

McKINNEY COMMUNITY DEVELOPMENT CORPORATION
Retail Development Infrastructure Grant Application
Fiscal Year 2023

Retail Development Infrastructure Grants Calendar

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: January 31, 2023	February 23, 2023	March 23, 2023
Cycle II: July 31, 2023	August 24, 2023	September 28, 2023

Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive, by 5:00 p.m. on the date indicated in schedule above. Contact us to discuss your plans for submitting an application prior to completing the form.

Please submit application, including all supporting documentation, via email or on a thumb drive for consideration by the MCDC to:

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

Attn: Cindy Schneible (cschneible@mckinneycdc.org)

*If you are interested in preliminary Board of Directors review of your project proposal, please complete and submit the **Letter of Inquiry** form, available at www.mckinneycdc.org, by calling 972.547.7653 or emailing cschneible@mckinneycdc.org.*

McKinney Community Development Corporation – Overview
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In 1996 McKinney voters approved the creation of a Type B sales tax corporation to support community and economic development projects and initiatives to enhance quality of life improvements and economic growth for McKinney residents. MCDC receives revenue from a half-cent sales tax and awards grant funds for projects, promotional activities and community events that showcase the City of McKinney and support business development and tourism.

Guided by a City Council-appointed board of seven McKinney residents, the impact of investments made by MCDC can be seen throughout the community.

Projects eligible for funding are authorized under The Development Corporation Act and Chapters 501 to 505 of the Texas Local Government Code.

McKinney Community Development Corporation – Mission

To proactively work, in partnership with others, to promote and fund community, cultural and economic development projects that maintain and enhance the quality of life in McKinney and contribute to business development.

Guiding Principles:

- Serve ethically and with integrity
- Provide responsible stewardship
- Embrace our role and responsibility
- Honor the past – provide innovative leadership for the future
- Make strategic and transparent decisions that best serve the community

McKinney Community Development Corporation – Goals

- Ensure application/project eligibility for MCDL consideration under Sections 501 to 505 of the Texas Local Government Code (see information below)
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Provide support for cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and increased McKinney sales tax revenue
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested
- Educate the community about the impact that local dining and shopping has on investment in quality of life improvements in McKinney

Retail Development Infrastructure Grant Program

The Retail Development Infrastructure Grant Program (RDIG) was created to provide funding support for infrastructure improvements for landmark retail properties within the City of McKinney.

For the purpose of this program "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).

Eligible Improvements

The Retail Development Infrastructure Grants will 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.

The maximum award for any single grant will be 75% of total cost of the infrastructure improvements proposed, up to a maximum of \$50,000. The total amount allocated for 2023 is \$200,000 (two cycles of \$100,000 each).

The 25% match must be provided **by the property owner or tenant**. Funds secured from other City of McKinney sources (TIRZ, Community Grants, etc.) may not be used for the owner/tenant match.

The funds may be used for materials, construction, and licensed contractor fees. A minimum of two bids to complete the work must be submitted with the application to validate project costs.

General Guidelines

- Applications must be completed in full, **and provide all information requested**, to be considered by the MCDC board.
- Applicant must have been in business (preferably within the City of McKinney) for a minimum of two (2) years. The MCDC board may waive this requirement for economic development projects.
- The land, building or facility where the proposed project will be located should be owned by the Applicant. However, 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 use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.

- The maximum award for any single grant will be 75% of total cost of the infrastructure improvements proposed, **up to a maximum of \$50,000**. A 25% match is required from the property owner or tenant. The total amount allocated for 2023 is \$200,000 (two cycles of \$100,000 each).
- Grant funds may only be used for infrastructure improvements exterior to a building. Examples include sewer, water, electric utilities, gas utilities, drainage, site improvements.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Retail Development Infrastructure grants **will only be considered for a specifically disclosed retail/restaurant business venture**.
- Performance agreements are required for all approved grants.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- 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 a Retail Development Infrastructure Grant for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and records must be available upon request, and create a clear audit trail documenting revenues and expenses of the funded project.
- Within 30 days of completion of the funded project, the grant recipient is required to submit a final report that includes detailed information on the activity; visual documentation of pre and post-project completion; and any outstanding receipts for expenditures included under the scope of the grant.
- Grant recipient must recognize McKinney Community Development Corporation as a sponsor/funder of the project improvements. MCDC will provide a logo for grant recipient use.

Process

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A completed application form must be submitted to MCDC in accordance with the schedule outlined above.
- A minimum of two bids must be secured for the proposed work and be included with the application. (*A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.*)
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- Once eligibility for consideration is confirmed, a public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant application submitted.
- Prior to the public hearing, notice will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC.**

- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.
- If a grant is approved, a performance agreement will be drafted for execution between MCDC and applicant.
- Funds awarded for approved applications are provided on a reimbursement basis, following submission of receipts and documentation of payment for qualified expenditures.
- The final 20% of the award may be withheld until a final project report is submitted to MCDC and compliance with all requirements of the executed performance agreement are confirmed.

APPLICANT INFORMATION

Name: James Bresnahan

Company: Events at East McKinney, LLC

Federal Tax I.D.: 85-1975007

Incorporation Date: 7/13/2020

Mailing Address: 2805 Piersall Dr

City McKinney

ST: TX

Zip: 75072

Phone: 972-369-6567

Fax:

Email: james@jbresnahan.com

Cell:

Website: www.mckinneyflourmill.com

Check One:

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

PROJECT INFORMATION:

Project/Business Name: Garden Cafe

Location of Project: McKinney Flour Mill

Physical Address: 601 E. Louisiana St.

City: McKinney

ST: TX

Zip: 75069

Property Size: .10 acres

Collin CAD Property ID: 2713129

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

Name: James Bresnahan

Company: Haddington Fund, LLC

Mailing Address: 2805 Piersall

City: McKinney

ST: TX

Zip: 75072

Phone 972-369-6567
Cell:

Fax:

Email: james@jbresnahan.com

DETAILED PROJECT INFORMATION:

Property Use (retail, restaurant): Restaurant/Catering

Estimated Date of Project Completion: August 31, 2023

Days/Hours of Business Operation: 9-5 M-S

Estimated Annual Taxable Sales: \$462,000

Current Appraised Value of Property: \$350,000 Estimated Appraised Value (*Post-Improvement*): \$410,000

Estimated Construction Cost for Entire Project: 87,752

Total Estimated Cost for Exterior Infrastructure Improvements: 87,752

Total Grant Amount Requested: 50,000

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

Amount: 37,752

Source: Company cash on hand

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

☐ Yes

☒ No

If yes, please provide details and funding requested:

Please attach two bids for the proposed improvements.

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

☐ Yes

☒ No

Date(s):

Additional Information – please attach the following

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

Acknowledgements

If funding is approved by the MCDC board of directors, Applicant assures:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- 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 infrastructure improvement 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 Retail Development Infrastructure 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.
- 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 a Retail Development Infrastructure 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 and 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.

[The Remainder of this Page Intentionally Left Blank]

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

Applicant's Signature



Signature

James Bresnahan
Printed Name

January 28, 2023
Date

Property Owner's Signature



Signature

James Bresnahan
Printed Name

January 28, 2023
Date

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

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

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

Garden Café Business Plan

Events at East McKinney is the special events business at the McKinney Flour Mill and will dba the Garden Café Restaurant out of the current building at 601 E. Louisiana St.

The current building has a commercial kitchen in it used for catering events. Lease with current tenant will expire at the end of this May and current tenant is moving out.

Garden Café will occupy the property and add an outdoor restaurant in the front yard facing Louisiana St.

The Garden Café will use the space for two purposes:

1. Catering for special events at the McKinney Flour Mill
2. Providing food and beverage for the new “outdoor” restaurant concept in the front yard facing the soon to be renovated East Louisiana Street. On the NW corner of soon to be renovated Throckmorton and Louisiana streets.

ESTIMATE

Salomon

Salcon.sm@gmail.com

James Bresnahan

Bill to

James Bresnahan
601 Garden Cafe

Estimate details

Estimate no.: 1040
Estimate date: 1/30/23
Expiration date: 2/28/23

Product or service

Amount

1. **Fencing**

\$13,500.00

160 linear feet of dbl sided (6ft tall, wooden fence) & staining

Total

\$13,500.00

Expiry date

2/28/23

ESTIMATE

Salomon

Salcon.sm@gmail.com

James Bresnahan

Bill to

James Bresnahan
601 East Louisiana St., McKinney,
TX

Estimate details

Estimate no.: 1037
Estimate date: 1/27/23
Expiration date: 2/27/23

Product or service		Amount
1.	Demo existing ramp, build footer and wall & pour new handicap ramp access	\$15,500.00
2.	step, wall and footer set up and pour 6steps, wall and footer & demo part of existing concrete steps	\$3,200.00
3.	wall & footer 2ft tall wall and footer for plants	\$2,300.00
4.	flexible & decomposed granite 3800 sqft (4in flexbase + 3in dg)	\$5,800.00
Total		\$26,800.00
Expiry date		2/27/23

ESTIMATE

Salomon

Salcon.sm@gmail.com

James Bresnahan

Bill to

James Bresnahan
601 Garden Cafe

Estimate details .

Estimate no.: 1039
Estimate date: 1/27/23
Expiration date: 2/27/23

Product or service



Amount

1. citywalk	\$9,452.50
in-between buildings to back parking area, 995sqft	

Total \$9,452.50

Expiry date 2/27/23

(No subject)

**BROTHERS ELECTRICAL SERVICES**

PO. Box 1844
Van Alstyne, Texas 75495
Shop 903-482-9351
TECL 21422

Cell 972-740-4985

Bill to

Job Name and Location

Estimate

Fleur Mill at McKinney

Description of work

Estimate for outdoor lighting

1. replace 200A 3 p panel

2. install underground wiring for lights + 6 receptacles

3. Finish out receptacles and lighting.

Materials

labor

2,300.00

4,200.00

Thank You

Total 6,500.00

Sent from my iPhone

(No subject)

Cruz Construction

Notes

Ramp and steps ~~\$~~ Concrete walls plus 28,900.00

1000 sq feet of walkway 10,500.00

160 lf of fencing double sided 6 foot tall 14,000.00

~~10~~
53,400.00

Events at E McKinney, LLC

Profit and Loss

January - December 2022

	TOTAL
Income	
Cleaning and/or Damage Charges	125.00
Commision	5,351.65
Discounts given	-1,503.15
Returns	-7,600.00
Sales	350,776.75
Unapplied Cash Payment Income	-227.95
Total Income	\$346,922.30
GROSS PROFIT	\$346,922.30
Expenses	
Advertising and Promotion	15,033.04
Automobile Expense	1,256.76
Bank Service Charges	39.00
Bookkeeping	595.00
Charity	500.00
Computer and Internet Expenses	5,192.62
Contract Labor	7,498.82
Credit Card Fees	9,412.60
Dues and Subscriptions	802.00
Health Care	3,908.00
Insurance Expense	3,279.00
Interest Expense	1,291.90
Internet	329.00
Meals and Entertainment	470.26
Office Supplies	26.97
Payroll Expenses	26,162.60
Taxes	339.30
Wages	5,098.64
Total Payroll Expenses	31,600.54
Payroll Tax	4,771.86
Postage	5.00
Professional Fees	1,585.00
Promotional	1,958.49
Purchase	869.15
R & D	1,131.79
Reconciliation Discrepancies	0.64
Rent Expense	73,000.00
Repairs and Maintenance	64.90
Security	16,489.55
Supplies	14,761.86
Telephone Expense	1,516.81

Events at E McKinney, LLC

Profit and Loss

January - December 2022

	TOTAL
Travel Expense	302.84
Utilities	384.00
Total Expenses	\$198,077.40
NET OPERATING INCOME	\$148,844.90
NET INCOME	\$148,844.90

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

February 10, 2022

Events at East McKinney, LLC
2805 Piersall Dr.
McKinney, TX 75072-3408

Dear James & Ashlee:

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

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

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

Please call if you have any questions.

