses all costs, including shipping, insurance, travel, and incidentals. Demolition and haul-off are included.

Payment Terms:

50% deposit required upfront; the balance due upon project completion.
3% convenience fee for credit card payments.

Disclaimer:

RS Global and turf manufacturers do not cover damages from reflective heating, which can occur when sunlight reflects off surfaces onto the turf.

Exclusions:

Additional charges apply for drainage issues, irrigation repairs, extensive excavation, extra debris removal, obstacle relocation, cable repairs, restricted access conditions, and after-hours work.

Proposal Validity:

This proposal is valid for 30 days with applicable sales and installation terms.

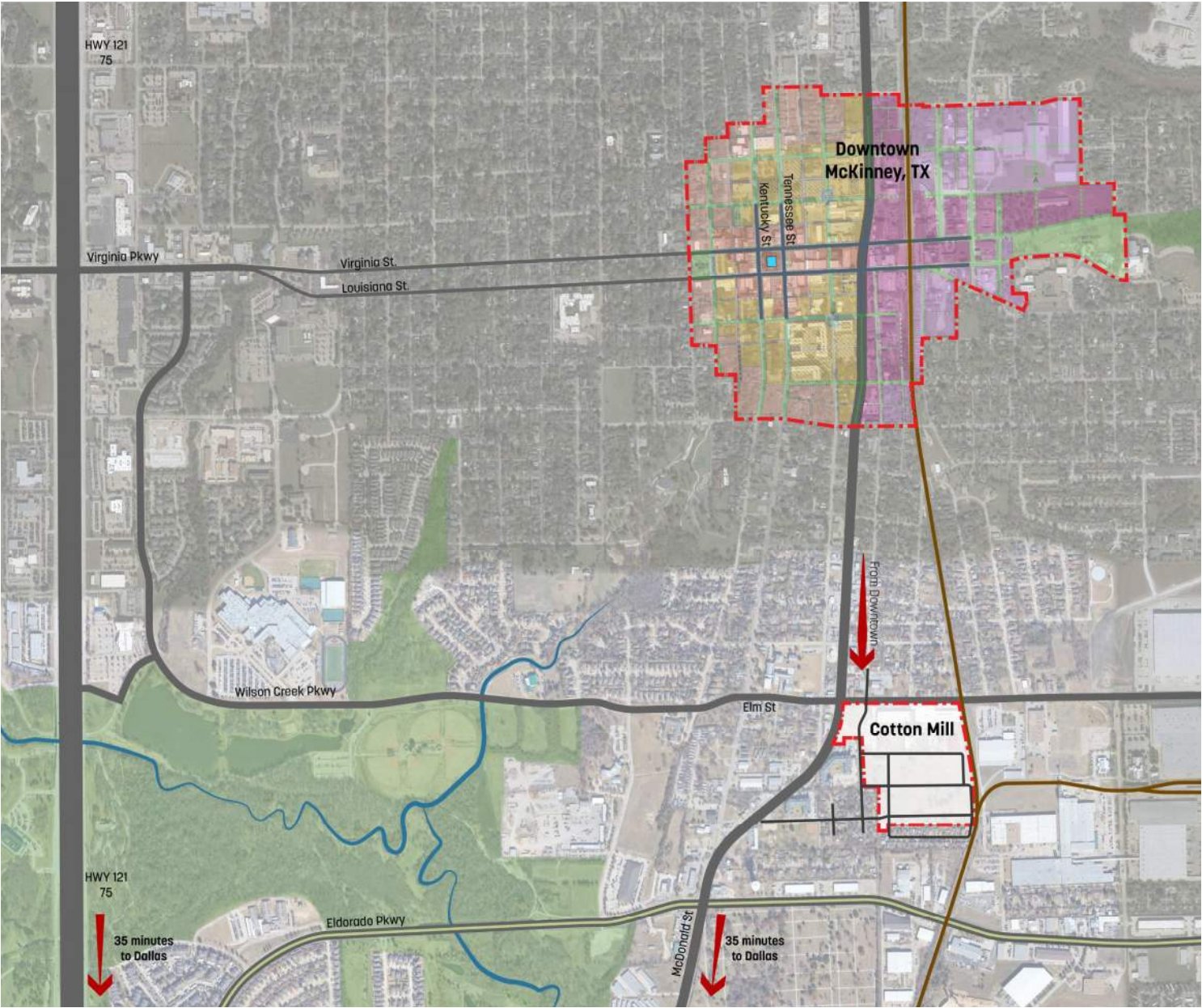
Thank you for considering RS Global for your synthetic turf project. We are eager to deliver quality and satisfaction.

Description	Quantity	Unit price	Tax	Amount \$
Labor	1	8,056.81	0%	8,056.81
4 Guys / 3 Day - includes per diem, travel, hotel				
Air Drain Panels	538	13.13	8.25%	7,063.94
32"x32"x1" (interlocking panels). Each panel covers 7.11 square feet				
Eco Natural Turf	3822	2.11	8.25%	8,064.42
Premium Silica Infill	115	7.50	8.25%	862.50
50 lb each				
Green Stripe Seam Tape	3	98.75	8.25%	296.25
250' Each				
Turf Clar Original	1	398.75	8.25%	398.75
5 Gal Bucket Glue				
Subtotal				\$ 24,742.67
Sales Tax (8.3 %)				\$ 1,376.59
TOTAL				\$ 26,119.26

website: www.rsglobal.com
telephone: (972) 406-2930
email: info@rsglobal.com

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

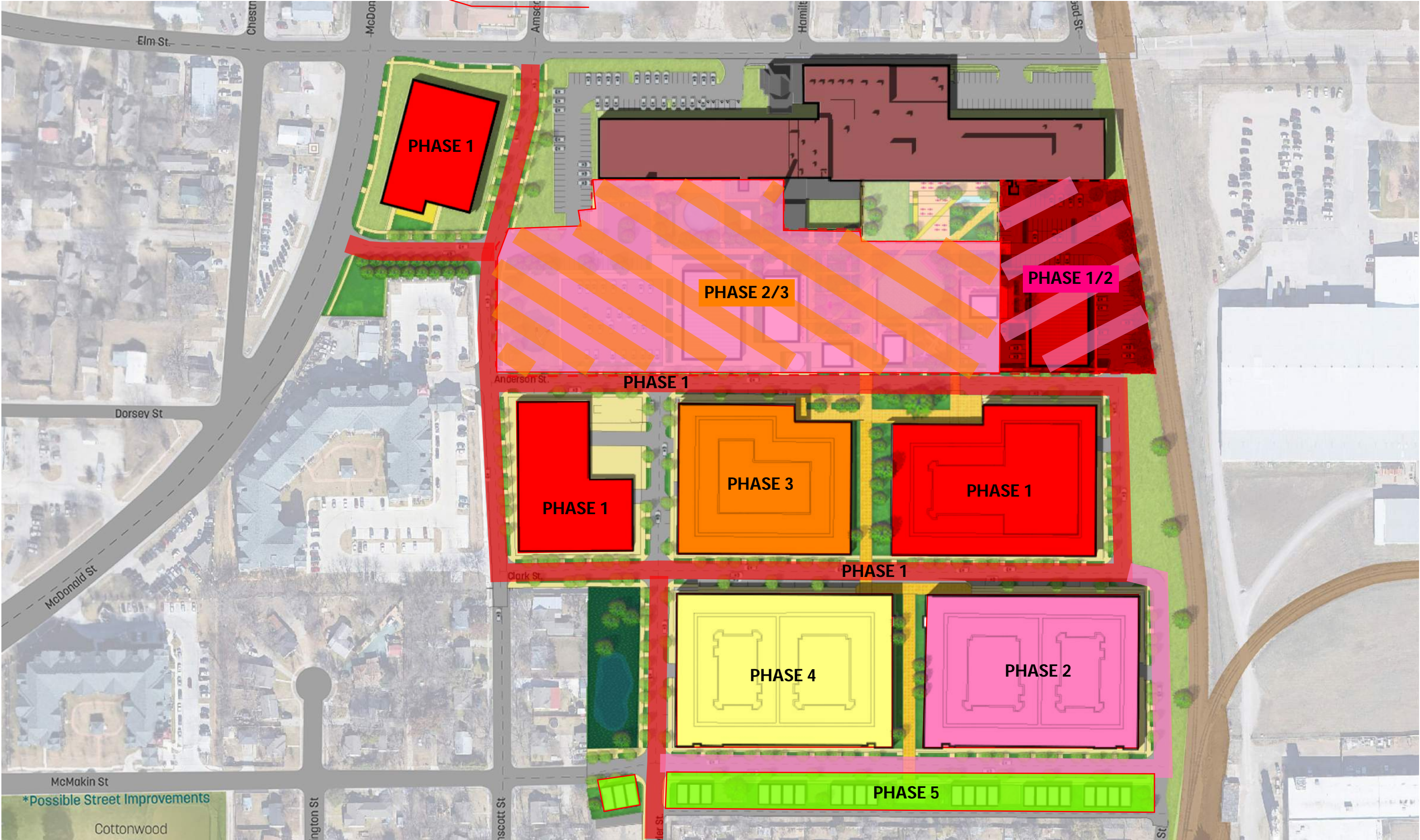
Master Plan Vision



COTTONMILL ILLUSTRATIVE PLAN 2022.11.22

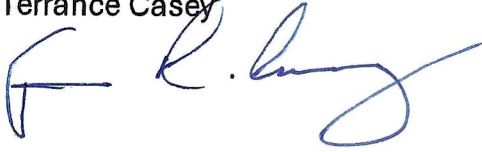


COTTONMILL ILLUSTRATIVE PLAN 2022.11.22

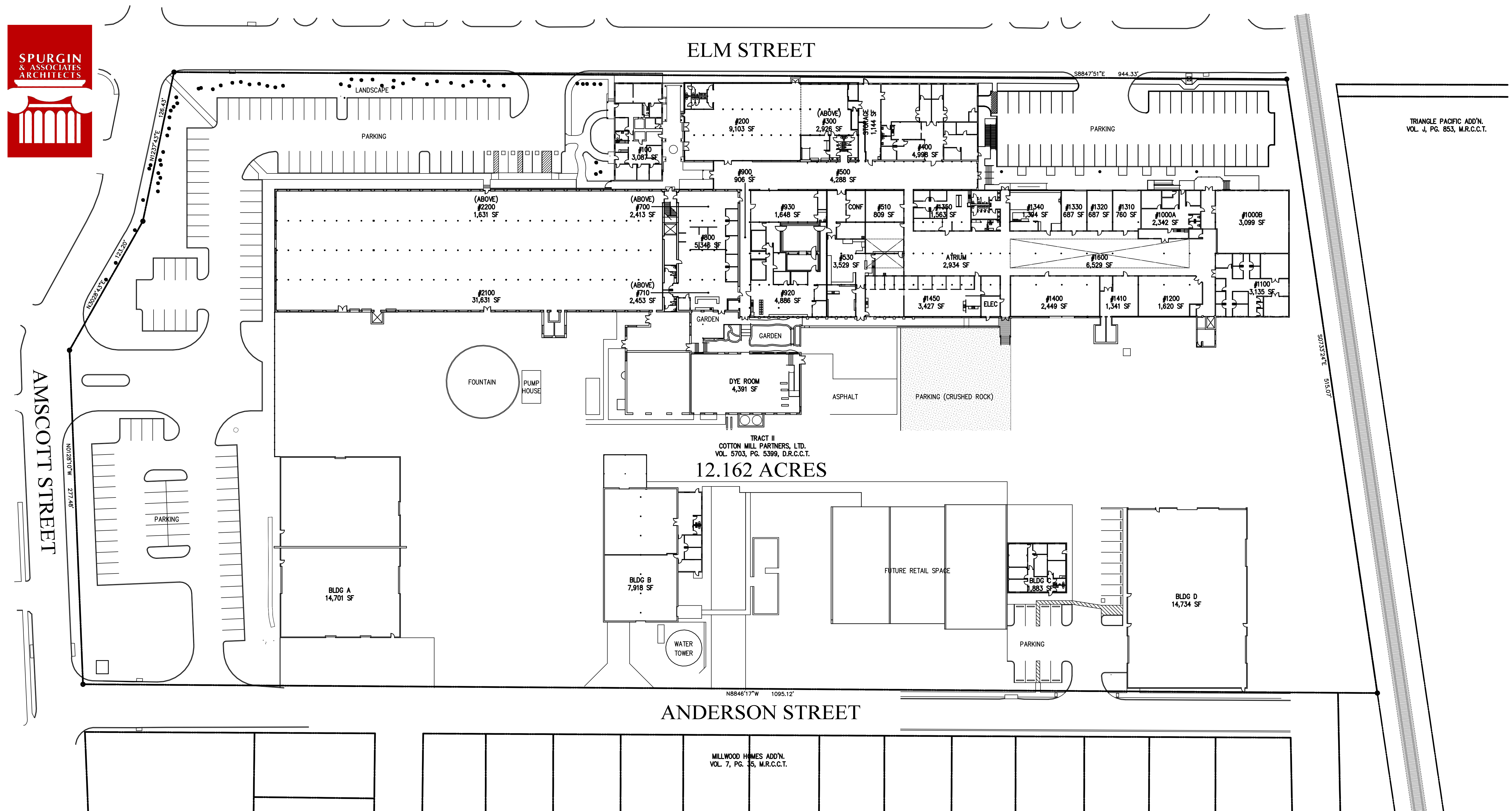


I support the sidewalk and security lighting project for The Cotton Mill to be submitted by
Chandler Casey

Terrance Casey

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

1/25/2025



THE COTTON MILL - MASTER PLAN



AMSCOTT STREET

ELM STREET

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

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

ANDERSON STREET

MILLWOOD HOMES ADD'N.
VOL. 7, PG. 15, M.R.C.C.T.

THE COTTON MILL - MASTER PLAN

11:30 AM

07/30/25

Cash Basis

Cotton Mill Partners Ltd.
Profit & Loss
 January 1 through July 30, 2025

	Jan 1 - Jul 30, 25
Ordinary Income/Expense	
Income	
Catering Fee	49,772.09
Cash	1,000.00
Rental	
Event Hall	251,505.63
Lease Agmt	776,594.68
Photo Shoot	760.00
Rental - Other	-387.21
Total Rental	1,028,473.10
Total Income	1,079,245.19
Cost of Goods Sold	
Deposit Reimbursement	28,901.82
Total COGS	28,901.82
Gross Profit	1,050,343.37
Expense	
Cash Withdraw	18,500.00
Computer Software	3,942.67
Reconciliation Discrepancies	95.20
Advertising	
Wedding Wire	7,163.55
Google Ads	2,788.21
Chamber	2,946.50
Clothing	2,186.00
Advertising - Other	13,113.12
Total Advertising	28,197.38
Automobile Expense	2,896.02
Bank Service Charges	
Account Analysis	211.76
Wire Transfer Fee	20.00
Bank Service Charges - Other	4.00
Total Bank Service Charges	235.76
Building Permit	3,519.00
Charitable Donation	250.00
City Permit	100.00
Credit Card	
Credit Card Fee	394.01
Total Credit Card	394.01
Equipment Rental	1,267.83
Event Security	216.50
Food	3,721.26
Insurance	
Auto	5,214.00
Liability Insurance	79,297.89
Medical Insurance	6,058.78
Total Insurance	90,570.67
Internet Service Provider	1,779.19
Janitorial Services	8,628.77
Lease Commission	3,240.00
Loan	
Principal Payment	62,830.01
Total Loan	62,830.01

11:30 AM

07/30/25

Cash Basis

Cotton Mill Partners Ltd.
Profit & Loss
January 1 through July 30, 2025

	Jan 1 - Jul 30, 25
Materials	
Janitorial	716.50
Materials - Other	73,399.86
Total Materials	74,116.36
Payroll Expenses	122,303.98
Postage and Delivery	73.00
Professional Fees	280.76
Reimbursement	5,074.83
Subcontractor	
Landscape	6,495.00
Security Guards	3,528.95
Subcontractor - Other	323,619.46
Total Subcontractor	333,643.41
Subscription	138.74
Supplies	
Janitorial	4,935.92
Home Depot Materials	9,327.01
Marketing	400.00
Office	2,702.59
Supplies - Other	111.42
Total Supplies	17,476.94
Taxes	
Property	92,303.86
Total Taxes	92,303.86
Telephone	
Casey Cell	1,695.92
Cell	197.43
Total Telephone	1,893.35
Toll Booth	877.62
Transportation	622.27
Utilities	
Gas and Electric	
721 Anderson STE B	124.98
Suite 920	6,128.82
Suite 1420	900.98
Suite 1350	1,947.72
1400 Fowler	874.23
Suite 530	2,940.53
Suite 1340	2,489.93
Suite 1400	941.10
Suite 1450	6,903.71
Suite 1330	1,256.37
Suite 1300 (Atrium Hall)	1,998.88
Suite 300	1,970.67
Suite 1100	7,325.12
Suite 700	872.10
Suite 1001	9,258.55
705 Anderson (Barn)	86.85
707 Anderson	1,688.83
721 Anderson Street	747.06
721 Anderson Street Ste A	1,086.46
Suite 100	3,866.03
Suite 200 (Event Hall)	6,717.77
Suite 400	6,340.62
Suite 710	1,752.96
Suite 800	5,587.27

Cotton Mill Partners Ltd.
Profit & Loss
January 1 through July 30, 2025

	Jan 1 - Jul 30, 25
Suite 900 (waterfall dye room)	2,935.53
Suite 930	179.87
Total Gas and Electric	76,922.94
Water	
Fowler	1,856.61
610 Elm St.	11,345.10
721 Anderson	5,381.10
Dumpsters	11,589.90
Total Water	30,172.71
Total Utilities	107,095.65
Total Expense	986,285.04
Net Ordinary Income	64,058.33
Other Income/Expense	
Other Expense	
Interest Expense	
Loan Interest	88,675.99
Total Interest Expense	88,675.99
Total Other Expense	88,675.99
Net Other Income	-88,675.99
Net Income	-24,617.66

Cotton Mill Partners Ltd.

Balance Sheet

As of July 30, 2025

	Jul 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Intrafy	301,254.41
First United Operating	243,332.72
First United Tax Reserve	15,440.66
Total Checking/Savings	560,027.79
Total Current Assets	560,027.79
Fixed Assets	
Land Purchase	305,028.43
Land - 754	2,798.82
Building - 754	24,599.64
Bldg Improvements	
Rail Cars	9,623.38
Parking Lot Expansion	385,099.94
480 Electric Service	93,362.42
Suite 910 Shell	78,692.22
Roof Replacement	388,768.39
Bldg Improvements - Other	939,057.50
Total Bldg Improvements	1,894,603.85
Building	719,826.00
Furniture & Fixtures	148,305.61
Land	1,092,542.00
Land - Amcott	238,335.94
Landscaping Improvements	
South Garden	12,874.37
Landscaping Improvements - Other	127,024.09
Total Landscaping Improvements	139,898.46
Machinery & Equipment	79,254.87
Tenant Finishout	
Suite 300	170,104.57
Dye Room	12,040.73
Suite 1000 Benson Cobb	28,539.33
Suite 400 - Imagine Xhibits	155,138.53
Suite 500 - EDC Temp	5,157.64
Suite 500 - Grand Hallway	299,964.83
Suite 710-Boss Fight	48,357.82
Tenant Finishout - Other	493,767.99
Total Tenant Finishout	1,213,071.44
zAccum Depreciation	-2,396,004.00
Total Fixed Assets	3,462,261.06
Other Assets	
CIP - Two Story	179,181.68
Intangible Assets	
Construction Management	38,387.47
Lease Commissions	218,014.93
Loan Costs	213,260.40
Organization Costs	2,500.00
zAccum Amortization	-95,082.00
Total Intangible Assets	377,080.80
Total Other Assets	556,262.48
TOTAL ASSETS	4,578,551.33

11:31 AM

07/30/25

Cash Basis

Cotton Mill Partners Ltd.

Balance Sheet

As of July 30, 2025

	Jul 30, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Capital One CC	-15,666.12
Home Depot	-229.92
Total Credit Cards	-15,896.04
Other Current Liabilities	
Payroll Liability Cash Adjust	-3,269.71
Distr Pay Casey Adv	5,993.55
Payroll Liabilities	
Federal Withholding	3,053.00
FICA Company	1,486.04
FICA Employee	1,486.04
FUTA	56.00
Medicare Company	347.55
Medicare Employee	347.55
Payroll Liabilities - Other	-172.99
Total Payroll Liabilities	6,603.19
Security Deposits	126,448.02
Total Other Current Liabilities	135,775.05
Total Current Liabilities	119,879.01
Long Term Liabilities	
NP FNB Ballinger	
LOC	400,924.88
Tract 4	2,993,157.58
Total NP FNB Ballinger	3,394,082.46
Total Long Term Liabilities	3,394,082.46
Total Liabilities	3,513,961.47
Equity	
Partner Three - C Advisory	
Draws	-18,003.71
Partner Three - C Advisory - Other	13,894.53
Total Partner Three - C Advisory	-4,109.18
Partner One Equity	
Partner One Draws	-1,046,341.85
Partner One Investments	768,429.12
Distributions for B4 Loan	-1,236,179.48
Partner One Equity - Other	2,181,635.76
Total Partner One Equity	667,543.55
Partner Two Equity	
754 Adjust	28,940.46
Partner Two Draws	-973,372.50
Partner Two Investments	738,429.12
Partner Two Equity - Other	-244.79
Total Partner Two Equity	-206,247.71
Retained Earnings	632,020.86
Net Income	-24,617.66
Total Equity	1,064,589.86
TOTAL LIABILITIES & EQUITY	4,578,551.33

12:17 PM

01/28/25

Cash Basis

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

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

12:17 PM

01/28/25

Cash Basis

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

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

12:17 PM

01/28/25

Cash Basis

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

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

Cotton Mill Partners Ltd.

Balance Sheet

As of January 26, 2024

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

Cotton Mill Partners Ltd.

Balance Sheet

As of January 26, 2024

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

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

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

Cotton Mill Partners Ltd.
Profit & Loss
January 1 through July 1, 2023

	Jan 1 - Jul 1, 23
Ordinary Income/Expense	
Income	
Credit Card Fee	102.75
Property Sale	3,750,524.95
Catering Fee	11,376.21
Refund	17,526.34
Rental	
Event Hall	
Credit Card Fee	184.00
Event Hall - Other	169,250.35
Total Event Hall	169,434.35
Lease Agmt	601,907.99
Photo Shoot	3,070.00
Total Rental	774,412.34
Total Income	4,553,942.59
Cost of Goods Sold	
Deposit Reimbursement	17,000.00
Total COGS	17,000.00
Gross Profit	4,536,942.59
Expense	
Cash Withdraw	2,000.00
Computer Software	1,927.08
Finance Charge	59.41
Late Fee	4.99
Advertising	
Wedding Wire	5,713.16
Google Ads	2,246.13
Chamber	1,662.50
Signage	696.59
Advertising - Other	3,750.00
Total Advertising	14,068.38
Automobile Expense	1,665.06
Bank Service Charges	
Account Analysis	305.79
Wire Transfer Fee	55.46
Bank Service Charges - Other	3.00
Total Bank Service Charges	364.25
Charitable Donation	1,000.00
City Permit	1,090.00
Credit Card	
Credit Card Fee	234.68
Total Credit Card	234.68
Filing Fees	22.00
Food	2,084.26
Furniture/Fixtures	
Lighting	-13,881.98
Total Furniture/Fixtures	-13,881.98
Insurance	
Auto	4,273.00
Liability Insurance	82,397.14
Medical Insurance	5,043.22
Tractor	250.00

Cotton Mill Partners Ltd.

Profit & Loss

January 1 through July 1, 2023

	Jan 1 - Jul 1, 23
Total Insurance	91,963.36
Internet Service Provider	1,454.34
Janitorial Services	1,796.91
Lease Commission	4,560.00
Materials	
Diesel	33.50
Paint Supplies	1,273.47
Materials - Other	199,409.76
Total Materials	200,716.73
Payroll Expenses	93,910.82
Postage and Delivery	50.40
Professional Fees	
Legal Fees	1,841.90
Total Professional Fees	1,841.90
Reimbursement	128.75
Security Guards	3,755.94
Subcontractor	
Landscape	4,113.50
Security Guards	9,335.36
Subcontractor - Other	329,041.75
Total Subcontractor	342,490.61
Subscription	385.87
Supplies	
Janitorial	6,339.11
Home Depot Materials	16.67
Office	2,677.54
Supplies - Other	126.61
Total Supplies	9,159.93
Taxes	
State	4,000.00
Total Taxes	4,000.00
Telephone	
Casey Cell	1,576.20
Cell	70.00
Total Telephone	1,646.20
Toll Booth	640.00
Utilities	
Gas and Electric	
Suite 1340	363.48
Suite 1400	601.36
Suite 1450	5,585.36
Suite 1330	1,513.51
Suite 1300	1,086.90
Suite 300	2,214.22
Suite 1100	5,690.00
Suite 700	1,279.52
Suite 1001	6,604.00
705 Anderson (Barn)	60.10
707 Anderson	723.63
Suite 100	3,447.65
Suite 200 (Event Hall)	6,008.11
Suite 400	4,140.55
Suite 500	60.10
Suite 710	1,785.70
Suite 800	3,777.08
Suite 900	1,597.31

Cotton Mill Partners Ltd.
Profit & Loss
January 1 through July 1, 2023

	Jan 1 - Jul 1, 23
Suite 930	416.05
Total Gas and Electric	46,954.63
Water	
610 Elm St.	8,156.70
721 Anderson	9,101.40
Dumpsters	
610 Elm	1,541.46
721 Anderson	3,152.66
Total Dumpsters	4,694.12
Total Water	21,952.22
Total Utilities	68,906.85
Total Expense	838,046.74
Net Ordinary Income	3,698,895.85
Other Income/Expense	
Other Income	
Other Income	0.01
Total Other Income	0.01
Other Expense	
Interest Expense	
Loan Interest	122,030.70
Total Interest Expense	122,030.70
Total Other Expense	122,030.70
Net Other Income	-122,030.69
Net Income	3,576,865.16

Cotton Mill Partners Ltd.

Balance Sheet

As of December 31, 2023

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

11:23 AM

01/26/24

Cash Basis

Cotton Mill Partners Ltd.

Balance Sheet

As of December 31, 2023

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

Form **1065**Department of the Treasury
Internal Revenue Service**U.S. Return of Partnership Income**

For calendar year 2022, or tax year beginning _____, 2022,

ending _____, 20_____.

Go to www.irs.gov/Form1065 for instructions and the latest information.

OMB No. 1545-0123

2022**A** Principal business activity

Rental

B Principal product or service

Real Estate

C Business code number

531120

Type
or
PrintCotton Mill Partners, Ltd.
610 Elm Street, Suite 520
McKinney, TX 75069-8175**D** Employer identification no.

20-1305664

E Date business started

6/23/2004

F Total assets (see instructions)

\$ 4,262,572.