Sincerely,

Frank R Jr Scauzillo

EVENTS AT EAST MCKINNEY, LLC

85-1975007

	2021	2020	DIFF
TRADE OR BUSINESS INCOME			
GROSS RECEIPTS LESS RETURNS.....	268,320	72,083	196,237
COST OF GOODS SOLD.....	180,861	20,987	159,874
GROSS PROFIT.....	87,459	51,096	36,363
OTHER INCOME (LOSS).....	3,204	1,030	2,174
TOTAL INCOME (LOSS).....	90,663	52,126	38,537
TRADE OR BUSINESS DEDUCTIONS			
SALARIES AND WAGES (LESS EMP. CREDITS)...	0	13,294	-13,294
REPAIRS AND MAINTENANCE.....	113	0	113
RENT.....	0	23,400	-23,400
TAXES AND LICENSES.....	134	896	-762
INTEREST.....	141	0	141
OTHER DEDUCTIONS.....	42,170	18,549	23,621
TOTAL DEDUCTIONS.....	42,558	56,139	-13,581
SCHEDULE K - INCOME			
ORDINARY BUSINESS INCOME (LOSS).....	48,105	-4,013	52,118
SCHEDULE K - DEDUCTIONS			
CHARITABLE CONTRIBUTIONS.....	1,500	0	1,500
SCHEDULE K - SELF-EMPLOYMENT			
NET EARN. (LOSS) FROM SELF-EMPLOYMENT....	48,105	-4,013	52,118
SCHEDULE K - OTHER			
NONDEDUCTIBLE EXPENSES.....	0	348	-348
DISTRIBUTIONS OF CASH & MARKETABLE SEC...	75,000	0	75,000
SCHEDULE L - BALANCE SHEET			
BEGINNING ASSETS.....	18,138	0	18,138
BEGINNING LIABILITIES AND CAPITAL.....	18,138	0	18,138
ENDING ASSETS.....	34,944	18,138	16,806
ENDING LIABILITIES AND CAPITAL.....	34,944	18,138	16,806

2021

FEDERAL BALANCE SHEET SUMMARY

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

ENDING ASSETS

CASH.....		-2,552
ACCOUNTS RECEIVABLE.....	1,416	
LESS ALLOWANCE FOR BAD DEBTS.....	(0)	1,416
BUILDINGS AND OTHER ASSETS.....	67,673	
LESS ACCUMULATED DEPRECIATION.....	(45,593)	22,080
OTHER ASSETS.....		14,000
TOTAL ASSETS.....		34,944

ENDING LIABILITIES & CAPITAL

OTHER CURRENT LIABILITIES.....		27,539
LONG TERM NOTES PAYABLE.....		36,161
PARTNERS' CAPITAL ACCOUNTS.....		-28,756
TOTAL LIABILITIES AND CAPITAL.....		34,944

2021

TEXAS INCOME TAX SUMMARY

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

REVENUE	2021	2020	DIFF
TOTAL REVENUE.....	271,524	73,113	198,411

2021

GENERAL INFORMATION

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

FORMS NEEDED FOR THIS RETURN

FEDERAL: 1065, SCH B-1, SCH K-1, 1125-A, 4562, 8879-PE
TEXAS: 05-163, 05-167

CARRYOVERS TO 2022

NONE

EVENTS AT EAST MCKINNEY, LLC

85-1975007

UNADJUSTED BASIS IMMEDIATELY AFTER ACQUISITION

NO.	DESCRIPTION	UBIA DATE ACQUIRED	UBIA
1	TV	1/01/21	\$ 289.
2	CHANDELIERS	1/01/21	281.
3	COFFEE MAKER	1/01/21	405.
4	IPAD (POS SYSTEM)	1/01/21	373.
5	CHANDELIERS	1/01/21	281.
6	NESPRESSO MACHINE	1/01/21	1,360.
7	REFRIGERATOR	1/01/21	900.
8	APPLE COMPTUER LAPTOP	1/01/21	1,440.
9	TABLES & CHAIRS	4/25/21	10,490.
10	WALL DECOR	6/07/21	968.
11	FARM TABLE	7/14/21	550.
12	FARM TABLE	7/20/21	525.
13	FARM TABLES (10)	8/02/21	5,250.
14	OUTDOOR CHAIRS	9/23/21	831.
15	FARM TABLES (2)	10/20/21	1,050.
16	FURNITURE (EVENT VENUE)	11/29/21	2,400.
18	2018 JAGUAR F-PACE	12/13/21	40,279.
	TOTAL		\$ 67,672.

2021

SCHEDULE K-1 ALLOCATION SUMMARY

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

PTR# NAME

1 JAMES R. BRESNAHAN
2 ASHLEE RUSS

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 1	PARTNER 2
----	-----	-----	-----	-----
L	PROFIT SHARING ALLOC. PERCENTAGE		50.000000	50.000000
L	LOSS SHARING ALLOC. PERCENTAGE		50.000000	50.000000
1	ORDINARY BUSINESS INCOME (LOSS)	48,105.	24,052.	24,053.
13	CHARITABLE CONTRIBUTIONS	1,500.	750.	750.
14	NET EARNINGS (LOSS) FROM S.E.	48,105.	24,052.	24,053.
19	DISTRIBUTIONS OF CASH & MARKET.	75,000.	30,000.	45,000.

Statement A—QBI Pass-through Entity Reporting (Entity Level Amounts)

Partnership's name: EVENTS AT EAST MCKINNEY, LLC		Partnership's EIN: 85-1975007	
	EVENTS AT EAST MCKINNEY, LLC		
	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB
QBI or qualified PTP items subject to partner-specific determinations:			
	Ordinary business income (loss)	48,105.	
	Rental income (loss)		
	Royalty income (loss)		
	Section 1231 gain (loss)		
	Other income (loss)		
	Section 179 deduction		
	Other deductions		
W-2 wages		30,870.	
UBIA of qualified property		67,672.	
Section 199A dividends			
	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <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			

EVENTS AT EAST MCKINNEY, LLC

85-1975007

Partner Number	Partner Name	Partner Identification Number	Partner Percentage of Profit Sharing	Partner Percentage of Loss Sharing	Partner Percentage of Ownership of Capital
1	JAMES R. BRESNAHAN	464-45-4361	50.000000	50.000000	50.000000
2	ASHLEE RUSS	457-63-0583	50.000000	50.000000	50.000000
		TOTALS	<u>100.000000</u>	<u>100.000000</u>	<u>100.000000</u>
PTPL0401L 06/09/21					

2021

CAPITAL ACCOUNT RECONCILIATION

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

1	JAMES R. BRESNAHAN	464-45-4361				
BEGINNING CAP. ACT.	CAPITAL CONTRIBUTED	TAX NET INCOME (LOSS)	OTHER INCREASES	OTHER DECREASES	WITHDRAWALS & DISTRIB.	ENDING CAP ACT.
-180.		23,302.			30,000.	-6,878.

ANALYSIS OF PARTNER'S TAX INCOME (LOSS) FROM SCHEDULE K-1:

A. INCOME

1.	Ordinary business income or (loss)...	24,052.
2.	Net rental real estate income (loss)	
3.	Other net rental income (loss)	
4.	Guaranteed payments	
5.	Interest income	
6a.	Dividends	
7.	Royalties	
8.	Net short-term capital gain (loss)...	
9a.	Net long-term capital gain (loss)...	
10.	Net gain (loss) under section 1231...	
11.	Other income	
	Total income	24,052.

B. DEDUCTIONS

12.	Section 179 deduction	
13.	Charitable contributions	750.
13.	Investment interest expense	
13.	Section 59(e)(2) expenditures	
13.	Other deductions	
21.	Total foreign taxes	
	Total deductions	750.

TAX NET INCOME (LOSS). Item A less Item B . . . 23,302.

2	ASHLEE RUSS	457-63-0583				
BEGINNING CAP. ACT.	CAPITAL CONTRIBUTED	TAX NET INCOME (LOSS)	OTHER INCREASES	OTHER DECREASES	WITHDRAWALS & DISTRIB.	ENDING CAP ACT.
-181.		23,303.			45,000.	-21,878.

ANALYSIS OF PARTNER'S TAX INCOME (LOSS) FROM SCHEDULE K-1:

A. INCOME

1.	Ordinary business income or (loss)...	24,053.
2.	Net rental real estate income (loss)	
3.	Other net rental income (loss)	
4.	Guaranteed payments	
5.	Interest income	
6a.	Dividends	
7.	Royalties	
8.	Net short-term capital gain (loss)...	
9a.	Net long-term capital gain (loss)...	
10.	Net gain (loss) under section 1231...	
11.	Other income	
	Total income	24,053.

B. DEDUCTIONS

12.	Section 179 deduction	
13.	Charitable contributions	750.
13.	Investment interest expense	
13.	Section 59(e)(2) expenditures	
13.	Other deductions	
21.	Total foreign taxes	
	Total deductions	750.

TAX NET INCOME (LOSS). Item A less Item B . . . 23,303.

2021 Worksheet for Adjusting the Basis of a Partner's Interest in the Partnership

Keep for Your Records

Partnership Name		Employer I.D. number
EVENTS AT EAST MCKINNEY, LLC		85-1975007
Name of Partner		Partner's I.D. number
JAMES R. BRESNAHAN		464-45-4361

1. Your adjusted basis at the end of the prior year. Do not enter less than zero. Enter -0- if this is your first tax year.	1	0.
Increases:		
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (but not less than zero).	2	
3. Your increased share of or assumption of partnership liabilities. (Subtract your share of liabilities shown in item K of your 2019 Schedule K-1 from your share of liabilities shown in item K of your 2020 Schedule K-1 and add the amount of any partnership liabilities you assumed during the tax year (but not less than zero)).	3	40,398.
4a. Your share of the partnership's income or gain (including tax-exempt income) reduced by any amount included in interest income with respect to the credit to holders of clean renewable energy bonds.	4a	24,052.
4b. Enter the amount of business interest expense included on 4a.	4b	70.
4c. Add line 4b to line 4a. If the result is less than zero, include this amount on line 10.	4c	24,122.
5. Any gain recognized this year on contributions of property. Do not include gain from transfer of liabilities.	5	
6. Your share of the excess of the deductions for depletion (other than oil and gas depletion) over the basis of the property subject to depletion.	6	
Decreases:		
7. Withdrawals and distributions of money and the adjusted basis of property distributed to you from the partnership. Do not include the amount of property distributions included in the partner's income (taxable income).	7	30,000.
Caution: A distribution may be taxable if the amount exceeds your adjusted basis of your partnership interest immediately before the distribution.		
8. Your decreased share of partnership liabilities and any decrease in your individual liabilities because they were assumed by the partnership. (Subtract your share of liabilities shown in item K of your 2020 Schedule K-1 from your share of liabilities shown in item K of your 2019 Schedule K-1 and add the amount of your individual liabilities that the partnership assumed during the tax year (but not less than zero)).	8	
9. Your share of the partnership's nondeductible expenses that are not capital expenditures (excluding business interest expense).	9	
10. Your share of the partnership's losses and deductions (including capital losses). However, include your share of the partnership's section 179 expense deduction for this year even if you cannot deduct all of it because of limitations. Include business interest expense as a separate loss class. See Note below.	10	820.
11. The amount of your deduction for depletion of any partnership oil and gas property, not to exceed your allocable share of the adjusted basis of that property.	11	
12. Your adjusted basis in the partnership at the end of this tax year. (Add lines 1 through 6 and subtract lines 7 through 11 from the total. If zero or less, enter -0-.)	12	33,700.