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

Signature of partner or limited liability company member

Date

May the IRS discuss this return with the preparer shown below? See instructions. ☒ Yes ☐ NoPaid
Preparer
Use Only

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if self-employed

PTIN

H. Chris Seeligson

8.28.23

P00149163

Firm's name Seeligson & Company PC

Firm's EIN 45-3709393

Firm's address 3308 Shorecrest Drive

Phone no. (214) 369-0100

Dallas, TX 75235

**Application for Automatic Extension of Time To File Certain
Business Income Tax, Information, and Other Returns**► **File a separate application for each return.**► **Go to www.irs.gov/Form7004 for instructions and the latest information.**

OMB No. 1545-0233

**Print
or
Type**

Name Cotton Mill Partners, Ltd.	Identifying number 20-1305664
Number, street, and room or suite no. (If P.O. box, see instructions.) 610 Elm Street, Suite 520	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).) McKinney, TX 75069-8175	

Note: File request for extension by the due date of the return. See instructions before completing this form.**Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns.** See instructions.1 Enter the form code for the return listed below that this application is for **09**

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II All Filers Must Complete This Part2 If the organization is a foreign corporation that does not have an office or place of business in the United States, check here. ☐3 If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here. ☐
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here. ☐5 a The application is for calendar year 20 22, or tax year beginning _____, 20 __, and ending _____, 20 __b **Short tax year.** If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (See instructions – attach explanation.)6 Tentative total tax **6** **0.**7 **Total payments and credits.** See instructions **7** **0.**8 **Balance due.** Subtract line 7 from line 6. See instructions **8** **0.****BAA For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.**

CPCZ0701L 08/09/18

Form **7004** (Rev. 12-2018)

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:				Yes	No
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:				Yes	No
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.					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.					X

3 At the end of the tax year, did the partnership:				Yes	No
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.					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. 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
					X

8 At any time during calendar year 2022, 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 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

10a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.				Yes	No
				X	
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. See Statement 1.				X	
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

Schedule B Other Information (continued)

	Yes	No
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 2022 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. <u>0</u>		
19 During the partnership's tax year, did the partnership make any payments that would require it to file Forms 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)-1(b)(14)?		X
22 During the tax year, did the partnership pay or accrue any interest or royalty for which one or more partners are not allowed a deduction under section 267A? See instructions. If "Yes," enter the total amount of the disallowed deductions. \$		X
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. 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 \$27 million and the partnership has business interest expense. 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.		X
25 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 15. \$		X
26 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. Complete Schedule K-3 (Form 1065), Part XIII, for each foreign partner subject to section 864(c)(8) on a transfer or distribution.		
27 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
28 Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties constituting a trade or business of your partnership, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the partners held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions. Percentage: _____ By vote: _____ By value: _____		X
29 Reserved for future use.		
30 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. If "No," complete Designation of Partnership Representative below.		X

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	Casey Advisory Group Inc	
U.S. address of PR	610 Elm Street, Suite 400 McKinney, TX 75069-8175	U.S. phone number of PR (214) 502-2370
If the PR is an entity, name of the designated individual for the PR	Terrance M Casey	
U.S. address of designated individual	610 Elm Street, Suite 400 McKinney, TX 75069-8175	U.S. phone number of designated individual (214) 502-2370

Schedule K Partners' Distributive Share Items		Total amount
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1
	2 Net rental real estate income (loss) (attach Form 8825)	2 -436,647.
	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	4c
	5 Interest income	5 39.
	6 Dividends and dividend equivalents: a Ordinary dividends	6a
	b Qualified dividends 6b c Dividend equivalents 6c	6c
	7 Royalties	7
8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
b Collectibles (28%) gain (loss)	9b	
c Unrecaptured section 1250 gain (attach statement)	9c	
10 Net section 1231 gain (loss) (attach Form 4797)	10	
11 Other income (loss) (see instructions) Type: See Statement 2	11 12,793.	
Deductions	12 Section 179 deduction (attach Form 4562)	12
	13a Contributions See Statement 3	13a 2,500.
	b Investment interest expense	13b
	c Section 59(e)(2) expenditures: (1) Type: (2) Amount:	13c(2)
Self-Employment	d Other deductions (see instructions) Type:	13d
	14a Net earnings (loss) from self-employment	14a
	b Gross farming or fishing income	14b
Credits	c Gross nonfarm income	14c
	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
International	f Other credits (see instructions) Type:	15f
	16 Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items—International, and check this box to indicate that you are reporting items of international tax relevance <input checked="" type="checkbox"/>	
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a -19.
	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 See Statement 4	18c 50.
	19a Distributions of cash and marketable securities	19a 30,235.
	b Distributions of other property	19b
	20a Investment income	20a 39.
	b Investment expenses	20b
c Other items and amounts (attach stmt) See Statement 5		
21 Total foreign taxes paid or accrued	21	

Analysis of Net Income (Loss) per Return

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 21.						1	-426,315.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners	-4,263.						
b Limited partners		-422,052.					

Schedule L Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1 Cash			4,673.		29,729.
2a Trade notes and accounts receivable					
b Less allowance for bad debts					
3 Inventories					
4 U.S. Government obligations					
5 Tax-exempt securities					
6 Other current assets (attach stmt)					
7a Loans to partners (or persons related to partners)					
b Mortgage and real estate loans					
8 Other investments (attach stmt)					
9a Buildings and other depreciable assets		4,027,729.		4,035,052.	
b Less accumulated depreciation		2,164,263.	1,863,466.	2,251,974.	1,783,078.
10a Depletable assets					
b Less accumulated depletion					
11 Land (net of any amortization)			2,060,352.		2,058,644.
12a Intangible assets (amortizable only)		281,817.		349,514.	
b Less accumulated amortization		116,038.	165,779.	155,411.	194,103.
13 Other assets (attach stmt) See St. 6			193,605.		197,018.
14 Total assets			4,287,875.		4,262,572.
Liabilities and Capital					
15 Accounts payable					
16 Mortgages, notes, bonds payable in less than 1 year					
17 Other current liabilities (attach stmt) See St. 7			9,322.		5,740.
18 All nonrecourse loans					
19a Loans from partners (or persons related to partners)			330,691.		4,979.
b Mortgages, notes, bonds payable in 1 year or more			4,970,051.		5,712,357.
20 Other liabilities (attach stmt) See St. 8			72,699.		82,369.
21 Partners' capital accounts			-1,094,888.		-1,542,873.
22 Total liabilities and capital			4,287,875.		4,262,572.

Schedule M-1 Reconciliation of Income (Loss) per Books With Analysis of Net Income (Loss) per Return

Note: The partnership may be required to file Schedule M-3. See instructions.

1 Net income (loss) per books	-426,365.	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 21, 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 21 (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	-426,315.
Statement 9	50.		
5 Add lines 1 through 4	-426,315.		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	-1,094,888.	6 Distributions: a Cash	30,235.
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) (see instructions)	-426,315.	Statement 11	50.
4 Other increases (itemize):		8 Add lines 6 and 7	30,285.
Statement 10	8,615.	9 Balance at end of year. Subtract line 8 from line 5	-1,542,873.
5 Add lines 1 through 4	-1,512,588.		

Form **8825**

(Rev. November 2018)

Department of the Treasury
Internal Revenue Service**Rental Real Estate Income and Expenses of a
Partnership or an S Corporation**▶ **Attach to Form 1065 or Form 1120S.**
▶ **Go to www.irs.gov/Form8825 for the latest information.**

OMB No. 1545-0123

Name Cotton Mill Partners, Ltd.	Employer identification number 20-1305664
---	---

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	610 Elm Street McKinney, TX 75069	4	365	
B				
C				
D				

Rental Real Estate Income		Properties				
		A	B	C	D	
2	Gross rents.....	2	1,483,818.			
Rental Real Estate Expenses						
3	Advertising.....	3	26,416.			
4	Auto and travel.....	4	2,896.			
5	Cleaning and maintenance.....	5	104,503.			
6	Commissions.....	6				
7	Insurance.....	7	42,577.			
8	Legal and other professional fees.....	8	1,350.			
9	Interest (see instructions).....	9	308,939.			
10	Repairs.....	10	807,038.			
11	Taxes.....	11	89,905.			
12	Utilities.....	12	104,780.			
13	Wages and salaries.....	13	139,302.			
14	Depreciation (see instructions).....	14	87,711.			
15	Other (list) ▶ See Statement 12	15	205,048.			
16	Total expenses for each property. Add lines 3 through 15.....	16	1,920,465.			
17	Income or (loss) from each property. Subtract line 16 from line 2.....	17	-436,647.			
18a	Total gross rents. Add gross rents from line 2, columns A through H.....	18a		1,483,818.		
18b	Total expenses. Add total expenses from line 16, columns A through H.....	18b		-1,920,465.		
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				
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. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">(1) Name</div> <div style="width: 45%;">(2) Employer identification number</div> </div> <div style="border-top: 1px dashed black; height: 20px; margin-top: 5px;"></div> <div style="border-top: 1px dashed black; height: 20px; margin-top: 5px;"></div> <div style="border-top: 1px dashed black; height: 20px; margin-top: 5px;"></div>						
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		-436,647.		

- 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)

Form **4797**Department of the Treasury
Internal Revenue Service**Sales of Business Property**
(Also Involuntary Conversions and Recapture Amounts
Under Sections 179 and 280F(b)(2))

Attach to your tax return.

Go to www.irs.gov/Form4797 for instructions and the latest information.

OMB No. 1545-0184

2022Attachment
Sequence No. **27**

Name(s) shown on return

Cotton Mill Partners, Ltd.

Identifying number

20-1305664

- 1a** Enter the gross proceeds from sales or exchanges reported to you for 2022 on Form(s) 1099-B or 1099-S (or substitute statement) that you are including on line 2, 10, or 20. See instructions. **1a** 3,000.
- b** Enter the total amount of gain that you are including on lines 2, 10, and 24 due to the partial dispositions of MACRS assets. **1b**
- c** Enter the total amount of loss that you are including on lines 2 and 10 due to the partial dispositions of MACRS assets. **1c**

Part I Sales or Exchanges of Property Used in a Trade or Business and Involuntary Conversions From Other Than Casualty or Theft – Most Property Held More Than 1 Year (see instructions)

2	(a) Description of property	(b) Date acquired (mo., day, yr.)	(c) Date sold (mo., day, yr.)	(d) Gross sales price	(e) Depreciation allowed or allowable since acquisition	(f) Cost or other basis, plus improvements and expense of sale	(g) Gain or (loss) Subtract (f) from the sum of (d) and (e)
	Tx DOT Easement Sale - Land	6/23/04	3/14/22	3,000.		3,000.	0.

- 3** Gain, if any, from Form 4684, line 39. **3**
- 4** Section 1231 gain from installment sales from Form 6252, line 26 or 37. **4**
- 5** Section 1231 gain or (loss) from like-kind exchanges from Form 8824. **5**
- 6** Gain, if any, from line 32, from other than casualty or theft. **6**
- 7** Combine lines 2 through 6. Enter the gain or (loss) here and on the appropriate line as follows: **7**

Partnerships and S corporations. Report the gain or (loss) following the instructions for Form 1065, Schedule K, line 10, or Form 1120-S, Schedule K, line 9. Skip lines 8, 9, 11, and 12 below.

Individuals, partners, S corporation shareholders, and all others. If line 7 is zero or a loss, enter the amount from line 7 on line 11 below and skip lines 8 and 9. If line 7 is a gain and you didn't have any prior year section 1231 losses, or they were recaptured in an earlier year, enter the gain from line 7 as a long-term capital gain on the Schedule D filed with your return and skip lines 8, 9, 11, and 12 below.

- 8** Nonrecaptured net section 1231 losses from prior years. See instructions. **8**
- 9** Subtract line 8 from line 7. If zero or less, enter -0-. If line 9 is zero, enter the gain from line 7 on line 12 below. If line 9 is more than zero, enter the amount from line 8 on line 12 below and enter the gain from line 9 as a long-term capital gain on the Schedule D filed with your return. See instructions. **9**

Part II Ordinary Gains and Losses (see instructions)**10** Ordinary gains and losses not included on lines 11 through 16 (include property held 1 year or less):

- 11** Loss, if any, from line 7. **11** ()
- 12** Gain, if any, from line 7 or amount from line 8, if applicable. **12**
- 13** Gain, if any, from line 31. **13**
- 14** Net gain or (loss) from Form 4684, lines 31 and 38a. **14**
- 15** Ordinary gain from installment sales from Form 6252, line 25 or 36. **15**
- 16** Ordinary gain or (loss) from like-kind exchanges from Form 8824. **16**
- 17** Combine lines 10 through 16. **17**

18 For all except individual returns, enter the amount from line 17 on the appropriate line of your return and skip lines a and b below. For individual returns, complete lines a and b below.

a If the loss on line 11 includes a loss from Form 4684, line 35, column (b)(ii), enter that part of the loss here. Enter the loss from income-producing property on Schedule A (Form 1040), line 16. (Do not include any loss on property used as an employee.) Identify as from "Form 4797, line 18a." See instructions. **18a**

b Redetermine the gain or (loss) on line 17 excluding the loss, if any, on line 18a. Enter here and on Schedule 1 (Form 1040), Part I, line 4. **18b**

BAA For Paperwork Reduction Act Notice, see separate instructions.Form **4797** (2022)

Schedule K-1
(Form 1065)Department of the Treasury
Internal Revenue Service

2022

For calendar year 2022, or tax year

beginning / / 2022 ending / /

Partner's Share of Income, Deductions, Credits, etc.

See separate instructions.