Caution. The deduction for your share of the partnership's losses and deductions is limited to your adjusted basis in your partnership interest. If you entered zero on line 12 and the amount figured for line 12 was less than zero, a portion of your share of the partnership losses and deductions may not be deductible. (See Basis Limitations, earlier, for more information.) Also see Part III. Partner's Share of Current Year Income, Deductions, Credits, and Other Items.

Note. Include in line 10 business interest expense that was removed from the amount in line 4a. Business interest expense is considered a separate loss class under Proposed Regulations section 1.163(j)-6(h)(1). However, to the extent basis is proportionately allocated to this loss class, interest expense is absorbed by applying currently deductible business interest expense to basis first. Excess business interest expense is applied to basis second. Excess business interest expense is only applicable to partnerships subject to section 163(j). In addition, if a partnership has negative section 704(d) expense (interest expense that is limited by basis), negative section 704(d) expense becomes excess business interest expense in the year that the basis limitation no longer applies.

2021 Worksheet for Adjusting the Basis of a Partner's Interest in the Partnership

Keep for Your Records

Partnership Name		Employer I.D. number
EVENTS AT EAST MCKINNEY, LLC		85-1975007
Name of Partner		Partner's I.D. number
ASHLEE RUSS		457-63-0583

1. Your adjusted basis at the end of the prior year. Do not enter less than zero. Enter -0- if this is your first tax year.	1	0.
Increases:		
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (but not less than zero).	2	
3. Your increased share of or assumption of partnership liabilities. (Subtract your share of liabilities shown in item K of your 2019 Schedule K-1 from your share of liabilities shown in item K of your 2020 Schedule K-1 and add the amount of any partnership liabilities you assumed during the tax year (but not less than zero))	3	4,236.
4a. Your share of the partnership's income or gain (including tax-exempt income) reduced by any amount included in interest income with respect to the credit to holders of clean renewable energy bonds.	4a	24,053.
4b. Enter the amount of business interest expense included on 4a.	4b	71.
4c. Add line 4b to line 4a. If the result is less than zero, include this amount on line 10.	4c	24,124.
5. Any gain recognized this year on contributions of property. Do not include gain from transfer of liabilities.	5	
6. Your share of the excess of the deductions for depletion (other than oil and gas depletion) over the basis of the property subject to depletion.	6	
Decreases:		
7. Withdrawals and distributions of money and the adjusted basis of property distributed to you from the partnership. Do not include the amount of property distributions included in the partner's income (taxable income).	7	45,000.
Caution: A distribution may be taxable if the amount exceeds your adjusted basis of your partnership interest immediately before the distribution.		
8. Your decreased share of partnership liabilities and any decrease in your individual liabilities because they were assumed by the partnership. (Subtract your share of liabilities shown in item K of your 2020 Schedule K-1 from your share of liabilities shown in item K of your 2019 Schedule K-1 and add the amount of your individual liabilities that the partnership assumed during the tax year (but not less than zero)).	8	
9. Your share of the partnership's nondeductible expenses that are not capital expenditures (excluding business interest expense).	9	
10. Your share of the partnership's losses and deductions (including capital losses). However, include your share of the partnership's section 179 expense deduction for this year even if you cannot deduct all of it because of limitations. Include business interest expense as a separate loss class. See Note below.	10	821.
11. The amount of your deduction for depletion of any partnership oil and gas property, not to exceed your allocable share of the adjusted basis of that property.	11	
12. Your adjusted basis in the partnership at the end of this tax year. (Add lines 1 through 6 and subtract lines 7 through 11 from the total. If zero or less, enter -0-.)	12	0.

Caution. The deduction for your share of the partnership's losses and deductions is limited to your adjusted basis in your partnership interest. If you entered zero on line 12 and the amount figured for line 12 was less than zero, a portion of your share of the partnership losses and deductions may not be deductible. (See Basis Limitations, earlier, for more information.) Also see Part III. Partner's Share of Current Year Income, Deductions, Credits, and Other Items.

Note. Include in line 10 business interest expense that was removed from the amount in line 4a. Business interest expense is considered a separate loss class under Proposed Regulations section 1.163(j)-6(h)(1). However, to the extent basis is proportionately allocated to this loss class, interest expense is absorbed by applying currently deductible business interest expense to basis first. Excess business interest expense is applied to basis second. Excess business interest expense is only applicable to partnerships subject to section 163(j). In addition, if a partnership has negative section 704(d) expense (interest expense that is limited by basis), negative section 704(d) expense becomes excess business interest expense in the year that the basis limitation no longer applies.

**TEXAS FRANCHISE TAX
COST OF GOODS SOLD**

COGS - COST OF LABOR	30,870.
MATERIAL AND SUPPLIES	4,508.
OTHER COSTS	99,890.
DEPRECIATION	45,593.
TOTAL COST OF GOODS SOLD	<u>180,861.</u>

**TEXAS FRANCHISE TAX
WAGES AND CASH COMPENSATION**

COGS - COST OF LABOR	30,870.
NET DISTRIBUTIVE INC AND GUARANTEED PYMTS (SEE NDI/GUARAN.PYMT WKST)....	46,605.
TOTAL WAGES AND CASH COMPENSATION FROM REPORTING ENTITY	<u>77,475.</u>
TOTAL WAGES AND CASH COMPENSATION	<u>77,475.</u>

**TEXAS FRANCHISE TAX
NET DISTRIBUTABLE INCOME AND GUARANTEED PAYMENTS**

JAMES R. BRESNAHAN NDI	23,302.
SUBTOTAL - LIMITED TO \$390,000	<u>23,302.</u>
ASHLEE RUSS NDI	23,303.
SUBTOTAL - LIMITED TO \$390,000	<u>23,303.</u>
TOTAL	<u>46,605.</u>

Form **8879-PE****E-file Authorization for Form 1065**

OMB No. 1545-0123

(For return of partnership income or administrative adjustment request)

▶ **ERO must obtain and retain completed Form 8879-PE.**▶ **Go to www.irs.gov/Form8879PE for the latest information.****2021**Department of the Treasury
Internal Revenue Service

For calendar year 2021, or tax year beginning

, 2021, and ending

Name of partnership

EVENTS AT EAST MCKINNEY, LLC

Employer identification number

85-1975007

Part I Form 1065 Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	268,320.
2	Gross profit (Form 1065, line 3)	2	87,459.
3	Ordinary business income (loss) (Form 1065, line 22)	3	48,105.
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

Part II Declaration and Signature Authorization of Partner or Member or Partnership Representative

I declare under penalties of perjury that:

- 1a** If the Form 1065 is being transmitted as part of a return of partnership income, I am a partner or member of the named partnership.
- b** If the Form 1065 is being transmitted as part of an administrative adjustment request (AAR), I am the partnership representative (PR) of the named partnership.
- 2** I have examined a copy of the partnership's electronic Form 1065 (whether used as return or AAR) and accompanying forms, schedules, and statements, and to the best of my knowledge and belief, it/they is/are true, correct, and complete.
- 3** I am fully authorized to sign the return or AAR on behalf of the partnership.
- 4** The amounts shown in Part I above are the amounts shown on the electronic copy of the partnership's Form 1065.
- 5** I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to transmit the partnership's return or AAR to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return or AAR.
- 6** I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income or AAR.

Partner or Member or PR PIN: check one box only

- ☒ I authorize THE SCAUZILLO FIRM, PLLC to enter my PIN 25210 as my signature
ERO firm name Don't enter all zeros
 on the partnership's 2021 electronically filed return of partnership income or AAR.
- ☐ As a Partner or Member or PR of the partnership, I will enter my PIN as my signature on the partnership's 2021 electronically filed return of partnership income or AAR.

Partner or Member or PR signature ▶

Title ▶ PARTNERDate ▶ 2/10/2022**Part III Certification and Authentication****ERO's EFIN/PIN.** Enter your six-digit EFIN followed by your five-digit self-selected PIN.75369741855Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2021 electronically filed return of partnership income or AAR for the partnership indicated above. I confirm that I am submitting this return or AAR in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ FRANK R JR SCAUZILLODate ▶ 2/10/2022

ERO Must Retain This Form – See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So

BAA For Paperwork Reduction Act Notice, see instructions.Form **8879-PE** (2021)

Form **1065**Department of the Treasury
Internal Revenue Service**U.S. Return of Partnership Income**For calendar year 2021, or tax year beginning _____, 2021,
ending _____, 20__.▶ Go to www.irs.gov/Form1065 for instructions and the latest information.

OMB No. 1545-0123

2021**A** Principal business activity**SERVICES****B** Principal product or service**EVENT CATERING****C** Business code number**722300****Type
or
Print****EVENTS AT EAST MCKINNEY, LLC**
2805 PIERSALL DR.
MCKINNEY, TX 75072-3408**D** Employer identification no.**85-1975007****E** Date business started**7/13/2020****F** Total assets (see instructions)**\$ 34,944.****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 ▶**2****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.

I N C O M E	1 a Gross receipts or sales	1 a	273,003.	
	b Returns and allowances	1 b	4,683.	
	c Balance. Subtract line 1b from line 1a	1 c		268,320.
	2 Cost of goods sold (attach Form 1125-A)	2		180,861.
	3 Gross profit. Subtract line 2 from line 1c	3		87,459.
	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		
7 Other income (loss) (attach statement)		SEE STATEMENT 1	7	3,204.
8 Total income (loss). Combine lines 3 through 7	8		90,663.	
S E E I N S T R U C T I O N S F O R D E D U C T I O N S	9 Salaries and wages (other than to partners) (less employment credits)	9		
	10 Guaranteed payments to partners	10		
	11 Repairs and maintenance	11		113.
	12 Bad debts	12		
	13 Rent	13		
	14 Taxes and licenses	14	SEE STATEMENT 2	134.
	15 Interest (see instructions)	15		141.
	16 a Depreciation (if required, attach Form 4562)	16 a	45,593.	
	b Less depreciation reported on Form 1125-A and elsewhere on return	16 b	45,593.	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 (att stmt)	20	SEE STATEMENT 3	42,170.	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20	21		42,558.	
22 Ordinary business income (loss). Subtract line 21 from line 8	22		48,105.	
T A X A N D P A Y M E N T	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 ☐ No**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if self-employed

PTIN

FRANK R JR SCAUZILLO**2/10/22****P00448660**Firm's name ▶ **THE SCAUZILLO FIRM, PLLC**Firm's EIN ▶ **20-1452960**Firm's address ▶ **P. O. BOX 2018****WYLIE, TX 75098-2018**Phone no. **972-562-2222**

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a <input checked="" type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership				
c <input type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ▶				
2 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					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:					
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.					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					X
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.					
5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?					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?					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?					X
8 At any time during calendar year 2021, 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. ▶					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					X
10a Is the partnership making, or had it previously made (and not revoked), a section 754 election?					X
See instructions for details regarding a section 754 election.					
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions					X

Schedule B **Other Information** (continued)