Part I Information About the Partnership

- A** Partnership's employer identification number
20-1305664
- B** Partnership's name, address, city, state, and ZIP code
Cotton Mill Partners, Ltd.
610 Elm Street, Suite 520
McKinney, TX 75069-8175
- C** IRS center where partnership filed return: e-file
- D** ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

- E** Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)
75-2906581
- F** Name, address, city, state, and ZIP code for partner entered in E. See instructions.
Casey Advisory Group Inc
610 Elm Street, Suite 400
McKinney, TX 75069
- G** ☒ General partner or LLC member-manager ☐ Limited partner or other LLC member
- H1** ☒ Domestic partner ☐ Foreign partner
- H2** ☐ If the partner is a disregarded entity (DE), enter the partner's:
TIN _____ Name _____

I1 What type of entity is this partner? S Corporation**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐**J** Partner's share of profit, loss, and capital (see instructions):

Beginning		Ending	
Profit	1 %	1 %	1 %
Loss	1 %	1 %	1 %
Capital	1 %	1 %	1 %

Check if decrease is due to sale or exchange of partnership interest ☐**K** Partner's share of liabilities:

Beginning		Ending	
Nonrecourse	\$	\$	
Qualified nonrecourse financing	\$	\$	
Recourse	\$ 136,069.	\$ 150,212.	

Check this box if item K includes liability amounts from lower-tier partnerships. ☐

L Partner's Capital Account Analysis

Beginning capital account	\$ -11,155.
Capital contributed during the year	\$
Current year net income (loss)	\$ -4,263.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$ (303.)
Ending capital account	\$ -15,721.

M Did the partner contribute property with a built-in gain (loss)?
☐ Yes ☒ No If "Yes," attach statement. See instructions.**N** Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)

Beginning	\$
Ending	\$

☐ Final K-1☐ Amended K-1651121
OMB No. 1545-0123

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
*	-4,367.		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input checked="" type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income	A	-1.
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)	A	303.
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	A	1.
11	Other income (loss)	N*	STMT
I*	127.	Z*	STMT
12	Section 179 deduction	21	Foreign taxes paid or accrued
13	Other deductions		
A	24.		
22	<input type="checkbox"/> More than one activity for at-risk purposes*		
23	<input type="checkbox"/> More than one activity for passive activity purposes*		
*See attached statement for additional information.			

For IRS Use Only

Box 2**Rental Real Estate Activities**

<u>Property Type and Address</u>	<u>Gross Income</u>	<u>Net Expenses</u>	<u>Net Income</u>	<u>Passive Nonpass</u>	<u>Sec. 1231 Total</u>
Type: 4 - Commercial 610 Elm Street McKinney, TX 75069	14,838.	19,205.	\$ -4,367.	Passive	
		Total	\$ -4,367.		

Box 11**Other Income (Loss)***** Descriptive Information**

I Grant - City of McKinney..... \$ 127.

Box 20, Code N**Business Interest Expense****Included as a Deduction on the Following Line(s)**

Below is deductible business interest expense for inclusion
in the separate loss class for computing any basis limitation
(defined in section 704(d), Regulation section 1.163(j)-6(h)).

Schedule K-1, line 2..... \$ 3,089.

Statement A—QBI Pass-through Entity Reporting (Schedule K-1, Box 20, Code Z)

Partnership's name: Cotton Mill Partners, Ltd.	Partnership's EIN: 20-1305664
Partner's name: Casey Advisory Group Inc	Partner's identifying number: 75-2906581

Partner's share of:	Cotton Mill Partners, Ltd.		
	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP
	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated
	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB

QBI or qualified PTP items subject to partner-specific determinations:

Ordinary business income (loss)			
Rental income (loss)	-4,367.		
Royalty income (loss)			
Section 1231 gain (loss)			
Other income (loss)			
Section 179 deduction			
Other deductions			
W-2 wages	1,394.		
UBIA of qualified property	20,449.		
Qualified REIT dividends			

Partner's share of:			
	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP
	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated
	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB

QBI or qualified PTP items subject to partner-specific determinations:

Ordinary business income (loss)			
Rental income (loss)			
Royalty income (loss)			
Section 1231 gain (loss)			
Other income (loss)			
Section 179 deduction			
Other deductions			
W-2 wages			
UBIA of qualified property			

Schedule K-1
(Form 1065)Department of the Treasury
Internal Revenue Service

2022

For calendar year 2022, or tax year

beginning / / 2022 ending / /

Partner's Share of Income, Deductions, Credits, etc.

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
20-1305664

B Partnership's name, address, city, state, and ZIP code

Cotton Mill Partners, Ltd.
610 Elm Street, Suite 520
McKinney, TX 75069-8175

C IRS center where partnership filed return: e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)
479-76-0266

F Name, address, city, state, and ZIP code for partner entered in E. See instructions.

Terrance M Casey
6816 Dalmatia Dr
McKinney, TX 75072G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC memberH1 ☒ Domestic partner ☐ Foreign partnerH2 ☐ If the partner is a disregarded entity (DE), enter the partner's:
TIN _____ Name _____

I1 What type of entity is this partner? Individual

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	49.5 %	49.5 %
Loss	49.5 %	49.5 %
Capital	49.5 %	49.5 %

Check if decrease is due to sale or exchange of partnership interest ☐

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 5,247,735.	\$ 5,655,233.

Check this box if item K includes liability amounts from lower-tier partnerships. ☐

L Partner's Capital Account Analysis

Beginning capital account	\$ -552,029.
Capital contributed during the year	\$
Current year net income (loss)	\$ -211,026.
Other increase (decrease) (attach explanation)	\$ -25.
Withdrawals and distributions	\$ (14,966.)
Ending capital account	\$ -778,046.

M Did the partner contribute property with a built-in gain (loss)?

☐ Yes ☒ No If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)

Beginning	\$
Ending	\$

☐ Final K-1☐ Amended K-1651121
OMB No. 1545-0123

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
*	-216,140.		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input checked="" type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income	A	-9.
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents	C*	25.
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)	A	14,966.
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	A	19.
11	Other income (loss)	N*	STMT
I*	6,333.	Z*	STMT
12	Section 179 deduction	21	Foreign taxes paid or accrued
13	Other deductions		
A	1,238.		
22	<input type="checkbox"/> More than one activity for at-risk purposes*		
23	<input type="checkbox"/> More than one activity for passive activity purposes*		

For IRS Use Only

*See attached statement for additional information.

Item L**Partner's Capital Account Analysis
Other Increase (Decrease)****Other Decrease**

Non-Deductible Expenses	\$	25.
Total	\$	25.

Box 2**Rental Real Estate Activities**

<u>Property Type and Address</u>	<u>Gross Income</u>	<u>Net Expenses</u>	<u>Net Income</u>	<u>Passive Nonpass</u>	<u>Sec. 1231 Total</u>
Type: 4 - Commercial					
610 Elm Street McKinney, TX 75069	734,490.	950,630.	\$ -216,140.	Passive	
		Total	\$ -216,140.		

Box 11**Other Income (Loss)***** Descriptive Information**

I Grant - City of McKinney.....	\$	6,333.
---------------------------------	----	--------

Box 18**Other Tax-Exempt Income and Nondeductible Expenses***** Descriptive Information**

C Expenses on Books Not on Sch. K (Permanent).....	\$	25.
--	----	-----

Box 20, Code N**Business Interest Expense****Included as a Deduction on the Following Line(s)**

Below is deductible business interest expense for inclusion
in the separate loss class for computing any basis limitation
(defined in section 704(d), Regulation section 1.163(j)-6(h)).

Schedule K-1, line 2.....	\$	152,925.
---------------------------	----	----------

Statement A—QBI Pass-through Entity Reporting (Schedule K-1, Box 20, Code Z)

Partnership's name: Cotton Mill Partners, Ltd.	Partnership's EIN: 20-1305664
Partner's name: Terrance M Casey	Partner's identifying number: 479-76-0266

Partner's share of:	Cotton Mill Partners, Ltd.		
	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP
	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated
	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB

QBI or qualified PTP items subject to partner-specific determinations:

Ordinary business income (loss)			
Rental income (loss)	-216,140.		
Royalty income (loss)			
Section 1231 gain (loss)			
Other income (loss)			
Section 179 deduction			
Other deductions			
W-2 wages	68,954.		
UBIA of qualified property	1,012,247.		
Qualified REIT dividends			

Partner's share of:			
	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP
	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated
	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB

QBI or qualified PTP items subject to partner-specific determinations:

Ordinary business income (loss)			
Rental income (loss)			
Royalty income (loss)			
Section 1231 gain (loss)			
Other income (loss)			
Section 179 deduction			
Other deductions			
W-2 wages			
UBIA of qualified property			

Schedule K-1
(Form 1065)Department of the Treasury
Internal Revenue Service

2022

For calendar year 2022, or tax year

beginning / / 2022 ending / /

Partner's Share of Income, Deductions, Credits, etc.

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number

20-1305664

B Partnership's name, address, city, state, and ZIP code

Cotton Mill Partners, Ltd.
610 Elm Street, Suite 520
McKinney, TX 75069-8175

C IRS center where partnership filed return: e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)

467-98-3023

F Name, address, city, state, and ZIP code for partner entered in E. See instructions.

Paula A. Salter
6105 Corsica Way
Plano, TX 75024G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC memberH1 ☒ Domestic partner ☐ Foreign partnerH2 ☐ If the partner is a disregarded entity (DE), enter the partner's:

TIN _____ Name _____

I1 What type of entity is this partner? Individual

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

Beginning

Ending

Profit	49.5 %	49.5 %
Loss	49.5 %	49.5 %
Capital	49.5 %	49.5 %

Check if decrease is due to sale or exchange of partnership interest ☐

K Partner's share of liabilities:

Beginning

Ending

Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$	\$

Check this box if item K includes liability amounts from lower-tier partnerships. ☐

L Partner's Capital Account Analysis

Beginning capital account	\$	-531,704.
Capital contributed during the year	\$	
Current year net income (loss)	\$	-211,026.
Other increase (decrease) (attach explanation)	\$	8,590.
Withdrawals and distributions	\$(14,966.)
Ending capital account	\$	-749,106.

M Did the partner contribute property with a built-in gain (loss)?

☐ Yes ☒ No If "Yes," attach statement. See instructions.

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)

Beginning	\$
Ending	\$

☐ Final K-1☐ Amended K-1

651121

OMB No. 1545-0123

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
*	-216,140.		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input checked="" type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
		A	-9.
5	Interest income		
	19.		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents	C*	25.
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
		A	14,966.
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
		A	19.
10	Net section 1231 gain (loss)		
11	Other income (loss)	N*	STMT
I*	6,333.	Z*	STMT
12	Section 179 deduction	21	Foreign taxes paid or accrued
13	Other deductions		
A	1,238.		
22	<input type="checkbox"/> More than one activity for at-risk purposes*		
23	<input type="checkbox"/> More than one activity for passive activity purposes*		

*See attached statement for additional information.

For IRS Use Only

Item L**Partner's Capital Account Analysis
Other Increase (Decrease)****Other Increase**

Potential Capital Gain Under Section 731..... \$ 8,615.
 Total \$ 8,615.

Other Decrease

Non-Deductible Expenses..... 25.
 Total \$ 25.

Net Total \$ 8,590.

Box 2**Rental Real Estate Activities**

Property Type and Address	Gross Income	Net Expenses	Net Income	Passive Nonpass	Sec. 1231 Total
Type: 4 - Commercial 610 Elm Street McKinney, TX 75069	734,490.	950,630.	\$ -216,140.	Passive	
		Total	\$ -216,140.		

Box 11**Other Income (Loss)***** Descriptive Information**

I Grant - City of McKinney..... \$ 6,333.

Box 18**Other Tax-Exempt Income and Nondeductible Expenses***** Descriptive Information**

C Expenses on Books Not on Sch. K (Permanent)..... \$ 25.

Box 20, Code N**Business Interest Expense****Included as a Deduction on the Following Line(s)**

Below is deductible business interest expense for inclusion
 in the separate loss class for computing any basis limitation
 (defined in section 704(d), Regulation section 1.163(j)-6(h)).

Schedule K-1, line 2..... \$ 152,925.

Supplemental Information

Your ability to deduct the loss shown on your Schedule K-1 is limited to your "at risk amount". Please consult with your tax advisor.

Distribution in excess of basis is reported as an other increase. Pursuant to IRC Section 731(a)(1) gain is recognized the extent that any money distributed exceeds the adjusted basis of such partner's interest in the partnership immediately before the distribution. Consult with your tax advisor.

Included in distributions were Medicare Premium payments of \$2,036.

Statement A—QBI Pass-through Entity Reporting (Schedule K-1, Box 20, Code Z)

Partnership's name: Cotton Mill Partners, Ltd.	Partnership's EIN: 20-1305664
Partner's name: Paula A. Salter	Partner's identifying number: 467-98-3023

	Cotton Mill Partners, Ltd.		
	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP
	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated
	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB
Partner's share of:			

QBI or qualified PTP items subject to partner-specific determinations:

	Ordinary business income (loss)		
	Rental income (loss)	-216,140.	
	Royalty income (loss)		
	Section 1231 gain (loss)		
	Other income (loss)		
	Section 179 deduction		
	Other deductions		
W-2 wages		68,954.	
UBIA of qualified property		1,012,247.	
Qualified REIT dividends			

	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP	<input type="checkbox"/> PTP
	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated	<input type="checkbox"/> Aggregated
	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB	<input type="checkbox"/> SSTB
Partner's share of:			

QBI or qualified PTP items subject to partner-specific determinations:

	Ordinary business income (loss)		
	Rental income (loss)		
	Royalty income (loss)		
	Section 1231 gain (loss)		
	Other income (loss)		
	Section 179 deduction		
	Other deductions		
W-2 wages			
UBIA of qualified property			

SCHEDULE K-2
(Form 1065)

Partners' Distributive Share Items — International

Attach to Form 1065.

Go to www.irs.gov/Form1065 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

OMB No. 1545-0123

2022

Name of partnership

Cotton Mill Partners, Ltd.

Employer identification number (EIN)

20-1305664

A Is the partnership a withholding foreign partnership?

☐ Yes ☒ No If "Yes," enter your WP-EIN: _____

B Is the partnership (including the home office or any branch) a qualified derivatives dealer?

☐ Yes ☒ No If "Yes," enter your QI-EIN: _____

C Check to indicate the parts of Schedule K-2 that apply.

	Yes	No
1 Does Part I apply? If "Yes," complete and attach Part I.		X
2 Does Part II apply? If "Yes," complete and attach Part II.	X	
3 Does Part III apply? If "Yes," complete and attach Part III.		X
4 Does Part IV apply? If "Yes," complete and attach Part IV.		X
5 Does Part V apply? If "Yes," complete and attach Part V.		X
6 Does Part VI apply? If "Yes," complete and attach Part VI.		X

	Yes	No
7 Does Part VII apply? If "Yes," complete and attach Part VII.		X
8 Does Part VIII apply? If "Yes," complete and attach Part VIII.		X
9 Does Part IX apply? If "Yes," complete and attach Part IX.		X
10 Does Part X apply? If "Yes," complete and attach Part X.		X
11 Does Part XI apply? If "Yes," complete and attach Part XI.		X
12 Reserved for future use.		X

Part I Partnership's Other Current Year International Information

Check box(es) for additional specified attachments. See instructions.

- ☐ 1 Gain on personal property sale ☐ 5 High-taxed income ☐ 8 Form 5471 information ☐ 11 Dual consolidated loss
- ☐ 2 Foreign oil and gas taxes ☐ 6 Section 267A disallowed deduction ☐ 9 Other forms ☐ 12 Reserved for future use
- ☐ 3 Splitter arrangements ☐ 7 Form 8858 information ☐ 10 Partner loan transactions ☐ 13 Other international items (attach description and statement)
- ☐ 4 Foreign tax translation

Part II Foreign Tax Credit Limitation

Section 1 — Gross Income

Description	(a) U.S. source	Foreign Source			(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income		
1 Sales						
A						
B						
C						
2 Gross income from performance of services						
A						
B						
C						
3 Gross rental real estate income	1,483,818.					1,483,818.
A US						
B						
C						
4 Other gross rental income						
A						
B						
C						

BAA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

PTPA0612 10/04/22

Schedule K-2 (Form 1065) 2022

Name of partnership

EIN

Cotton Mill Partners, Ltd.

20-1305664

Part II Foreign Tax Credit Limitation (continued)**Section 1 – Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
5 Guaranteed payments							
6 Interest income							
A US	39.						39.
B							
C							
7 Ordinary dividends (exclude amount on line 8)							
A							
B							
C							
8 Qualified dividends							
A							
B							
C							
9 Reserved for future use							
10 Royalties and license fees							
A							
B							
C							
11 Net short-term capital gain							
A							
B							
C							
12 Net long-term capital gain							
A							
B							
C							
13 Collectibles (28%) gain							
A							
B							
C							
14 Unrecaptured section 1250 gain							
A							
B							
C							
BAA							

Schedule K-2 (Form 1065) 2022

Name of partnership	EIN
Cotton Mill Partners, Ltd.	20-1305664

Part II Foreign Tax Credit Limitation (continued)**Section 1 -- Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
15 Net section 1231 gain							
A							
B							
C							
16 Section 986(c) gain							
17 Section 987 gain							
18 Section 988 gain							
19 Section 951(a) inclusions							
A							
B							
C							
20 Other income (see instructions)	12,793.						12,793.
A US							
B							
C							
21 Reserved for future use							
A							
B							
C							
22 Reserved for future use							
A							
B							
C							
23 Reserved for future use							
A							
B							
C							
24 Total gross income (combine lines 1 through 23)	1,496,650.						1,496,650.
A US	1,496,650.						1,496,650.
B							
C							

BAA

See Statement 13

Schedule K-2 (Form 1065) 2022

Name of partnership

EIN

Cotton Mill Partners, Ltd.

20-1305664

Part II Foreign Tax Credit Limitation (continued)**Section 2 — Deductions**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
25 Expenses allocable to sales income...							
26 Expenses allocable to gross income from performances of services...							
27 Net short-term capital loss...							
28 Net long-term capital loss...							
29 Collectibles loss...							
30 Net section 1231 loss...							
31 Other losses...							
32 Research & experimental (R&E) expenses							
A SIC code:							
B SIC code:							
C SIC code:							
33 Allocable rental expenses—depreciation, depletion, and amortization...	127,084.						127,084.
34 Allocable rental expenses—other than depreciation, depletion, and amortization...	1,484,442.						1,484,442.
35 Allocable royalty and licensing expenses—depreciation, depletion, and amortization...							
36 Allocable royalty and licensing expenses—other than depreciation, depletion, and amortization...							
37 Depreciation not included on line 33 or 35...							
38 Charitable contributions...	2,500.						2,500.
39 Interest expense specifically allocable under Regulations section 1.861-10(e)...							
40 Other interest expense specifically allocable under Regulations section 1.861-10T, St. 14...	308,939.						308,939.
41 Other interest expense—business...							
42 Other interest expense—investment...							
43 Other interest expense—passive activity...							
44 Section 59(e)(2) expenditures, excluding R&E expenses on line 32...							
45 Foreign taxes not creditable but deductible...							

BAA

Schedule K-2 (Form 1065) 2022

Name of partnership

EIN

Cotton Mill Partners, Ltd.

20-1305664

Part II Foreign Tax Credit Limitation (continued)**Section 2 – Deductions (continued)**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
46 Section 986(c) loss.....							
47 Section 987 loss.....							
48 Section 988 loss.....							
49 Other allocable deductions (see instructions).....							
50 Other apportioned share of deductions (see instructions).....							
51 Reserved for future use.....							
52 Reserved for future use.....							
53 Reserved for future use.....							
54 Total deductions (combine lines 25 through 53).....	1,922,965.						1,922,965.
55 Net income (loss) (subtract line 54 from line 24).....	-426,315.						-426,315.

Part III Other Information for Preparation of Form 1116 or 1118**Section 1 – R&E Expenses Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____) (country code _____)		
1 Gross receipts by SIC code							
A SIC code: _____							
B SIC code: _____							
C SIC code: _____							
D SIC code: _____							
E SIC code: _____							
F SIC code: _____							
2 Exclusive apportionment with respect to total R&E expenses entered on Part II, line 32. Enter the following.							
A R&E expense with respect to activity performed in the United States							
(i) SIC code: _____							2A(i)
(ii) SIC code: _____							2A(ii)
(iii) SIC code: _____							2A(iii)
B R&E expense with respect to activity performed outside the United States							
(i) SIC code: _____							2B(i)
(ii) SIC code: _____							2B(ii)
(iii) SIC code: _____							2B(iii)

BAA

PTPA0613 10/04/22

Schedule K-2 (Form 1065) 2022

☐ Final K-3

☐ Amended K-3

**Schedule K-3
(Form 1065)**

Department of the Treasury
Internal Revenue Service

**Partner's Share of Income, Deductions,
Credits, etc. — International**

OMB No. 1545-0123

2022

For calendar year 2022, or tax year beginning _____, ending _____

See separate instructions.

Information About the Partnership

A Partnership's employer identification number (EIN)
20-1305664

B Partnership's name, address, city, state, and ZIP code

Cotton Mill Partners, Ltd.
610 Elm Street, Suite 520
McKinney, TX 75069-8175

Information About the Partner

C Partner's SSN or Taxpayer Identification Number (TIN)
(Do not use TIN of a disregarded entity. See instructions.)
75-2906581

D Name, address, city, state, and ZIP code for partner entered in C. See instructions.

Casey Advisory Group Inc
610 Elm Street, Suite 400
McKinney, TX 75069

E Check to indicate the parts of Schedule K-3 that apply.

	Yes	No
1 Does Part I apply? If "Yes," complete and attach Part I.	1	X
2 Does Part II apply? If "Yes," complete and attach Part II.	2	X
3 Does Part III apply? If "Yes," complete and attach Part III.	3	X
4 Does Part IV apply? If "Yes," complete and attach Part IV.	4	X
5 Does Part V apply? If "Yes," complete and attach Part V.	5	X
6 Does Part VI apply? If "Yes," complete and attach Part VI.	6	X
7 Does Part VII apply? If "Yes," complete and attach Part VII.	7	X
8 Does Part VIII apply? If "Yes," complete and attach Part VIII.	8	X
9 Does Part IX apply? If "Yes," complete and attach Part IX.	9	X
10 Does Part X apply? If "Yes," complete and attach Part X.	10	X
11 Does Part XI apply? If "Yes," complete and attach Part XI.	11	X
12 Reserved for future use.	12	
13 Does Part XIII apply? If "Yes," complete and attach Part XIII.	13	X

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Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Casey Advisory Group Inc	75-2906581
Part I Partner's Share of Partnership's Other Current Year International Information			

Check box(es) for additional specified attachments. See instructions.

- ☐ **1** Gain on personal property sale
☐ **2** Foreign oil and gas taxes
☐ **3** Splitter arrangements
☐ **4** Foreign tax translation
- ☐ **5** High-taxed income
☐ **6** Section 267A disallowed deduction
☐ **7** Form 8858 information
- ☐ **8** Form 5471 information
☐ **9** Other forms
☐ **10** Partner loan transactions
- ☐ **11** Dual consolidated loss
☐ **12** Form 8865 information
☐ **13** Other international items (attach description and statement)

Part II Foreign Tax Credit Limitation**Section 1 – Gross Income**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
1 Sales							
A							
B							
C							
2 Gross income from performance of services							
A							
B							
C							
3 Gross rental real estate income							
A US	14,838.						14,838.
B							
C							
4 Other gross rental income							
A							
B							
C							
5 Guaranteed payments.....							
6 Interest income							
A US	1.						1.
B							
C							
7 Ordinary dividends (exclude amount on line 8)							
A							
B							
C							

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PTPA0713 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Casey Advisory Group Inc	75-2906581

Part II Foreign Tax Credit Limitation (continued)**Section 1 – Gross Income (continued)**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
8 Qualified dividends							
A							
B							
C							
9 Reserved for future use.....							
10 Royalties and license fees							
A							
B							
C							
11 Net short-term capital gain							
A							
B							
C							
12 Net long-term capital gain							
A							
B							
C							
13 Collectibles (28%) gain							
A							
B							
C							
14 Unrecaptured section 1250 gain							
A							
B							
C							
15 Net section 1231 gain							
A							
B							
C							

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PTPA0713 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Casey Advisory Group Inc	75-2906581

Part II Foreign Tax Credit Limitation (continued)**Section 1 – Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
16 Section 986(c) gain.....							
17 Section 987 gain.....							
18 Section 988 gain.....							
19 Section 951(a) inclusions							
A							
B							
C							
20 Other income (see instructions)	127.						127.
A US							
B							
C							
21 Reserved for future use							
A							
B							
C							
22 Reserved for future use							
A							
B							
C							
23 Reserved for future use							
A							
B							
C							
24 Total gross income (combine lines 1 through 23)	14,966.						14,966.
A US	14,966.						14,966.
B							
C							

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See Attachment

PTPA0713 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Casey Advisory Group Inc	75-2906581

Part II Foreign Tax Credit Limitation (continued)**Section 2 — Deductions**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
25 Expenses allocable to sales income...							
26 Expenses allocable to gross income from performances of services.....							
27 Net short-term capital loss.....							
28 Net long-term capital loss.....							
29 Collectibles loss.....							
30 Net section 1231 loss.....							
31 Other losses.....							
32 Research & experimental (R&E) expenses							
A SIC code:							
B SIC code:							
C SIC code:							
33 Allocable rental expenses—depreciation, depletion, and amortization.....	1,270.						1,270.
34 Allocable rental expenses—other than depreciation, depletion, and amortization.....	14,844.						14,844.
35 Allocable royalty and licensing expenses—depreciation, depletion, and amortization.....							
36 Allocable royalty and licensing expenses—other than depreciation, depletion, and amortization.....							
37 Depreciation not included on line 33 or 35.....							
38 Charitable contributions.....	24.						24.
39 Interest expense specifically allocable under Regulations section 1.861-10(e).....							
40 Other interest expense specifically allocable under Regulations section 1.861-10T. Att.....	3,089.						3,089.
41 Other interest expense—business.....							
42 Other interest expense—investment.....							
43 Other interest expense—passive activity.....							
44 Section 59(e)(2) expenditures, excluding R&E expenses on line 32.....							
45 Foreign taxes not creditable but deductible.....							
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PTPA0714 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Casey Advisory Group Inc	75-2906581

Part II Foreign Tax Credit Limitation (continued)**Section 2 – Deductions (continued)**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
46 Section 986(c) loss.....							
47 Section 987 loss.....							
48 Section 988 loss.....							
49 Other allocable deductions (see instructions).....							
50 Other apportioned share of deductions (see instructions).....							
51 Reserved for future use.....							
52 Reserved for future use.....							
53 Reserved for future use.....							
54 Total deductions (combine lines 25 through 53).....	19,227.						19,227.
55 Net income (loss) (subtract line 54 from line 24).....	-4,261.						-4,261.

Part III Other Information for Preparation of Form 1116 or 1118**Section 1 – R&E Expenses Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
1 Gross receipts by SIC code							
A SIC code:.....							
B SIC code:.....							
C SIC code:.....							
D SIC code:.....							
E SIC code:.....							
F SIC code:.....							
2 Exclusive apportionment with respect to total R&E expenses entered on Part II, line 32. Enter the following.							
A R&E expense with respect to activity performed in the United States							
(i) SIC code:.....							2A(i)
(ii) SIC code:.....							2A(ii)
(iii) SIC code:.....							2A(iii)
B R&E expense with respect to activity performed outside the United States							
(i) SIC code:.....							2B(i)
(ii) SIC code:.....							2B(ii)
(iii) SIC code:.....							2B(iii)

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Partner 1

PTPA0714 10/06/22

Schedule K-3 (Form 1065) 2022

2022

Schedule K-3 Attachments

Cotton Mill Partners, Ltd.