	Yes	No
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions.		X
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions ▶		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶		X
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return		
16a Did you make any payments in 2021 that would require you to file Form(s) 1099? See instructions.	X	
b If "Yes," did you or will you file required Form(s) 1099?	X	
17 Enter the number of Forms 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶		
18 Enter the number of partners that are foreign governments under section 892. ▶ 0		
19 During the partnership's tax year, did the partnership make any payments that would require it to file 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 \$26 million and the partnership has business interest. c The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		X
25 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund?		X
If "Yes," enter the amount from Form 8996, line 15 ▶ \$		
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 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 ▶ **JAMES R. BRESNAHAN**

U.S. address of PR ▶ 2805 PIERSALL DR. MCKINNEY, TX 75072-3408	U.S. phone number of PR ▶ 972 369-6567
---	---

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

U.S. address of designated individual ▶	U.S. phone number of designated individual ▶
---	--

BAA

Schedule K Partners' Distributive Share Items		Total amount
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22).....	1 48,105.
	2 Net rental real estate income (loss) (attach Form 8825).....	2
	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	
	c Total. Add lines 4a and 4b.....	4c
	5 Interest income.....	5
	6 Dividends and dividend equivalents: a Ordinary dividends.....	6a
	b Qualified dividends 6b c Dividend equivalents 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 ▶	11	
Deductions	12 Section 179 deduction (attach Form 4562).....	12
	13a Contributions..... SEE STATEMENT 4	13a 1,500.
	b Investment interest expense.....	13b
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)
d Other deductions (see instructions) Type ▶	13d	
Self-Employment	14a Net earnings (loss) from self-employment.....	14a 48,105.
	b Gross farming or fishing income.....	14b
	c Gross nonfarm income.....	14c
Credits	15a Low-income housing credit (section 42(j)(5)).....	15a
	b Low-income housing credit (other).....	15b
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable).....	15c
	d Other rental real estate credits (see instructions) Type ▶	15d
	e Other rental credits (see instructions) Type ▶	15e
	f Other credits (see instructions) Type ▶	15f
International Transactions	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 type="checkbox"/>	
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment.....	17a
	b Adjusted gain or loss.....	17b
	c Depletion (other than oil and gas).....	17c
	d Oil, gas, and geothermal properties — gross income.....	17d
	e Oil, gas, and geothermal properties — deductions.....	17e
	f Other AMT items (attach stmt).....	17f
Other Information	18a Tax-exempt interest income.....	18a
	b Other tax-exempt income.....	18b
	c Nondeductible expenses.....	18c
	19a Distributions of cash and marketable securities.....	19a 75,000.
	b Distributions of other property.....	19b
	20a Investment income.....	20a
	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)

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	46,605.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners		46,605.					
b Limited partners							

Schedule L Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1 Cash			15,494.		-2,552.
2a Trade notes and accounts receivable		1,582.		1,416.	
b Less allowance for bad debts			1,582.		1,416.
3 Inventories					
4 U.S. government obligations					
5 Tax-exempt securities					
6 Other current assets (attach stmt) SEE ST 6			1,062.		
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				67,673.	
b Less accumulated depreciation				45,593.	22,080.
10a Depletable assets					
b Less accumulated depletion					
11 Land (net of any amortization)					
12a Intangible assets (amortizable only)					
b Less accumulated amortization					
13 Other assets (attach stmt) SEE ST 7					14,000.
14 Total assets			18,138.		34,944.
Liabilities and Capital					
15 Accounts payable					
16 Mortgages, notes, bonds payable in less than 1 year					
17 Other current liabilities (attach stmt) SEE ST 8			18,499.		27,539.
18 All nonrecourse loans					
19a Loans from partners (or persons related to partners)					
b Mortgages, notes, bonds payable in 1 year or more					36,161.
20 Other liabilities (attach stmt)					
21 Partners' capital accounts			-361.		-28,756.
22 Total liabilities and capital			18,138.		34,944.

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

1 Net income (loss) per books	46,605.	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	46,605.
5 Add lines 1 through 4	46,605.		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	-361.	6 Distributions: a Cash	75,000.
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) (see instructions)	46,605.	8 Add lines 6 and 7	75,000.
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	-28,756.
5 Add lines 1 through 4	46,244.		

Cost of Goods Sold

- **Attach to Form 1120, 1120-C, 1120-F, 1120S, or 1065.**
 ► **Go to www.irs.gov/Form1125A for the latest information.**

OMB No. 1545-0123

Name EVENTS AT EAST MCKINNEY, LLC		Employer identification number 85-1975007	
1	Inventory at beginning of year.....	1	
2	Purchases.....	2	
3	Cost of labor.....	3	30,870.
4	Additional section 263A costs (attach schedule).....	4	
5	Other costs (attach schedule)..... SEE STATEMENT 9	5	149,991.
6	Total. Add lines 1 through 5.....	6	180,861.
7	Inventory at end of year.....	7	
8	Cost of goods sold. Subtract line 7 from line 6. Enter here and on Form 1120, page 1, line 2 or the appropriate line of your tax return. See instructions.....	8	180,861.
9 a Check all methods used for valuing closing inventory:			
(i) <input type="checkbox"/> Cost			
(ii) <input type="checkbox"/> Lower of cost or market			
(iii) <input type="checkbox"/> Other (Specify method used and attach explanation.) ► -----			
b Check if there was a writedown of subnormal goods..... ► <input type="checkbox"/>			
c Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970)..... ► <input type="checkbox"/>			
d If the LIFO inventory method was used for this tax year, enter amount of closing inventory computed under LIFO..... 9d			
e If property is produced or acquired for resale, do the rules of section 263A apply to the entity? See instructions..... <input type="checkbox"/> Yes <input type="checkbox"/> No			
f Was there any change in determining quantities, cost, or valuations between opening and closing inventory? If "Yes," attach explanation..... <input type="checkbox"/> Yes <input type="checkbox"/> No			

BAA For Paperwork Reduction Act Notice, see instructions.Form **1125-A** (Rev. 11-2018)

**Information on Partners Owning 50% or
More of the Partnership**

► **Attach to Form 1065.**

► **Go to www.irs.gov/Form1065 for the latest information.**

OMB No. 1545-0123

Name of partnership

EVENTS AT EAST MCKINNEY, LLC

Employer identification number (EIN)

85-1975007

Part I

Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2a (Question 3a for 2009 through 2017))

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(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

Part II

Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 2b (Question 3b for 2009 through 2017))

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
ASHLEE RUSS	457-63-0583	UNITED STATES	50.000
JAMES R. BRESNAHAN	464-45-4361	UNITED STATES	50.000

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

2021

For calendar year 2021, or tax year

beginning / / 2021 ending / /

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
85-1975007

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

EVENTS AT EAST MCKINNEY, LLC
2805 PIERSALL DR.
MCKINNEY, TX 75072-3408

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.)
464-45-4361

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

JAMES R. BRESNAHAN
2805 PIERSALL DR.
MCKINNEY, TX 75072-3408G ☒ 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	50 %	50 %
Loss	50 %	50 %
Capital	50 %	%

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

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$ 9,249.	\$ 49,647.
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	\$ -180.
Capital contributed during the year	\$
Current year net income (loss)	\$ 23,302.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$ (30,000.)
Ending capital account	\$ -6,878.

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) 24,052.	14	Self-employment earnings (loss) 24,052.
2	Net rental real estate income (loss)		
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 type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
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)	19	Distributions
9a	Net long-term capital gain (loss)	A	30,000.
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	N*	STMT
11	Other income (loss)	Z*	STMT
12	Section 179 deduction	21	Foreign taxes paid or accrued
13	Other deductions A 750.		

22 ☐ More than one activity for at-risk purposes*23 ☐ More than one activity for passive activity purposes*

*See attached statement for additional information.

For IRS Use Only

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 1..... \$ 70.

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

Partnership's name: EVENTS AT EAST MCKINNEY, LLC	Partnership's EIN: 85-1975007
Partner's name: JAMES R. BRESNAHAN	Partner's identifying number: 464-45-4361

Partner's share of:	EVENTS AT EAST MCKINNEY, LLC		
	<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)	24,052.	
	Rental income (loss)		
	Royalty income (loss)		
	Section 1231 gain (loss)		
	Other income (loss)		
	Section 179 deduction		
	Other deductions		
W-2 wages		15,435.	
UBIA of qualified property		33,836.	
Section 199A 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

2021

For calendar year 2021, or tax year

beginning / / 2021 ending / /

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
85-1975007

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

EVENTS AT EAST MCKINNEY, LLC
2805 PIERSALL DR.
MCKINNEY, TX 75072-3408

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.)
457-63-0583

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

ASHLEE RUSS
1315 NORMANDY LANE
ALLEN, TX 75002

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? 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	50 %	50 %
Loss	50 %	50 %
Capital	50 %	%

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

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$ 9,250.	\$ 13,486.
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	\$ -181.
Capital contributed during the year	\$
Current year net income (loss)	\$ 23,303.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$ (45,000.)
Ending capital account	\$ -21,878.

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)
	24,053.	A	24,053.
2	Net rental real estate income (loss)		
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.
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
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	45,000.
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	N*	STMT
11	Other income (loss)	Z*	STMT
12	Section 179 deduction	21	Foreign taxes paid or accrued
13	Other deductions		
A	750.		

22 More than one activity for at-risk purposes*

23 More than one activity for passive activity purposes*

*See attached statement for additional information.

For IRS Use Only

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 1..... \$ 71.

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

Partnership's name: EVENTS AT EAST MCKINNEY, LLC	Partnership's EIN: 85-1975007
Partner's name: ASHLEE RUSS	Partner's identifying number: 457-63-0583

Partner's share of:	EVENTS AT EAST MCKINNEY, LLC		
	<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)	24,053.		
Rental income (loss)			
Royalty income (loss)			
Section 1231 gain (loss)			
Other income (loss)			
Section 179 deduction			
Other deductions			
W-2 wages	15,435.		
UBIA of qualified property	33,836.		
Section 199A 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			

Form **4562**Department of the Treasury
Internal Revenue Service (99)**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.

OMB No. 1545-0172

2021Attachment
Sequence No. **179**

Name(s) shown on return

EVENTS AT EAST MCKINNEY, LLC

Business or activity to which this form relates

FORM 1125-A, COST OF GOODS SOLD

Identifying number

85-1975007**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	1,050,000.
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	2,620,000.
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 2020 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 2022. 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	27,393.
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	

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 2021	17	
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 2021 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
19 a 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			27.5 yrs	MM	S/L	
			39 yrs	MM	S/L	
				MM	S/L	

Section C — Assets Placed in Service During 2021 Tax Year Using the Alternative Depreciation System

20 a Class life					S/L	
b 12-year			12 yrs		S/L	
c 30-year			30 yrs	MM	S/L	
d 40-year			40 yrs	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	18,200.
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	45,593.
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	

BAA For Paperwork Reduction Act Notice, see separate instructions.

FDIZ0812L 07/12/21

Form **4562** (2021)

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 18,200.	
26 Property used more than 50% in a qualified business use:								
2018 JAGUAR	12/13/21	100.0	40,279.	22,079.	5.0	200DB MQ		
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 18,200.	
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1							29 0.	

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
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 2021 tax year (see instructions):					
43 Amortization of costs that began before your 2021 tax year				43	
44 Total. Add amounts in column (f). See the instructions for where to report.				44	

2021

FEDERAL STATEMENTS

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

**STATEMENT 1
FORM 1065, LINE 7
OTHER INCOME (LOSS)**

COMMISSIONS.....	\$	3,204.
TOTAL	\$	<u>3,204.</u>

**STATEMENT 2
FORM 1065, LINE 14
TAXES AND LICENSES**

PERSONAL PROPERTY TAXES.....	\$	74.
SALES TAXES PAID.....		60.
TOTAL	\$	<u>134.</u>

**STATEMENT 3
FORM 1065, LINE 20
OTHER DEDUCTIONS**

ADVERTISING.....	\$	15,153.
AUTO AND TRUCK EXPENSE.....		1,151.
BANK CHARGES.....		89.
COMPUTER EXPENSES.....		310.
CREDIT CARD FEES.....		6,296.
DUES AND SUBSCRIPTIONS.....		9,329.
INSURANCE.....		4,238.
INTERNET CONNECTIVITY.....		410.
LEGAL AND PROFESSIONAL.....		425.
MEALS.....		1,320.
POSTAGE.....		57.
RESEARCH.....		1,232.
SEMINARS.....		1,077.
TRAVEL.....		873.
UTILITIES.....		210.
TOTAL	\$	<u>42,170.</u>

**STATEMENT 4
FORM 1065, SCHEDULE K, LINE 13A
CHARITABLE CONTRIBUTIONS**

CASH CONTRIBUTIONS - 60% LIMITATION.....	\$	1,500.
TOTAL	\$	<u>1,500.</u>

**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)

2021

FEDERAL STATEMENTS

PAGE 2

EVENTS AT EAST MCKINNEY, LLC

85-1975007

STATEMENT 5 (CONTINUED)
FORM 1065, SCHEDULE K, LINE 20C
OTHER REPORTABLE ITEMS

SCHEDULE K, LINE 1.....\$ 141.

STATEMENT 6
FORM 1065, SCHEDULE L, LINE 6
OTHER CURRENT ASSETS

	<u>BEGINNING</u>	<u>ENDING</u>
PREPAID EXPENSES.....	\$ 1,062.	\$ 0.
TOTAL	<u>\$ 1,062.</u>	<u>\$ 0.</u>

STATEMENT 7
FORM 1065, SCHEDULE L, LINE 13
OTHER ASSETS

	<u>BEGINNING</u>	<u>ENDING</u>
1972 MG MIDGIT CAR.....	\$ 0.	\$ 14,000.
TOTAL	<u>\$ 0.</u>	<u>\$ 14,000.</u>

STATEMENT 8
FORM 1065, SCHEDULE L, LINE 17
OTHER CURRENT LIABILITIES

	<u>BEGINNING</u>	<u>ENDING</u>
PAYROLL TAXES PAYABLE.....	\$ 0.	\$ 567.
SECURITY DEPOSITS.....	18,499.	26,972.
TOTAL	<u>\$ 18,499.</u>	<u>\$ 27,539.</u>

STATEMENT 9
FORM 1125-A, LINE 5
OTHER COSTS

CONTRACT LABOR.....	\$ 4,913.
DEPRECIATION.....	45,593.
EVENT SECURITY.....	23,354.
MATERIALS AND SUPPLIES.....	4,508.
PAYROLL TAXES.....	2,955.
SHIPPING COSTS.....	268.
VENUE RENT.....	68,400.
TOTAL	<u>\$ 149,991.</u>

Texas Franchise Tax No Tax Due Report

Tcode 13255 ANNUAL

Taxpayer number	Report year	Due date
32075002140	2022	05/16/2022

The law requires No Tax Due Reports originally due on or after Jan. 1, 2016 to be filed electronically. Filing this paper report means you are requesting, and we are granting, a waiver from the electronic reporting requirement for this report year ONLY.

Taxpayer name EVENTS AT EAST MCKINNEY, LLC				Secretary of State file number or Comptroller file number 0803681519	
Mailing address 2805 PIERSALL DR.					
City MCKINNEY	State TX	Country UNITED STATES	ZIP code plus 4 750723408	Check box if the address has changed <input type="checkbox"/>	
Check box if this is a combined report <input type="checkbox"/>				NAICS code 722300	
Check box if Total Revenue is adjusted for Tiered Partnership Election, see instructions. (Note: Upper tiered partnerships do not qualify to use this form.) <input type="checkbox"/>				Check box to request a Certificate of Account Status <input type="checkbox"/>	
Is this entity a corporation, limited liability company, professional association, limited partnership or financial institution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

If any of the statements below are true, you qualify to file this **No Tax Due Report** (Check all boxes that apply.):

- This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003. (See instructions.) 1. ☐
(Passive income does NOT include rent.)
 - This entity's annualized total revenue is below the no tax due threshold. 2. ☒
 - This entity has zero Texas Gross Receipts. 3. ☐
 - This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4). 4. ☐
 - This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005. (Must be pre-qualified, see instructions) 5. ☐
- 6a. Accounting year begin date**

m m d d y y

6a.

6b. Accounting year end date

m m d d y y

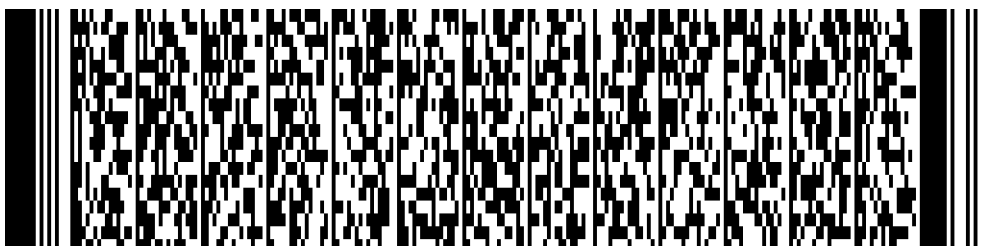
6b.
- 7. TOTAL REVENUE (Whole dollars only)**

7.

Print or type name JAMES BRESNAHAN		Area code and phone number (972) 369-6567
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.		Mail original to: Texas Comptroller of Public Accounts P.O. Box 149348 Austin, TX 78714-9348
sign here	Date 02/10/2022	

Instructions for each report year are online at www.comptroller.texas.gov/taxes/franchise/forms/. If you have any questions, call 1-800-252-1381.

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>
PM Date	<input type="text"/>



Texas Franchise Tax Ownership Information Report

To be filed by Entities other than Corporations, Limited Liability Companies, Limited Partnerships,
Professional Associations or Financial Institutions

Tcode 13197

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559,
Government Code, to review, request and correct information
we have on file about you. Contact us at 1-800-252-1381.

32075002140		2022	
Taxpayer name EVENTS AT EAST MCKINNEY, LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 2805 PIERSALL DR.		Country USA	Secretary of State (SOS) file number or Comptroller file number
City MCKINNEY	State TX	ZIP code plus 4 750723408	0803681519

SECTION A. Enter the information required for each general partner of a partnership or each trustee of a trust. Also, provide the information for each person or entity that owns an interest of 10 percent or more in this entity.

Name JAMES R. BRESNAHAN	What type of owner? (Check only one)	GENERAL PARTNER <input checked="" type="checkbox"/>	LIMITED PARTNER <input type="checkbox"/>	OTHER <input type="checkbox"/>
Mailing address 2805 PIERSALL DR.	FEI number	Percentage of ownership		
City MCKINNEY	State TX	ZIP code plus 4 750723408		
Name ASHLEE RUSS	What type of owner? (Check only one)	GENERAL PARTNER <input checked="" type="checkbox"/>	LIMITED PARTNER <input type="checkbox"/>	OTHER <input type="checkbox"/>
Mailing address 1315 NORMANDY LANE	FEI number	Percentage of ownership		
City ALLEN	State TX	ZIP code plus 4 75002		
Name	What type of owner? (Check only one)	GENERAL PARTNER <input type="checkbox"/>	LIMITED PARTNER <input type="checkbox"/>	OTHER <input type="checkbox"/>
Mailing address	FEI number	Percentage of ownership		
City	State	ZIP code plus 4		

SECTION B. Enter the information required for each entity, if any, in which this partnership, association, trust or other entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or entity	State of formation	FEI number	Percentage of ownership
Name of owned (subsidiary) corporation or entity	State of formation	FEI number	Percentage of ownership

Registered agent and office, or agent for service of process (see instructions if you need to make changes)

Agent: JAMES R. BRESNAHAN	City: MCKINNEY	State: TX	ZIP code plus 4: 750723408
Office: 2805 PIERSALL DR.			

The above information is authorized by Section 171.201(a)(2), Section 171.201(a)(3), 171.202(a)(4) and 171.354 for each entity.

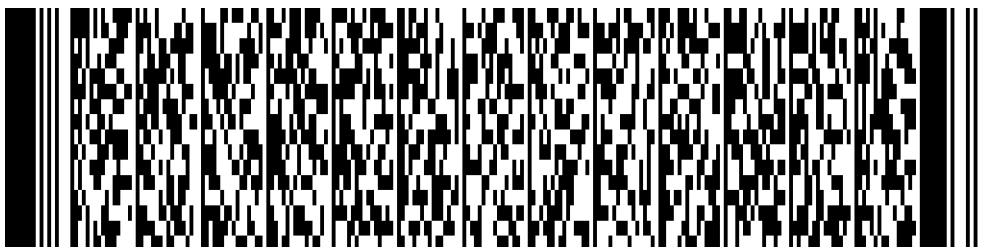
Use additional forms (05-167) for Sections A and B as necessary.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below.

sign here ►	Title PARTNER	Date 02/10/2022	Area code and phone number 972 369-6567
-------------	------------------	--------------------	--

Mail original to:
Texas Comptroller of Public Accounts
P.O. Box 149348
Austin, TX 78714-9348

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	
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12/31/21

2021 FEDERAL DEPRECIATION SCHEDULE

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
FORM 1065, SCHEDULE A																
AUTO / TRANSPORT EQUIPMENT																
18	2018 JAGUAR F-PACE **	12/13/21		40,279			18,200				22,079		200DB MQ	5	.05000	0
	TOTAL AUTO / TRANSPORT EQUIP			40,279		0	18,200	0	0	0	22,079	0				0
FURNITURE AND FIXTURES																
9	TABLES & CHAIRS **	4/25/21		10,490			10,490				0		200DB MQ	7	.17850	0
11	FARM TABLE **	7/14/21		550			550				0		200DB MQ	7	.10710	0
12	FARM TABLE **	7/20/21		525			525				0		200DB MQ	7	.10710	0
13	FARM TABLES (10) **	8/02/21		5,250			5,250				0		200DB MQ	7	.10710	0
14	OUTDOOR CHAIRS **	9/23/21		831			831				0		200DB MQ	7	.10710	0
15	FARM TABLES (2) **	10/20/21		1,050			1,050				0		200DB MQ	7	.03570	0
16	FURNITURE (EVENT VENUE) **	11/29/21		2,400			2,400				0		200DB MQ	7	.03570	0
	TOTAL FURNITURE AND FIXTURE			21,096		0	21,096	0	0	0	0	0				0
MACHINERY AND EQUIPMENT																
1	TV **	1/01/21		289			289				0		200DB MQ	5	.35000	0
2	CHANDELIERS **	1/01/21		281			281				0		200DB MQ	5	.35000	0
3	COFFEE MAKER **	1/01/21		405			405				0		200DB MQ	5	.35000	0
4	IPAD (POS SYSTEM) **	1/01/21		373			373				0		200DB MQ	5	.35000	0
5	CHANDELIERS **	1/01/21		281			281				0		200DB MQ	5	.35000	0
6	NESPRESSO MACHINE **	1/01/21		1,360			1,360				0		200DB MQ	5	.35000	0
7	REFRIGERATOR **	1/01/21		900			900				0		200DB MQ	5	.35000	0
8	APPLE COMPTUER LAPTOP **	1/01/21		1,440			1,440				0		200DB MQ	5	.35000	0