20-1305664

Schedule K-3, Part II, Line 20
Other Income - U.S. Sourced

Grant - City of McKinney..... \$ 127.
Total \$ 127.

Schedule K-3, Part II, Section 2, Line 40
Other Interest Expense Specifically Allocable
Under Regulations Section 1.861-10T (By Country)

Country	(a) U.S. Source	(b) Foreign Branch Category Income	(c) Passive Category Income	(d) General Category Income	(e) Section 901j Income	(f) Sourced By Partner	(g) Total
US	3,089.						3,089.
	\$ 3,089.	\$ 0.	\$ 0.	\$ 0.	\$ 0.	\$ 0.	\$ 3,089.

☐ Final K-3

☐ Amended K-3

**Schedule K-3
(Form 1065)**

Department of the Treasury
Internal Revenue Service

**Partner's Share of Income, Deductions,
Credits, etc. – International**

OMB No. 1545-0123

2022

For calendar year 2022, or tax year beginning _____, ending _____

See separate instructions.

Information About the Partnership	Information About the Partner
A Partnership's employer identification number (EIN) 20-1305664	C Partner's SSN or Taxpayer Identification Number (TIN) (Do not use TIN of a disregarded entity. See instructions.) 479-76-0266
B Partnership's name, address, city, state, and ZIP code Cotton Mill Partners, Ltd. 610 Elm Street, Suite 520 McKinney, TX 75069-8175	D Name, address, city, state, and ZIP code for partner entered in C. See instructions. Terrance M Casey 6816 Dalmatia Dr McKinney, TX 75072

E Check to indicate the parts of Schedule K-3 that apply.

	Yes	No
1 Does Part I apply? If "Yes," complete and attach Part I.		X
2 Does Part II apply? If "Yes," complete and attach Part II.	X	
3 Does Part III apply? If "Yes," complete and attach Part III.		X
4 Does Part IV apply? If "Yes," complete and attach Part IV.		X
5 Does Part V apply? If "Yes," complete and attach Part V.		X
6 Does Part VI apply? If "Yes," complete and attach Part VI.		X
7 Does Part VII apply? If "Yes," complete and attach Part VII.		X
8 Does Part VIII apply? If "Yes," complete and attach Part VIII.		X
9 Does Part IX apply? If "Yes," complete and attach Part IX.		X
10 Does Part X apply? If "Yes," complete and attach Part X.		X
11 Does Part XI apply? If "Yes," complete and attach Part XI.		X
12 Reserved for future use.		
13 Does Part XIII apply? If "Yes," complete and attach Part XIII.		X

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Only

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www.irs.gov/Form1065

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Terrance M Casey	479-76-0266

Part I Partner's Share of Partnership's Other Current Year International Information

Check box(es) for additional specified attachments. See instructions.

- ☐ **1** Gain on personal property sale ☐ **5** High-taxed income ☐ **8** Form 5471 information ☐ **11** Dual consolidated loss
☐ **2** Foreign oil and gas taxes ☐ **6** Section 267A disallowed deduction ☐ **9** Other forms ☐ **12** Form 8865 information
☐ **3** Splitter arrangements ☐ **7** Form 8858 information ☐ **10** Partner loan transactions ☐ **13** Other international items
☐ **4** Foreign tax translation (attach description and statement)

Part II Foreign Tax Credit Limitation**Section 1 – Gross Income**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
1 Sales							
A							
B							
C							
2 Gross income from performance of services							
A							
B							
C							
3 Gross rental real estate income							
A US	734,490.						734,490.
B							
C							
4 Other gross rental income							
A							
B							
C							
5 Guaranteed payments							
6 Interest income							
A US	19.						19.
B							
C							
7 Ordinary dividends (exclude amount on line 8)							
A							
B							
C							

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PTPA0713 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Terrance M Casey	479-76-0266

Part II Foreign Tax Credit Limitation (continued)**Section 1 – Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
8 Qualified dividends							
A							
B							
C							
9 Reserved for future use							
10 Royalties and license fees							
A							
B							
C							
11 Net short-term capital gain							
A							
B							
C							
12 Net long-term capital gain							
A							
B							
C							
13 Collectibles (28%) gain							
A							
B							
C							
14 Unrecaptured section 1250 gain							
A							
B							
C							
15 Net section 1231 gain							
A							
B							
C							

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PTPA0713 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Terrance M Casey	479-76-0266

Part II Foreign Tax Credit Limitation (continued)

Description		(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
			(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
16	Section 986(c) gain.....							
17	Section 987 gain							
18	Section 988 gain							
19	Section 951(a) inclusions							
A								
B								
C								
20	Other income (see instructions)	6,333.						6,333.
A	US							
B								
C								
21	Reserved for future use							
A								
B								
C								
22	Reserved for future use							
A								
B								
C								
23	Reserved for future use							
A								
B								
C								
24	Total gross income (combine lines 1 through 23)	740,842.						740,842.
A	US	740,842.						740,842.
B								
C								
BAA								

See Attachment

PTPA0713 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Terrance M Casey	479-76-0266

Part II Foreign Tax Credit Limitation (continued)**Section 2 — Deductions**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
25 Expenses allocable to sales income							
26 Expenses allocable to gross income from performances of services.....							
27 Net short-term capital loss.....							
28 Net long-term capital loss.....							
29 Collectibles loss.....							
30 Net section 1231 loss.....							
31 Other losses.....							
32 Research & experimental (R&E) expenses							
A SIC code:							
B SIC code:							
C SIC code:							
33 Allocable rental expenses—depreciation, depletion, and amortization.....	62,907.						62,907.
34 Allocable rental expenses—other than depreciation, depletion, and amortization.....	734,799.						734,799.
35 Allocable royalty and licensing expenses—depreciation, depletion, and amortization.....							
36 Allocable royalty and licensing expenses—other than depreciation, depletion, and amortization.....							
37 Depreciation not included on line 33 or 35.....							
38 Charitable contributions	1,238.						1,238.
39 Interest expense specifically allocable under Regulations section 1.861-10(e).....							
40 Other interest expense specifically allocable under Regulations section 1.861-10T.....	152,925.						152,925.
41 Other interest expense—business.....							
42 Other interest expense—investment.....							
43 Other interest expense—passive activity							
44 Section 59(e)(2) expenditures, excluding R&E expenses on line 32.....							
45 Foreign taxes not creditable but deductible.....							
BAA							

PTPA0714 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Terrance M Casey	479-76-0266

Part II Foreign Tax Credit Limitation (continued)**Section 2 – Deductions (continued)**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
46 Section 986(c) loss.....							
47 Section 987 loss.....							
48 Section 988 loss.....							
49 Other allocable deductions (see instructions).....							
50 Other apportioned share of deductions (see instructions).....							
51 Reserved for future use.....							
52 Reserved for future use.....							
53 Reserved for future use.....							
54 Total deductions (combine lines 25 through 53).....	951, 869.						951, 869.
55 Net income (loss) (subtract line 54 from line 24).....	-211, 027.						-211, 027.

Part III Other Information for Preparation of Form 1116 or 1118**Section 1 – R&E Expenses Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____) (country code _____)		
1 Gross receipts by SIC code							
A SIC code:.....							
B SIC code:.....							
C SIC code:.....							
D SIC code:.....							
E SIC code:.....							
F SIC code:.....							
2 Exclusive apportionment with respect to total R&E expenses entered on Part II, line 32. Enter the following.							
A R&E expense with respect to activity performed in the United States							
(i) SIC code:.....							2A(i)
(ii) SIC code:.....							2A(ii)
(iii) SIC code:.....							2A(iii)
B R&E expense with respect to activity performed outside the United States							
(i) SIC code:.....							2B(i)
(ii) SIC code:.....							2B(ii)
(iii) SIC code:.....							2B(iii)

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Partner 2

PTPA0714 10/06/22

Schedule K-3 (Form 1065) 2022

2022

Schedule K-3 Attachments

Cotton Mill Partners, Ltd.

20-1305664

Schedule K-3, Part II, Line 20
Other Income - U.S. Sourced

Grant - City of McKinney.....

	\$	6,333.
Total	\$	<u>6,333.</u>

Schedule K-3, Part II, Section 2, Line 40
Other Interest Expense Specifically Allocable
Under Regulations Section 1.861-10T (By Country)

Country	(a) U.S. Source	(b) Foreign Branch Category Income	(c) Passive Category Income	(d) General Category Income	(e) Section 901j Income	(f) Sourced By Partner	(g) Total
US	152,925.						152,925.
	<u>\$ 152,925.</u>	<u>\$ 0.</u>	<u>\$ 0.</u>	<u>\$ 0.</u>	<u>\$ 0.</u>	<u>\$ 0.</u>	<u>\$ 152,925.</u>

☐ Final K-3☐ Amended K-3**Schedule K-3
(Form 1065)**Department of the Treasury
Internal Revenue Service**Partner's Share of Income, Deductions,
Credits, etc. – International**

OMB No. 1545-0123

2022

For calendar year 2022, or tax year beginning _____, ending _____

See separate instructions.

Information About the Partnership	Information About the Partner
A Partnership's employer identification number (EIN) 20-1305664	C Partner's SSN or Taxpayer Identification Number (TIN) (Do not use TIN of a disregarded entity. See instructions.) 467-98-3023
B Partnership's name, address, city, state, and ZIP code Cotton Mill Partners, Ltd. 610 Elm Street, Suite 520 McKinney, TX 75069-8175	D Name, address, city, state, and ZIP code for partner entered in C. See instructions. Paula A. Salter 6105 Corsica Way Plano, TX 75024

E Check to indicate the parts of Schedule K-3 that apply.

	Yes	No
1 Does Part I apply? If "Yes," complete and attach Part I.		X
2 Does Part II apply? If "Yes," complete and attach Part II.	X	
3 Does Part III apply? If "Yes," complete and attach Part III.		X
4 Does Part IV apply? If "Yes," complete and attach Part IV.		X
5 Does Part V apply? If "Yes," complete and attach Part V.		X
6 Does Part VI apply? If "Yes," complete and attach Part VI.		X
7 Does Part VII apply? If "Yes," complete and attach Part VII.		X
8 Does Part VIII apply? If "Yes," complete and attach Part VIII.		X
9 Does Part IX apply? If "Yes," complete and attach Part IX.		X
10 Does Part X apply? If "Yes," complete and attach Part X.		X
11 Does Part XI apply? If "Yes," complete and attach Part XI.		X
12 Reserved for future use.		
13 Does Part XIII apply? If "Yes," complete and attach Part XIII.		X

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Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Paula A. Salter	467-98-3023

Part I Partner's Share of Partnership's Other Current Year International Information

Check box(es) for additional specified attachments. See instructions.

- ☐ **1** Gain on personal property sale ☐ **5** High-taxed income ☐ **8** Form 5471 information ☐ **11** Dual consolidated loss
☐ **2** Foreign oil and gas taxes ☐ **6** Section 267A disallowed deduction ☐ **9** Other forms ☐ **12** Form 8865 information
☐ **3** Splitter arrangements ☐ **7** Form 8858 information ☐ **10** Partner loan transactions ☐ **13** Other international items (attach description and statement)
☐ **4** Foreign tax translation

Part II Foreign Tax Credit Limitation**Section 1 – Gross Income**

	Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
			(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
1	Sales							
A								
B								
C								
2	Gross income from performance of services							
A								
B								
C								
3	Gross rental real estate income	734,490.						734,490.
A	US							
B								
C								
4	Other gross rental income							
A								
B								
C								
5	Guaranteed payments							
6	Interest income	19.						19.
A	US							
B								
C								
7	Ordinary dividends (exclude amount on line 8)							
A								
B								
C								

BAA For Paperwork Reduction Act Notice, see instructions.

PTPA0713 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Paula A. Salter	467-98-3023

Part II Foreign Tax Credit Limitation *(continued)***Section 1 – Gross Income** *(continued)*

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
8 Qualified dividends							
A							
B							
C							
9 Reserved for future use,							
10 Royalties and license fees							
A							
B							
C							
11 Net short-term capital gain							
A							
B							
C							
12 Net long-term capital gain							
A							
B							
C							
13 Collectibles (28%) gain							
A							
B							
C							
14 Unrecaptured section 1250 gain							
A							
B							
C							
15 Net section 1231 gain							
A							
B							
C							

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PTPA0713 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Paula A. Salter	467-98-3023

Part II Foreign Tax Credit Limitation (continued)**Section 1 – Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
16 Section 986(c) gain.....							
17 Section 987 gain.....							
18 Section 988 gain.....							
19 Section 951(a) inclusions							
A							
B							
C							
20 Other income (see instructions)	6,333.						6,333.
A US							
B							
C							
21 Reserved for future use							
A							
B							
C							
22 Reserved for future use							
A							
B							
C							
23 Reserved for future use							
A							
B							
C							
24 Total gross income (combine lines 1 through 23)	740,842.						740,842.
A US	740,842.						740,842.
B							
C							
BAA							

See Attachment

PTPA0713 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Paula A. Salter	467-98-3023

Part II Foreign Tax Credit Limitation (continued)**Section 2 — Deductions**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
25 Expenses allocable to sales income							
26 Expenses allocable to gross income from performances of services							
27 Net short-term capital loss							
28 Net long-term capital loss							
29 Collectibles loss							
30 Net section 1231 loss							
31 Other losses							
32 Research & experimental (R&E) expenses							
A SIC code:							
B SIC code:							
C SIC code:							
33 Allocable rental expenses—depreciation, depletion, and amortization	62,907.						62,907.
34 Allocable rental expenses—other than depreciation, depletion, and amortization	734,799.						734,799.
35 Allocable royalty and licensing expenses—depreciation, depletion, and amortization							
36 Allocable royalty and licensing expenses—other than depreciation, depletion, and amortization							
37 Depreciation not included on line 33 or 35							
38 Charitable contributions	1,238.						1,238.
39 Interest expense specifically allocable under Regulations section 1.861-10(c)							
40 Other interest expense specifically allocable under Regulations section 1.861-10T Att	152,925.						152,925.
41 Other interest expense—business							
42 Other interest expense—investment							
43 Other interest expense—passive activity							
44 Section 59(e)(2) expenditures, excluding R&E expenses on line 32							
45 Foreign taxes not creditable but deductible							
BAA							

PTPA0714 10/06/22

Schedule K-3 (Form 1065) 2022

Name of partnership	EIN	Name of partner	SSN or TIN
Cotton Mill Partners, Ltd.	20-1305664	Paula A. Salter	467-98-3023

Part II Foreign Tax Credit Limitation (continued)**Section 2 – Deductions (continued)**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____)		
46 Section 986(c) loss.....							
47 Section 987 loss.....							
48 Section 988 loss.....							
49 Other allocable deductions (see instructions).....							
50 Other apportioned share of deductions (see instructions).....							
51 Reserved for future use.....							
52 Reserved for future use.....							
53 Reserved for future use.....							
54 Total deductions (combine lines 25 through 53).....	951,869.						951,869.
55 Net income (loss) (subtract line 54 from line 24).....	-211,027.						-211,027.

Part III Other Information for Preparation of Form 1116 or 1118**Section 1 – R&E Expenses Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____) (country code _____)		
1 Gross receipts by SIC code							
A SIC code:.....							
B SIC code:.....							
C SIC code:.....							
D SIC code:.....							
E SIC code:.....							
F SIC code:.....							
2 Exclusive apportionment with respect to total R&E expenses entered on Part II, line 32. Enter the following.							
A R&E expense with respect to activity performed in the United States							
(i) SIC code:.....						2A(i)	
(ii) SIC code:.....						2A(ii)	
(iii) SIC code:.....						2A(iii)	
B R&E expense with respect to activity performed outside the United States							
(i) SIC code:.....						2B(i)	
(ii) SIC code:.....						2B(ii)	
(iii) SIC code:.....						2B(iii)	

BAA

Partner 3

PTPA0714 10/06/22

Schedule K-3 (Form 1065) 2022

2022

Schedule K-3 Attachments

Cotton Mill Partners, Ltd.

20-1305664

Schedule K-3, Part II, Line 20
Other Income - U.S. Sourced

Grant - City of McKinney..... Total \$ 6,333.
 Total \$ 6,333.

Schedule K-3, Part II, Section 2, Line 40
Other Interest Expense Specifically Allocable
Under Regulations Section 1.861-10T (By Country)

Country	(a) U.S. Source	(b) Foreign Branch Category Income	(c) Passive Category Income	(d) General Category Income	(e) Section 901j Income	(f) Sourced By Partner	(g) Total
US	152,925.						152,925.
	\$ 152,925.	\$ 0.	\$ 0.	\$ 0.	\$ 0.	\$ 0.	\$ 152,925.

Depreciation and Amortization
(Including Information on Listed Property)

Attach to your tax return.

Go to www.irs.gov/Form4562 for instructions and the latest information.**2022**Attachment
Sequence No. **179**

Name(s) shown on return

Cotton Mill Partners, Ltd.

Identifying number

20-1305664

Business or activity to which this form relates

Form 8825, Rental Real Estate - Commercial Rental - Mixed Use

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions).	1	
2	Total cost of section 179 property placed in service (see instructions).	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions).	3	
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions.	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29.	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7.	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8.	9	
10	Carryover of disallowed deduction from line 13 of your 2021 Form 4562.	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instrs.	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11.	12	
13	Carryover of disallowed deduction to 2023. Add lines 9 and 10, less line 12.	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions.	14	
15	Property subject to section 168(f)(1) election.	15	
16	Other depreciation (including ACRS).	16	37,576.

Part III MACRS Depreciation (Don't include listed property. See instructions.)**Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2022.	17	50,135.
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>		

Section B - Assets Placed in Service During 2022 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs		S/L	
h Residential rental property			27.5 yrs	MM	S/L	
i Nonresidential real property			39 yrs	MM	S/L	

Section C - Assets Placed in Service During 2022 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs		S/L	
c 30-year			30 yrs	MM	S/L	
d 40-year	12/31/22	7,323.	40 yrs	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28.	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions.	22	87,711.
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs.	23	

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete **only** 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A – Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No					24b If 'Yes,' is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No				
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost	
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions.							25		
26 Property used more than 50% in a qualified business use:									
27 Property used 50% or less in a qualified business use:									
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1.							28		
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1.							29		

Section B – Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other 'more than 5% owner,' or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1		(b) Vehicle 2		(c) Vehicle 3		(d) Vehicle 4		(e) Vehicle 5		(f) Vehicle 6	
30 Total business/investment miles driven during the year (don't include commuting miles).....												
31 Total commuting miles driven during the year.....												
32 Total other personal (noncommuting) miles driven.....												
33 Total miles driven during the year. Add lines 30 through 32.....												
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
34 Was the vehicle available for personal use during off-duty hours?.....												
35 Was the vehicle used primarily by a more than 5% owner or related person?.....												
36 Is another vehicle available for personal use?.....												

Section C – Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who **aren't** more than 5% owners or related persons. See instructions.

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?.....		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.....		
39 Do you treat all use of vehicles by employees as personal use?.....		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?.....		
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.....		
Note: If your answer to 37, 38, 39, 40, or 41 is 'Yes,' don't complete Section B for the covered vehicles.		

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2022 tax year (see instructions):					
Lease Comm - Jai Photo	2/07/22	5,363.	178	5.5	894.
Lease Comm - Millhouse Social	3/01/22	1,732.	178	2	722.
43 Amortization of costs that began before your 2022 tax year.....				43	36,619.
44 Total. Add amounts in column (f). See the instructions for where to report.....				44	39,373.

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete **only** 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A – Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? ☐ Yes ☐ No **24b** If 'Yes,' is the evidence written? ☐ Yes ☐ No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions.							25	
26 Property used more than 50% in a qualified business use:								
27 Property used 50% or less in a qualified business use:								
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1.							28	
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1.								29

Section B – Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other 'more than 5% owner,' or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1		(b) Vehicle 2		(c) Vehicle 3		(d) Vehicle 4		(e) Vehicle 5		(f) Vehicle 6	
30 Total business/investment miles driven during the year (don't include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32.												
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
34 Was the vehicle available for personal use during off-duty hours?												
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

Section C – Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons. See instructions.

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners.		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		

Note: If your answer to 37, 38, 39, 40, or 41 is 'Yes,' don't complete Section B for the covered vehicles.

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2022 tax year (see instructions):					
Lease Comm - Splendid Events #	2/14/22	1,394.	178	3	426.
Lease Comm - Stress Free #400A	1/01/22	2,137.	178	3	712.
43 Amortization of costs that began before your 2022 tax year.				43	
44 Total. Add amounts in column (f). See the instructions for where to report.				44	

Cotton Mill Partners, Ltd.

20-1305664

Statement 1
Form 1065, Schedule B, Line 10b
Optional Basis Adjustment Supporting Detail

The partnership elects under IRC Section 754 and Regulation 1.754-1 to adjust the basis of partnership property under IRC Section 734(B) and 743(b) with respect to a distribution of property to a partner or transfer of an interest in a partnership.

Cotton Mill Partners, Ltd.
 610 Elm Street, Suite 400
 McKinney, TX 75069-8175

EIN 20-1305664

Computation of adjustment to basis:

Cash distributions	\$14,966
Basis before distribution	6,352
	=====
Adjustment to basis	\$ 8,615
	=====

Allocation of adjustment to basis:

Land	\$ 1,292
Building	7,323

	\$ 8,615
	=====

Statement 2
Form 1065, Schedule K, Line 11
Other Income (Loss)

Grant - City of McKinney.....	\$	12,793.
	Total \$	<u>12,793.</u>

Statement 3
Form 1065, Schedule K, Line 13a
Charitable Contributions

Cash Contributions - 60% Limitation.....	\$	2,500.
	Total \$	<u>2,500.</u>

Statement 4
Form 1065, Schedule K, Line 18c
Nondeductible Expenses

Expenses on Books Not on Sch. K (Permanent).....	\$	50.
	Total \$	<u>50.</u>

Cotton Mill Partners, Ltd.

20-1305664

Statement 5
Form 1065, Schedule K, Line 20c
Other Reportable Items

Business Interest Expense (Informational Only for Basis Limitations)
 Included as a Deduction on the Following Lines(s)

Schedule K, line 2..... \$ 308,939.

Statement 6
Form 1065, Schedule L, Line 13
Other Assets

	<u>Beginning</u>	<u>Ending</u>
Rail Cars.....	\$ 9,623.	\$ 9,623.
CIP - Two Story.....	179,182.	179,182.
Prepaid Selling Expense.....	4,800.	4,800.
Prepaid Commission.....	0.	3,413.
Total	<u>\$ 193,605.</u>	<u>\$ 197,018.</u>

Statement 7
Form 1065, Schedule L, Line 17
Other Current Liabilities

	<u>Beginning</u>	<u>Ending</u>
Payroll Taxes Payable.....	\$ 6,582.	\$ 47.
Credit Cards Payable.....	2,740.	5,693.
Total	<u>\$ 9,322.</u>	<u>\$ 5,740.</u>

Statement 8
Form 1065, Schedule L, Line 20
Other Liabilities

	<u>Beginning</u>	<u>Ending</u>
Security Deposits.....	\$ 72,699.	\$ 82,369.
Total	<u>\$ 72,699.</u>	<u>\$ 82,369.</u>

Statement 9
Form 1065, Schedule M-1, Line 4
Expenses on Books Not on Schedule K

Nondeductible Expenses.....	\$ 50.
Total	<u>\$ 50.</u>

2022

Federal Statements

Page 3

Cotton Mill Partners, Ltd.

20-1305664

Statement 10
Form 1065, Schedule M-2, Line 4
Other Increases

Potential Capital Gain Under Section 731..... \$ 8,615.
 Total \$ 8,615.

Statement 11
Form 1065, Schedule M-2, Line 7
Other Decreases

Non-Deductible Expenses..... \$ 50.
 Total \$ 50.

Statement 12
Form 8825, Line 15
Other Expenses

Property A: 610 Elm Street McKinney, TX 75069
 Property B:
 Property C:
 Property D:

	Property A	Property B	Property C	Property D
Amortization.....	\$ 39,373.			
Licenses and Permits.....	17,930.			
Miscellaneous.....	3,051.			
Rents - Personal Property.....	2,031.			
Supplies.....	14,421.			
Telephone.....	2,109.			
Bank Charges.....	1,814.			
Landscaping.....	4,330.			
Event Supplies.....	56,681.			
Payroll Taxes.....	12,727.			
Subscriptions.....	1,018.			
ISP.....	2,055.			
Accounting.....	8,195.			
Security.....	30,660.			
Office Expense.....	2,325.			
100% Meals.....	6,278.			
50% M & E.....	50.			
Total	\$ 205,048.			

Statement 13
Schedule K-2, Part II, Line 20
Other Income - U.S. Sourced

Granty - City of McKinney..... \$ 12,793.
 Total \$ 12,793.

Statement 14
Schedule K-2, Part II, Section 2, Line 40
Other Interest Expense Specifically Allocable Under Regulations Section 1.861-10T (By Country)

Country	(a) U.S. Source	(b) Foreign Branch Category Income	(c) Passive Category Income	(d) General Category Income	(e) Section 901j Income	(f) Sourced By Partner	(g) Total
US	\$ 308,939.	\$ 0.	\$ 0.	\$ 0.	\$ 0.	\$ 0.	\$ 308,939.
	\$ 308,939.	\$ 0.	\$ 0.	\$ 0.	\$ 0.	\$ 0.	\$ 308,939.

Election to Depreciate MACRS Property under the Alternative Depreciation System (ADS)

Pursuant to IRC Section 168(g)(7), the Taxpayer hereby elects to depreciate the following property placed in service in the tax year ended 12/31/22 under the Alternative Depreciation System.

Nonresidential real property or residential rental property:
40 Year Property

Section 1.263(a)-1(f) De Minimis Safe Harbor Election

The Taxpayer hereby makes the de minimis safe harbor election under Regulation 1.263(a)-1(f).

Cotton Mill Partners, Ltd.
610 Elm Street, Suite 520
McKinney, TX 75069-8175
20-1305664

12/31/22

2022 Federal Depreciation Schedule

Page 1

Cotton Mill Partners, Ltd.