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2021 FEDERAL DEPRECIATION SCHEDULE

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EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
10	WALL DECOR **	6/07/21		968			968				0		200DB MQ	7	.17850	0
	TOTAL MACHINERY AND EQUIPME			6,297		0	6,297	0	0	0	0	0				0
	TOTAL DEPRECIATION			67,672		0	45,593	0	0	0	22,079	0				0
	GRAND TOTAL DEPRECIATION			67,672		0	45,593	0	0	0	22,079	0				0

**ASSET INCLUDED IN UNADJUSTED BASIS IMMEDIATELY AFTER ACQUISITION FOR THE QBI CALCULATION.

12/31/21

2021 FEDERAL ALTERNATIVE MINIMUM TAX DEPRECIATION SCHEDULE

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	AMT BASIS	AMT PRIOR DEPR	AMT METHOD	AMT LIFE	AMT RATE	AMT DEPR	REG. DEPR	OWN PCT	POST-86 DEPR ADJ	REAL PROP PREF	LEAS PER PROP PREF	59 (E)(2) AMORT
FORM 1065, SCHEDULE A															
AUTO / TRANSPORT EQUIPMENT															
18	2018 JAGUAR F-PACE	12/13/21		22,079		200DB MQ	5	.05000	0	0					0
TOTAL AUTO / TRANSPORT EQUIP				22,079	0				0	0		0	0	0	0
FURNITURE AND FIXTURES															
9	TABLES & CHAIRS	4/25/21		0		200DB MQ	7	.17850	0	0					0
11	FARM TABLE	7/14/21		0		200DB MQ	7	.10710	0	0					0
12	FARM TABLE	7/20/21		0		200DB MQ	7	.10710	0	0					0
13	FARM TABLES (10)	8/02/21		0		200DB MQ	7	.10710	0	0					0
14	OUTDOOR CHAIRS	9/23/21		0		200DB MQ	7	.10710	0	0					0
15	FARM TABLES (2)	10/20/21		0		200DB MQ	7	.03570	0	0					0
16	FURNITURE (EVENT VENUE)	11/29/21		0		200DB MQ	7	.03570	0	0					0
TOTAL FURNITURE AND FIXTURE				0	0				0	0		0	0	0	0
MACHINERY AND EQUIPMENT															
1	TV	1/01/21		0		200DB MQ	5	.35000	0	0					0
2	CHANDELIERS	1/01/21		0		200DB MQ	5	.35000	0	0					0
3	COFFEE MAKER	1/01/21		0		200DB MQ	5	.35000	0	0					0
4	IPAD (POS SYSTEM)	1/01/21		0		200DB MQ	5	.35000	0	0					0
5	CHANDELIERS	1/01/21		0		200DB MQ	5	.35000	0	0					0
6	NESPRESSO MACHINE	1/01/21		0		200DB MQ	5	.35000	0	0					0
7	REFRIGERATOR	1/01/21		0		200DB MQ	5	.35000	0	0					0
8	APPLE COMPTUER LAPTOP	1/01/21		0		200DB MQ	5	.35000	0	0					0
10	WALL DECOR	6/07/21		0		200DB MQ	7	.17850	0	0					0
TOTAL MACHINERY AND EQUIPME				0	0				0	0		0	0	0	0

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2021 FEDERAL ALTERNATIVE MINIMUM TAX DEPRECIATION SCHEDULE

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EVENTS AT EAST MCKINNEY, LLC

85-1975007

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	AMT BASIS	AMT PRIOR DEPR	AMT METHOD	AMT LIFE	AMT RATE	AMT DEPR	REG. DEPR	OWN PCT	POST-86 DEPR ADJ	REAL PROP PREF	LEAS PER PROP PREF	59 (E)(2) AMORT
	TOTAL DEPRECIATION			<u>22,079</u>	<u>0</u>				<u>0</u>	<u>0</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	GRAND TOTAL DEPRECIATION			<u>22,079</u>	<u>0</u>				<u>0</u>	<u>0</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

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2021 BOOK DEPRECIATION SCHEDULE

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EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
FORM 1065, SCHEDULE A																
AUTO / TRANSPORT EQUIPMENT																
18	2018 JAGUAR F-PACE	12/13/21		40,279							40,279		200DB MQ	5	.05000	2,014
	TOTAL AUTO / TRANSPORT EQUIP			40,279		0	0	0	0	0	40,279	0				2,014
FURNITURE AND FIXTURES																
9	TABLES & CHAIRS	4/25/21		10,490							10,490		200DB MQ	7	.17850	1,872
11	FARM TABLE	7/14/21		550							550		200DB MQ	7	.10710	59
12	FARM TABLE	7/20/21		525							525		200DB MQ	7	.10710	56
13	FARM TABLES (10)	8/02/21		5,250							5,250		200DB MQ	7	.10710	562
14	OUTDOOR CHAIRS	9/23/21		831							831		200DB MQ	7	.10710	89
15	FARM TABLES (2)	10/20/21		1,050							1,050		200DB MQ	7	.03570	37
16	FURNITURE (EVENT VENUE)	11/29/21		2,400							2,400		200DB MQ	7	.03570	86
	TOTAL FURNITURE AND FIXTURE			21,096		0	0	0	0	0	21,096	0				2,761
MACHINERY AND EQUIPMENT																
1	TV	1/01/21		289							289		200DB MQ	5	.35000	101
2	CHANDELIERS	1/01/21		281							281		200DB MQ	5	.35000	98
3	COFFEE MAKER	1/01/21		405							405		200DB MQ	5	.35000	142
4	IPAD (POS SYSTEM)	1/01/21		373							373		200DB MQ	5	.35000	131
5	CHANDELIERS	1/01/21		281							281		200DB MQ	5	.35000	98
6	NESPRESSO MACHINE	1/01/21		1,360							1,360		200DB MQ	5	.35000	476
7	REFRIGERATOR	1/01/21		900							900		200DB MQ	5	.35000	315
8	APPLE COMPTUER LAPTOP	1/01/21		1,440							1,440		200DB MQ	5	.35000	504

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2021 BOOK DEPRECIATION SCHEDULE

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EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
10	WALL DECOR	6/07/21		968							968		200DB MQ	7	.17850	173
	TOTAL MACHINERY AND EQUIPME			6,297		0	0	0	0	0	6,297	0				2,038
	TOTAL DEPRECIATION			67,672		0	0	0	0	0	67,672	0				6,813
	GRAND TOTAL DEPRECIATION			67,672		0	0	0	0	0	67,672	0				6,813

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2022 FEDERAL DEPRECIATION SCHEDULE

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EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
FORM 1065, SCHEDULE A																
AUTO / TRANSPORT EQUIPMENT																
18	2018 JAGUAR F-PACE	12/13/21		40,279				18,200			22,079		200DB MQ	5	.38000	8,390
	TOTAL AUTO / TRANSPORT EQUIP			40,279		0	0	18,200	0	0	22,079	0				8,390
FURNITURE AND FIXTURES																
9	TABLES & CHAIRS	4/25/21		10,490				10,490			0		200DB MQ	7		0
11	FARM TABLE	7/14/21		550				550			0		200DB MQ	7		0
12	FARM TABLE	7/20/21		525				525			0		200DB MQ	7		0
13	FARM TABLES (10)	8/02/21		5,250				5,250			0		200DB MQ	7		0
14	OUTDOOR CHAIRS	9/23/21		831				831			0		200DB MQ	7		0
15	FARM TABLES (2)	10/20/21		1,050				1,050			0		200DB MQ	7		0
16	FURNITURE (EVENT VENUE)	11/29/21		2,400				2,400			0		200DB MQ	7		0
	TOTAL FURNITURE AND FIXTURE			21,096		0	0	21,096	0	0	0	0				0
MACHINERY AND EQUIPMENT																
1	TV	1/01/21		289				289			0		200DB MQ	5		0
2	CHANDELIERS	1/01/21		281				281			0		200DB MQ	5		0
3	COFFEE MAKER	1/01/21		405				405			0		200DB MQ	5		0
4	IPAD (POS SYSTEM)	1/01/21		373				373			0		200DB MQ	5		0
5	CHANDELIERS	1/01/21		281				281			0		200DB MQ	5		0
6	NESPRESSO MACHINE	1/01/21		1,360				1,360			0		200DB MQ	5		0
7	REFRIGERATOR	1/01/21		900				900			0		200DB MQ	5		0
8	APPLE COMPTUER LAPTOP	1/01/21		1,440				1,440			0		200DB MQ	5		0

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2022 FEDERAL DEPRECIATION SCHEDULE

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EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
10	WALL DECOR	6/07/21		968				968			0		200DB MQ	7		0
	TOTAL MACHINERY AND EQUIPME			6,297		0	0	6,297	0	0	0	0				0
	TOTAL DEPRECIATION			67,672		0	0	45,593	0	0	22,079	0				8,390
	GRAND TOTAL DEPRECIATION			67,672		0	0	45,593	0	0	22,079	0				8,390

12/31/22

2022 TEXAS DEPRECIATION SCHEDULE

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EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
FORM 1065, SCHEDULE A																
AUTO / TRANSPORT EQUIPMENT																
18	2018 JAGUAR F-PACE	12/13/21		40,279							40,279	2,014	200DB MQ	5	.38000	15,306
	TOTAL AUTO / TRANSPORT EQUIP			40,279		0	0	0	0	0	40,279	2,014				15,306
FURNITURE AND FIXTURES																
9	TABLES & CHAIRS	4/25/21		10,490							10,490	1,872	200DB MQ	7	.23470	2,462
11	FARM TABLE	7/14/21		550							550	59	200DB MQ	7	.25510	140
12	FARM TABLE	7/20/21		525							525	56	200DB MQ	7	.25510	134
13	FARM TABLES (10)	8/02/21		5,250							5,250	562	200DB MQ	7	.25510	1,339
14	OUTDOOR CHAIRS	9/23/21		831							831	89	200DB MQ	7	.25510	212
15	FARM TABLES (2)	10/20/21		1,050							1,050	37	200DB MQ	7	.27550	289
16	FURNITURE (EVENT VENUE)	11/29/21		2,400							2,400	86	200DB MQ	7	.27550	661
	TOTAL FURNITURE AND FIXTURE			21,096		0	0	0	0	0	21,096	2,761				5,237
MACHINERY AND EQUIPMENT																
1	TV	1/01/21		289							289	101	200DB MQ	5	.26000	75
2	CHANDELIERS	1/01/21		281							281	98	200DB MQ	5	.26000	73
3	COFFEE MAKER	1/01/21		405							405	142	200DB MQ	5	.26000	105
4	IPAD (POS SYSTEM)	1/01/21		373							373	131	200DB MQ	5	.26000	97
5	CHANDELIERS	1/01/21		281							281	98	200DB MQ	5	.26000	73
6	NESPRESSO MACHINE	1/01/21		1,360							1,360	476	200DB MQ	5	.26000	354
7	REFRIGERATOR	1/01/21		900							900	315	200DB MQ	5	.26000	234
8	APPLE COMPTUER LAPTOP	1/01/21		1,440							1,440	504	200DB MQ	5	.26000	374

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2022 TEXAS DEPRECIATION SCHEDULE

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EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
10	WALL DECOR	6/07/21		968							968	173	200DB MQ	7	.23470	227
	TOTAL MACHINERY AND EQUIPME			6,297		0	0	0	0	0	6,297	2,038				1,612
	TOTAL DEPRECIATION			67,672		0	0	0	0	0	67,672	6,813				22,155
	GRAND TOTAL DEPRECIATION			67,672		0	0	0	0	0	67,672	6,813				22,155

12/31/22

2022 FEDERAL ALTERNATIVE MINIMUM TAX DEPRECIATION SCHEDULE

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	AMT BASIS	AMT PRIOR DEPR	AMT METHOD	AMT LIFE	AMT RATE	AMT DEPR	REG. DEPR	OWN PCT	POST-86 DEPR ADJ	REAL PROP PREF	LEAS PER PROP PREF	59 (E)(2) AMORT
FORM 1065, SCHEDULE A															
AUTO / TRANSPORT EQUIPMENT															
18	2018 JAGUAR F-PACE	12/13/21		22,079		200DB MQ	5	.38000	8,390	8,390					0
TOTAL AUTO / TRANSPORT EQUIP				22,079	0				8,390	8,390		0	0	0	0
FURNITURE AND FIXTURES															
9	TABLES & CHAIRS	4/25/21		0		200DB MQ	7		0	0					0
11	FARM TABLE	7/14/21		0		200DB MQ	7		0	0					0
12	FARM TABLE	7/20/21		0		200DB MQ	7		0	0					0
13	FARM TABLES (10)	8/02/21		0		200DB MQ	7		0	0					0
14	OUTDOOR CHAIRS	9/23/21		0		200DB MQ	7		0	0					0
15	FARM TABLES (2)	10/20/21		0		200DB MQ	7		0	0					0
16	FURNITURE (EVENT VENUE)	11/29/21		0		200DB MQ	7		0	0					0
TOTAL FURNITURE AND FIXTURE				0	0				0	0		0	0	0	0
MACHINERY AND EQUIPMENT															
1	TV	1/01/21		0		200DB MQ	5		0	0					0
2	CHANDELIERS	1/01/21		0		200DB MQ	5		0	0					0
3	COFFEE MAKER	1/01/21		0		200DB MQ	5		0	0					0
4	IPAD (POS SYSTEM)	1/01/21		0		200DB MQ	5		0	0					0
5	CHANDELIERS	1/01/21		0		200DB MQ	5		0	0					0
6	NESPRESSO MACHINE	1/01/21		0		200DB MQ	5		0	0					0
7	REFRIGERATOR	1/01/21		0		200DB MQ	5		0	0					0
8	APPLE COMPTUER LAPTOP	1/01/21		0		200DB MQ	5		0	0					0
10	WALL DECOR	6/07/21		0		200DB MQ	7		0	0					0
TOTAL MACHINERY AND EQUIPME				0	0				0	0		0	0	0	0

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2022 FEDERAL ALTERNATIVE MINIMUM TAX DEPRECIATION SCHEDULE

PAGE 2

EVENTS AT EAST MCKINNEY, LLC

85-1975007

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	AMT BASIS	AMT PRIOR DEPR	AMT METHOD	AMT LIFE	AMT RATE	AMT DEPR	REG. DEPR	OWN PCT	POST-86 DEPR ADJ	REAL PROP PREF	LEAS PER PROP PREF	59 (E)(2) AMORT
	TOTAL DEPRECIATION			<u>22,079</u>	<u>0</u>				<u>8,390</u>	<u>8,390</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	GRAND TOTAL DEPRECIATION			<u>22,079</u>	<u>0</u>				<u>8,390</u>	<u>8,390</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

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2022 BOOK DEPRECIATION SCHEDULE

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
FORM 1065, SCHEDULE A																
AUTO / TRANSPORT EQUIPMENT																
18	2018 JAGUAR F-PACE	12/13/21		40,279							40,279	2,014	200DB MQ	5	.38000	15,306
	TOTAL AUTO / TRANSPORT EQUIP			40,279		0	0	0	0	0	40,279	2,014				15,306
FURNITURE AND FIXTURES																
9	TABLES & CHAIRS	4/25/21		10,490							10,490	1,872	200DB MQ	7	.23470	2,462
11	FARM TABLE	7/14/21		550							550	59	200DB MQ	7	.25510	140
12	FARM TABLE	7/20/21		525							525	56	200DB MQ	7	.25510	134
13	FARM TABLES (10)	8/02/21		5,250							5,250	562	200DB MQ	7	.25510	1,339
14	OUTDOOR CHAIRS	9/23/21		831							831	89	200DB MQ	7	.25510	212
15	FARM TABLES (2)	10/20/21		1,050							1,050	37	200DB MQ	7	.27550	289
16	FURNITURE (EVENT VENUE)	11/29/21		2,400							2,400	86	200DB MQ	7	.27550	661
	TOTAL FURNITURE AND FIXTURE			21,096		0	0	0	0	0	21,096	2,761				5,237
MACHINERY AND EQUIPMENT																
1	TV	1/01/21		289							289	101	200DB MQ	5	.26000	75
2	CHANDELIERS	1/01/21		281							281	98	200DB MQ	5	.26000	73
3	COFFEE MAKER	1/01/21		405							405	142	200DB MQ	5	.26000	105
4	IPAD (POS SYSTEM)	1/01/21		373							373	131	200DB MQ	5	.26000	97
5	CHANDELIERS	1/01/21		281							281	98	200DB MQ	5	.26000	73
6	NESPRESSO MACHINE	1/01/21		1,360							1,360	476	200DB MQ	5	.26000	354
7	REFRIGERATOR	1/01/21		900							900	315	200DB MQ	5	.26000	234
8	APPLE COMPTUER LAPTOP	1/01/21		1,440							1,440	504	200DB MQ	5	.26000	374

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2022 BOOK DEPRECIATION SCHEDULE

PAGE 2

EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
10	WALL DECOR	6/07/21		968							968	173	200DB MQ	7	.23470	227
	TOTAL MACHINERY AND EQUIPME			6,297		0	0	0	0	0	6,297	2,038				1,612
	TOTAL DEPRECIATION			67,672		0	0	0	0	0	67,672	6,813				22,155
	GRAND TOTAL DEPRECIATION			67,672		0	0	0	0	0	67,672	6,813				22,155

12/31/21

2021 TEXAS DEPRECIATION SCHEDULE

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
FORM 1065, SCHEDULE A																
AUTO / TRANSPORT EQUIPMENT																
18	2018 JAGUAR F-PACE	12/13/21		40,279							40,279		200DB MQ	5	.05000	2,014
	TOTAL AUTO / TRANSPORT EQUIP			40,279		0	0	0	0	0	40,279	0				2,014
FURNITURE AND FIXTURES																
9	TABLES & CHAIRS	4/25/21		10,490							10,490		200DB MQ	7	.17850	1,872
11	FARM TABLE	7/14/21		550							550		200DB MQ	7	.10710	59
12	FARM TABLE	7/20/21		525							525		200DB MQ	7	.10710	56
13	FARM TABLES (10)	8/02/21		5,250							5,250		200DB MQ	7	.10710	562
14	OUTDOOR CHAIRS	9/23/21		831							831		200DB MQ	7	.10710	89
15	FARM TABLES (2)	10/20/21		1,050							1,050		200DB MQ	7	.03570	37
16	FURNITURE (EVENT VENUE)	11/29/21		2,400							2,400		200DB MQ	7	.03570	86
	TOTAL FURNITURE AND FIXTURE			21,096		0	0	0	0	0	21,096	0				2,761
MACHINERY AND EQUIPMENT																
1	TV	1/01/21		289							289		200DB MQ	5	.35000	101
2	CHANDELIERS	1/01/21		281							281		200DB MQ	5	.35000	98
3	COFFEE MAKER	1/01/21		405							405		200DB MQ	5	.35000	142
4	IPAD (POS SYSTEM)	1/01/21		373							373		200DB MQ	5	.35000	131
5	CHANDELIERS	1/01/21		281							281		200DB MQ	5	.35000	98
6	NESPRESSO MACHINE	1/01/21		1,360							1,360		200DB MQ	5	.35000	476
7	REFRIGERATOR	1/01/21		900							900		200DB MQ	5	.35000	315
8	APPLE COMPTUER LAPTOP	1/01/21		1,440							1,440		200DB MQ	5	.35000	504

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2021 TEXAS DEPRECIATION SCHEDULE

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EVENTS AT EAST MCKINNEY, LLC

85-1975007

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.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
10	WALL DECOR	6/07/21		968							968		200DB MQ	7	.17850	173
	TOTAL MACHINERY AND EQUIPME			6,297		0	0	0	0	0	6,297	0				2,038
	TOTAL DEPRECIATION			67,672		0	0	0	0	0	67,672	0				6,813
	GRAND TOTAL DEPRECIATION			67,672		0	0	0	0	0	67,672	0				6,813

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

April 27, 2021

Events at East McKinney, LLC
2805 Piersall Dr.
McKinney, TX 75072-3408

Dear James:

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

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

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

Please call if you have any questions.

Sincerely,

Frank R Jr Scauzillo

2020

FEDERAL INCOME TAX SUMMARY

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

TRADE OR BUSINESS INCOME

GROSS RECEIPTS LESS RETURNS.....	72,083
COST OF GOODS SOLD.....	20,987
GROSS PROFIT.....	51,096
OTHER INCOME (LOSS).....	1,030
TOTAL INCOME (LOSS).....	52,126

TRADE OR BUSINESS DEDUCTIONS

SALARIES AND WAGES (LESS EMP. CREDITS).....	13,294
RENT.....	23,400
TAXES AND LICENSES.....	896
OTHER DEDUCTIONS.....	18,549
TOTAL DEDUCTIONS.....	56,139

SCHEDULE K - INCOME

ORDINARY BUSINESS INCOME (LOSS).....	-4,013
--------------------------------------	--------

SCHEDULE K - SELF-EMPLOYMENT

NET EARN. (LOSS) FROM SELF-EMPLOYMENT.....	-4,013
--	--------

SCHEDULE K - OTHER

NONDEDUCTIBLE EXPENSES.....	348
-----------------------------	-----

SCHEDULE L - BALANCE SHEET

BEGINNING ASSETS.....	0
BEGINNING LIABILITIES AND CAPITAL.....	0
ENDING ASSETS.....	18,138
ENDING LIABILITIES AND CAPITAL.....	18,138

2020

FEDERAL BALANCE SHEET SUMMARY

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

ENDING ASSETS

CASH.....		15,494
ACCOUNTS RECEIVABLE.....	1,582	
LESS ALLOWANCE FOR BAD DEBTS.....	(0)	1,582
OTHER CURRENT ASSETS.....		1,062
TOTAL ASSETS.....		18,138

ENDING LIABILITIES & CAPITAL

OTHER CURRENT LIABILITIES.....		18,499
PARTNERS' CAPITAL ACCOUNTS.....		-361
TOTAL LIABILITIES AND CAPITAL.....		18,138

2020

TEXAS INCOME TAX SUMMARY

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

REVENUE

TOTAL REVENUE.....	73,113
--------------------	--------

2020

GENERAL INFORMATION

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

FORMS NEEDED FOR THIS RETURN

FEDERAL: 1065, SCH B-1, SCH K-1, 1125-A, 8879-PE
TEXAS: 05-163, 05-102

CARRYOVERS TO 2021

NONE

EVENTS AT EAST MCKINNEY, LLC

85-1975007

**SCHEDULE K (WORKSHEETS), LINE 18C
NONDEDUCTIBLE EXPENSES**

DISALLOWED MEALS AND ENTERTAINMENT.....	\$	348.
TOTAL	\$	<u>348.</u>

SECTION 199A WAGES FROM MAIN TRADE OR BUSINESS

SALARIES & WAGES (FORM 1065, PAGE 1, LINE 9)	\$	13,294.
COST OF LABOR (FORM 1125-A, LINE 3)		0.
FARM LABOR HIRED (SCHEDULE F)		0.
WAGES AND SALARIES (FORM 8825)		0.
WAGES AND SALARIES (OTHER RENTALS)		0.
SECTION 199A WAGES FROM PASSTHROUGH K-1S		0.
TOTAL	\$	<u>13,294.</u>

2020

SCHEDULE K-1 ALLOCATION SUMMARY

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

PTR# NAME

1 JAMES R. BRESNAHAN
2 ASHLEE RUSS

LINE	ITEM	TOTAL ON SCHEDULE K	PARTNER 1	PARTNER 2
----	-----	-----	-----	-----
L	PROFIT SHARING ALLOC. PERCENTAGE		50.000000	50.000000
L	LOSS SHARING ALLOC. PERCENTAGE		50.000000	50.000000
1	ORDINARY BUSINESS INCOME (LOSS)	-4,013.	-2,006.	-2,007.
14	NET EARNINGS (LOSS) FROM S.E.	-4,013.	-2,006.	-2,007.
18	NONDEDUCTIBLE EXPENSES	348.	174.	174.