20-1305664

No.	Description	Date Acquired	Date Sold	Cost/ Basis	Bus. Pct.	Cur 179 Bonus	Special Dep. Allow.	Prior 179/ Bonus/ Sp. Dep.	Prior Dec. Bal. Dep.	Salvage /Basis Reductn	Dep. Basis	Prior Dep.	Method	Life	Rate	Current Dep.
Rental Real Estate - Commercial Rental - Mixed Use																
Amortization																
24	Organization Costs	6/30/04		2,500							2,500	2,500	S/L	5		0
72	Lease Comm - Ste 300	11/01/14		20,515							20,515	20,515	S/L	7		0
85	Loan Cost - FNB Ballinger	7/31/18		63,314							63,314	63,314	S/L	3		0
89	Loan Cost FNBB LOC	12/04/19		3,349							3,349	3,349	S/L	2		0
90	Lease Comm - Ste 120	9/01/19		4,320							4,320	3,360	S/L	3		960
93	Lease Comm - Ste 710	9/01/20		16,775							16,775	7,456	S/L	3		5,592
94	Lease Comm - Ste 1000	11/01/20		6,198							6,198	6,198	S/L	1		0
96	Lease Comm - Ste 930	3/01/21		8,752							8,752	2,431	S/L	3		2,917
97	Lease Comm - Ste 1100/1200	7/01/21		5,976							5,976	1,195	S/L	2.5		2,390
98	Lease Comm - Ste 800	9/01/20		5,246							5,246	1,749	S/L	4		1,312
99	Lease Comm - Ste 400D	10/01/21		1,305							1,305	163	S/L	2		653
100	Lease Comm - Ste 100/200	10/01/21		5,225							5,225	435	S/L	3		1,742
101	Loan Cost FNB Ballinger	9/28/21		134,929							134,929	3,373	S/L	10		13,493
102	Loan Cost FNB Ballinger	9/28/21		60,484							60,484		S/L	10		7,560
103	Lease Comm - Jai Photo	2/07/22		5,363							5,363		S/L	5.5		894
104	Lease Comm - Millhouse Social #1	3/01/22		1,732							1,732		S/L	2		722
105	Lease Comm - Splendid Events #40	2/14/22		1,394							1,394		S/L	3		426
106	Lease Comm - Stress Free #400A	1/01/22		2,137							2,137		S/L	3		712
Total Amortization				349,514		0	0	0	0	0	349,514	116,038				
Buildings																

39,373

12/31/22

2022 Federal Depreciation Schedule

Page 2

Cotton Mill Partners, Ltd.

20-1305664

No.	Description	Date Acquired	Date Sold	Cost/ Basis	Bus. Pct.	Cur 179 Bonus	Special Depr. Allow.	Prior 179/ Bonus/ Sp. Depr.	Prior Dec. Bal. Depr.	Salvage /Basis Reductn	Depr. Basis	Prior Depr.	Method	Life	Rate	Current Depr.	
1	Building	5/15/97		429,410					227,051		202,359	41,808	S/L	19.4		10,452	
20	Building **	6/30/04		290,416					100,841		189,575	28,623	S/L	MM	26.5	7,156	
91	Building - Section 754 **	12/31/19		16,531							16,531	843	S/L	MM	40	413	
95	Building - Section 754 **	12/31/20		746							746	20	S/L	MM	40	19	
107	Building - Section 754 **	12/31/22		7,323							7,323		S/L	MM	40	0	
Total Buildings				744,426		0	0	0	327,892	0	416,534	71,294					18,040
Furniture and Fixtures																	
7	Carpet	10/03/00		1,949							1,949	1,949	S/L	HY	7	0	
21	Carpet	11/15/04		1,544				772			772	772	S/L	HY	7	0	
28	2006 Furn & Fixtures	Various		57,326							57,326	57,326	200DB	HY	7	0	
32	2007 Furn & Fixtures	Various		35,649							35,649	35,649	200DB	HY	7	0	
35	F & F (Tables & Chairs)	6/30/08		15,448				7,724			7,724	7,724	200DB	MQ	7	0	
39	2009 Furn & Fixtures	Various		8,897				4,449			4,448	4,448	200DB	HY	7	0	
45	Doors - Suite 800	4/07/10		12,029				6,015			6,014	6,014	200DB	HY	7	0	
48	F & F (Tables & Chairs)	Various		6,148				3,074			3,074	3,074	200DB	HY	7	0	
50	F & F (2011)	Various		3,715				3,715			0		200DB	HY	7	0	
71	Dye Room - Lighting **	7/19/13		3,800				1,900			1,900	1,900	200DB	HY	7	0	
84	Furniture from Werx **	12/20/17		3,101				3,101			0		200DB	MQ	7	0	
92	Furniture (DL) **	5/08/20		2,500				2,500			0		200DB	HY	7	0	
Total Furniture and Fixtures				152,106		0	0	33,250	0	0	118,856	118,856					0
Improvements																	
2	Roof	6/15/98		14,220					7,134		7,086	1,384	S/L	20.5		346	
3	A/C Compressor	8/15/98		1,500							1,500	1,500	S/L	HY	7	0	

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No.	Description	Date Acquired	Date Sold	Cost/ Basis	Bus. Pct.	Cur 179 Bonus	Special Dep. Allow.	Prior 179/ Bonus/ Sp. Depr.	Prior Dec. Bal. Depr.	Salvage /Basis Reductn	Depr. Basis	Prior Depr.	Method	Life	Rate	Current Depr.
4	Steel Door	9/15/98		918					463		455	88	S/L	20.7		22
5	Fan Blower	8/20/99		750							750	750	S/L	HY	7	0
6	Clemco SBM 1187	8/03/99		1,062							1,062	1,062	S/L	HY	7	0
8	Sprinkler	4/26/00		38,884							38,884	38,884	S/L	HY	10	0
9	Door	8/16/00		1,245							1,245	1,245	S/L	HY	10	0
10	Frames **	5/22/00		6,235					2,820		3,415	611	S/L	MM	22.4	153
11	TI - 2003 **	12/19/03		30,521				15,261	5,491		9,769	1,504	S/L	MM	26.0	376
12	Improvements **	3/31/04		10,995					3,890		7,105	1,084	S/L	MM	26.2	271
13	Roof **	4/01/04		5,201					1,823		3,378	515	S/L	MM	26.2	129
14	Electrical Improvements	5/31/04		45,600					41,064		4,536	2,832	S/L	6.4		708
15	HVAC	5/31/04		58,996					53,121		5,875	3,668	S/L	6.4		917
16	Landscaping	6/15/04		13,673					12,310		1,363	844	S/L	6.5		211
22	Landscaping	8/31/04		13,895				6,948	6,250		697	420	S/L	6.7		105
29	2006 Improvements **	Various		127,958					37,871		90,087	12,647	S/L	MM	28.5	3,162
33	Landscaping	Various		11,683							11,683	11,683	200DB	HY	7	0
34	Tenant Improvements	Various		68,115					47,698		20,417	8,604	S/L	9.5		2,151
37	TI - Suite 710	12/01/08		102,116				51,058	31,078		19,980	7,324	S/L	10.9		1,831
38	TI - Suite 900	12/01/08		238,269				119,135	72,503		46,631	17,096	S/L	10.9		4,274
40	TI - Suite 930	4/01/09		58,505				29,253	16,582		12,670	4,508	S/L	11.2		1,127
41	TI - Ste 900 Corridor **	9/01/09		97,445					20,714		76,731	9,692	S/L	MM	31.7	2,424
43	Mill Office Roof **	8/17/10		30,310					5,731		24,579	3,014	S/L	MM	32.6	754
44	TI - Adventure Pilot **	11/01/10		8,626				8,626			0		S/L	HY	15	0
46	TI - Clinic Esthetica	8/01/10		3,888				1,944	975		969	308	S/L	12.6		77
47	Landscaping Pre 9/8	Various		39,443				19,722	9,862		9,859	3,116	S/L	12.7		779
49	Landscaping Post 9/8 **	Various		30,403				30,403			0		S/L	HY	15	0
51	Landscaping -South Garden **	Various		42,650				42,650			0		S/L	HY	15	0
52	TI - Suite 1000 **	10/01/11		14,249				14,249			0		S/L	HY	15	0

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No.	Description	Date Acquired	Date Sold	Cost/ Basis	Bus. Pct.	Cur 179 Bonus	Special Depr. Allow.	Prior 179/ Bonus/ Sp. Depr.	Prior Dec. Bal. Depr.	Salvage /Basis Reductn.	Depr. Basis	Prior Depr.	Method	Life	Rate	Current Depr.
53	Building Improvements **	12/15/11		22,485					3,486		18,999	2,240	S/L MM	34.0	.02946	560
54	Roof - Suite 400 & 910 **	8/01/12		76,942					10,606		66,336	7,670	S/L MM	34.6	.02892	1,918
55	Sanitary Sewer - Base Bld	8/01/12		32,055				16,028	5,879		10,148	2,784	S/L	14.6		696
56	Bldg Shell - Base Bldn **	8/01/12		33,661					4,639		29,022	3,355	S/L MM	34.6	.02892	839
57	Landscaping - S Garden	Various		12,874				6,437			6,437	6,437	200DB HY	7		0
58	Landscaping - General	Various		2,846				1,423			1,423	1,423	200DB HY	7		0
61	TI - Event Hall Dye Room	12/01/12		2,733				1,367	500		866	232	S/L	14.9		58
62	TI - Ste 500 Grand Hallwa	12/01/12		9,153				4,577	1,677		2,899	776	S/L	14.9		194
63	TI - Ste 400	2/01/13		155,138				77,569	23,279		54,290	14,400	S/L	15.1		3,600
64	TI - Ste 1000	2/01/13		4,348				2,174	652		1,522	404	S/L	15.1		101
65	TI - Ste 500	6/01/13		5,157				2,579	774		1,804	468	S/L	15.4		117
66	TI - Grand Hallway	2/01/13		4,123				2,062	617		1,444	384	S/L	15.1		96
67	TI - Ste 710	8/01/13		48,358				24,179	7,257		16,922	4,344	S/L	15.6		1,086
68	Fire Protection/General **	9/24/13		38,965					4,288		34,677	3,883	S/L MM	35.7	.02799	971
70	Dye Room - ADA Ramp	8/13/13		8,241				4,121	1,237		2,883	740	S/L	15.6		185
73	480 Elec Service Upgrade **	9/11/14		93,362					7,881		85,481	9,319	S/L MM	36.7	.02726	2,330
74	Suite 910 Shell **	5/20/14		78,692					7,317		71,375	7,846	S/L MM	36.4	.02749	1,962
75	Suite 300 Finish Out **	12/12/14		160,664					12,529		148,135	16,036	S/L MM	37.0	.02706	4,009
76	Suite 300 Finish Out **	12/12/14		9,440				4,720			4,720	4,720	200DB MQ	7		0
77	Suite 1000 Finish Out **	10/01/14		14,604					1,200		13,404	1,459	S/L MM	36.8	.02721	365
78	Suite 1000 Finish Out	10/01/14		9,587				4,794	1,000		3,793	904	S/L	16.8		226
79	Suite 500 - Grand Hallway **	12/16/14		286,689					22,360		264,329	28,604	S/L MM	37.0	.02706	7,153
80	Roof **	10/01/15		225,446					12,766		212,680	22,530	S/L MM	37.8	.02649	5,634
81	Parking Lot	10/29/15		334,060				167,030	23,668		143,362	32,180	S/L	17.8		8,045
82	Roof - Tupps **	10/01/16		68,218					2,114		66,104	6,822	S/L MM	38.8	.02581	1,706
83	Roof - East **	10/01/16		95,105					2,947		92,158	9,513	S/L MM	38.8	.02581	2,379
86	East Parking Lot **	4/01/18		51,040							51,040	8,932	S/L HY	20	.05000	2,552

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No.	Description	Date Acquired	Date Sold	Cost/ Basis	Bus. Pct.	Cur. 179 Bonus	Special Dep. Allow.	Prior 179/ Bonus/ Sp. Dep.	Prior Dec. Bal. Dep.	Salvage /Basis Reductn	Dep. Basis	Prior Dep.	Method	Life	Rate	Current Dep.
88	South Retention Pond **	8/01/19		58,000							58,000	7,250	S/L HY	20	.05000	2,900
	Total Improvements			3,059,341		0	0	658,309	536,053	0	1,864,979	340,038				69,499
	Machinery and Equipment															
17	Rollup Door	5/31/00		1,126							1,126	1,126	S/L HY	10		0
18	Personal Prop Add's	7/01/02		9,365				2,810			6,555	6,555	200DB HY	5		0
19	Fire Alarm System	12/03/03		5,292				2,646			2,646	2,646	200DB HY	7		0
23	Mower	8/17/04		500				250			250	250	S/L HY	7		0
25	Mower	5/05/05		1,797							1,797	1,797	200DB HY	7		0
26	Computer	6/20/05		2,700							2,700	2,700	200DB HY	5		0
27	Heater Unit	7/13/05		8,780					7,484		1,296	688	S/L	7.5		172
30	2003 Kabuta Tractor	3/14/07		20,676							20,676	20,676	200DB HY	5		0
31	Bush Hog SQ840	3/20/07		2,484							2,484	2,484	200DB HY	5		0
36	Washing Machines	10/31/08		3,729				1,865			1,864	1,864	200DB MQ	7		0
42	Laundry Mat Equip	Various		1,650				825			825	825	200DB HY	5		0
59	Scrubber	7/12/12		9,460				4,730			4,730	4,730	200DB HY	5		0
60	Tractor Motor Rebuild	8/01/12		9,000				4,500			4,500	4,500	200DB HY	5		0
69	721 Anderson Compressor **	9/17/13		2,620				1,310			1,310	1,310	200DB HY	7		0
	Total Machinery and Equipment			79,179		0	0	18,936	7,484	0	52,759	52,151				172
	Total Depreciation			4,035,052		0	0	710,495	871,429	0	2,453,128	582,339				87,711
	Grand Total Amortization			349,514		0	0	0	0	0	349,514	116,038				39,373
	Grand Total Depreciation			4,035,052		0	0	710,495	871,429	0	2,453,128	582,339				87,711

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No.	Description	Date Acquired	Date Sold	Cost/ Basis	Bus. Pct.	Cur 179 Bonus	Special Depr. Allow.	Prior 179/ Bonus/ Sp. Depr.	Prior Dec. Bal. Depr.	Salvage /Basis Reductn	Depr. Basis	Prior Depr.	Method	Life	Rate	Current Depr.
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**Asset included in unadjusted basis immediately after acquisition for the QBI calculation.