Statement A—QBI Pass-through Entity Reporting (Entity Level Amounts)

Partnership's name: EVENTS AT EAST MCKINNEY, LLC		Partnership's EIN: 85-1975007	
	EVENTS AT EAST MCKINNEY, LLC		
	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB
QBI or qualified PTP items subject to partner-specific determinations:			
	Ordinary business income (loss)	-4,013.	
	Rental income (loss)		
	Royalty income (loss)		
	Section 1231 gain (loss)		
	Other income (loss)		
	Section 179 deduction		
	Other deductions		
W-2 wages		13,294.	
UBIA of qualified property			
Section 199A dividends			
	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <input type="checkbox"/> SSTB	<input type="checkbox"/> PTP <input type="checkbox"/> Aggregated <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			

2020

PARTNERS' ALLOCATION PERCENTAGES

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

Partner Number	Partner Name	Partner Identification Number	Partner Percentage of Profit Sharing	Partner Percentage of Loss Sharing	Partner Percentage of Ownership of Capital
1	JAMES R. BRESNAHAN	464-45-4361	50.000000	50.000000	50.000000
2	ASHLEE RUSS	457-63-0583	50.000000	50.000000	50.000000
		TOTALS	<u>100.000000</u>	<u>100.000000</u>	<u>100.000000</u>
PTPL0401L 06/16/20					

2020

CAPITAL ACCOUNT RECONCILIATION

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

1	JAMES R. BRESNAHAN	464-45-4361				
BEGINNING CAP. ACT.	CAPITAL CONTRIBUTED	NET INC. PER BOOKS	OTHER INCREASES	OTHER DECREASES	WITHDRAWALS & DISTRIB.	ENDING CAP ACT.
	2,000.	-2,180.				-180.

FEDERAL RECONCILIATION OF INCOME (LOSS) PER BOOKS WITH INCOME (LOSS) PER RETURN

1.	Net income (loss) per books.....	\$	-2,180.	6a.	Tax-exempt interest.....	
2.	Income on Sch. K-1 not on books....			6b.	Income on books not on Sch. K-1.....	
3.	Guaranteed payments.....			7a.	Depr. on Sch. K-1 not on books.....	
4a.	Depr. on books not on Sch. K-1.....			7b.	Deductions on Sch. K-1 not on books..	
4b.	Travel and entertainment.....		174.	8.	Total of lines 6 and 7.....	
4c.	Other exp. on books not on Sch. K-1..					
5.	Total of lines 1 through 4.....		-2,006.	9.	Income (loss). Line 5 less line 8....	\$ -2,006.

2	ASHLEE RUSS	457-63-0583				
BEGINNING CAP. ACT.	CAPITAL CONTRIBUTED	NET INC. PER BOOKS	OTHER INCREASES	OTHER DECREASES	WITHDRAWALS & DISTRIB.	ENDING CAP ACT.
	2,000.	-2,181.				-181.

FEDERAL RECONCILIATION OF INCOME (LOSS) PER BOOKS WITH INCOME (LOSS) PER RETURN

1.	Net income (loss) per books.....	\$	-2,181.	6a.	Tax-exempt interest.....	
2.	Income on Sch. K-1 not on books....			6b.	Income on books not on Sch. K-1.....	
3.	Guaranteed payments.....			7a.	Depr. on Sch. K-1 not on books.....	
4a.	Depr. on books not on Sch. K-1.....			7b.	Deductions on Sch. K-1 not on books..	
4b.	Travel and entertainment.....		174.	8.	Total of lines 6 and 7.....	
4c.	Other exp. on books not on Sch. K-1..					
5.	Total of lines 1 through 4.....		-2,007.	9.	Income (loss). Line 5 less line 8....	\$ -2,007.

BEGINNING CAP. ACT.	CAPITAL CONTRIBUTED	NET INC. PER BOOKS	OTHER INCREASES	OTHER DECREASES	WITHDRAWALS & DISTRIB.	ENDING CAP ACT.
------------------------	------------------------	-----------------------	--------------------	--------------------	---------------------------	--------------------

FEDERAL RECONCILIATION OF INCOME (LOSS) PER BOOKS WITH INCOME (LOSS) PER RETURN

1.	Net income (loss) per books.....	\$		6a.	Tax-exempt interest.....	
2.	Income on Sch. K-1 not on books....			6b.	Income on books not on Sch. K-1.....	
3.	Guaranteed payments.....			7a.	Depr. on Sch. K-1 not on books.....	
4a.	Depr. on books not on Sch. K-1.....			7b.	Deductions on Sch. K-1 not on books..	
4b.	Travel and entertainment.....			8.	Total of lines 6 and 7.....	
4c.	Other exp. on books not on Sch. K-1..					
5.	Total of lines 1 through 4.....			9.	Income (loss). Line 5 less line 8....	\$

2020 Worksheet for Adjusting the Basis of a Partner's Interest in the Partnership

Keep for Your Records

Partnership Name	Employer I.D. number
EVENTS AT EAST MCKINNEY, LLC	85-1975007
Name of Partner	Partner's I.D. number
JAMES R. BRESNAHAN	464-45-4361

1. Your adjusted basis at the end of the prior year. Do not enter less than zero. Enter -0- if this is your first tax year.	1	0.
Increases:		
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (but not less than zero).	2	2,000.
3. Your increased share of or assumption of partnership liabilities. (Subtract your share of liabilities shown in item K of your 2019 Schedule K-1 from your share of liabilities shown in item K of your 2020 Schedule K-1 and add the amount of any partnership liabilities you assumed during the tax year (but not less than zero))	3	9,249.
4a. Your share of the partnership's income or gain (including tax-exempt income) reduced by any amount included in interest income with respect to the credit to holders of clean renewable energy bonds.	4a	
4b. Enter the amount of business interest expense included on 4a.	4b	
4c. Add line 4b to line 4a. If the result is less than zero, include this amount on line 10.	4c	
5. Any gain recognized this year on contributions of property. Do not include gain from transfer of liabilities.	5	
6. Your share of the excess of the deductions for depletion (other than oil and gas depletion) over the basis of the property subject to depletion.	6	
Decreases:		
7. Withdrawals and distributions of money and the adjusted basis of property distributed to you from the partnership. Do not include the amount of property distributions included in the partner's income (taxable income).	7	
Caution: A distribution may be taxable if the amount exceeds your adjusted basis of your partnership interest immediately before the distribution.		
8. Your decreased share of partnership liabilities and any decrease in your individual liabilities because they were assumed by the partnership. (Subtract your share of liabilities shown in item K of your 2020 Schedule K-1 from your share of liabilities shown in item K of your 2019 Schedule K-1 and add the amount of your individual liabilities that the partnership assumed during the tax year (but not less than zero)).	8	
9. Your share of the partnership's nondeductible expenses that are not capital expenditures (excluding business interest expense).	9	174.
10. Your share of the partnership's losses and deductions (including capital losses). However, include your share of the partnership's section 179 expense deduction for this year even if you cannot deduct all of it because of limitations. Include business interest expense as a separate loss class. See Note below.	10	2,006.
11. The amount of your deduction for depletion of any partnership oil and gas property, not to exceed your allocable share of the adjusted basis of that property.	11	
12. Your adjusted basis in the partnership at the end of this tax year. (Add lines 1 through 6 and subtract lines 7 through 11 from the total. If zero or less, enter -0-.)	12	9,069.

Caution. The deduction for your share of the partnership's losses and deductions is limited to your adjusted basis in your partnership interest. If you entered zero on line 12 and the amount figured for line 12 was less than zero, a portion of your share of the partnership losses and deductions may not be deductible. (See Basis Limitations, earlier, for more information.) Also see Part III. Partner's Share of Current Year Income, Deductions, Credits, and Other Items.

Note. Include in line 10 business interest expense that was removed from the amount in line 4a. Business interest expense is considered a separate loss class under Proposed Regulations section 1.163(j)-6(h)(1). However, to the extent basis is proportionately allocated to this loss class, interest expense is absorbed by applying currently deductible business interest expense to basis first. Excess business interest expense is applied to basis second. Excess business interest expense is only applicable to partnerships subject to section 163(j). In addition, if a partnership has negative section 704(d) expense (interest expense that is limited by basis), negative section 704(d) expense becomes excess business interest expense in the year that the basis limitation no longer applies.

2020 Worksheet for Adjusting the Basis of a Partner's Interest in the Partnership

Keep for Your Records

Partnership Name		Employer I.D. number
EVENTS AT EAST MCKINNEY, LLC		85-1975007
Name of Partner		Partner's I.D. number
ASHLEE RUSS		457-63-0583

1. Your adjusted basis at the end of the prior year. Do not enter less than zero. Enter -0- if this is your first tax year.	1	0.
Increases:		
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (but not less than zero).	2	2,000.
3. Your increased share of or assumption of partnership liabilities. (Subtract your share of liabilities shown in item K of your 2019 Schedule K-1 from your share of liabilities shown in item K of your 2020 Schedule K-1 and add the amount of any partnership liabilities you assumed during the tax year (but not less than zero))	3	9,250.
4a. Your share of the partnership's income or gain (including tax-exempt income) reduced by any amount included in interest income with respect to the credit to holders of clean renewable energy bonds.	4a	
4b. Enter the amount of business interest expense included on 4a.	4b	
4c. Add line 4b to line 4a. If the result is less than zero, include this amount on line 10.	4c	
5. Any gain recognized this year on contributions of property. Do not include gain from transfer of liabilities.	5	
6. Your share of the excess of the deductions for depletion (other than oil and gas depletion) over the basis of the property subject to depletion.	6	
Decreases:		
7. Withdrawals and distributions of money and the adjusted basis of property distributed to you from the partnership. Do not include the amount of property distributions included in the partner's income (taxable income).	7	
Caution: A distribution may be taxable if the amount exceeds your adjusted basis of your partnership interest immediately before the distribution.		
8. Your decreased share of partnership liabilities and any decrease in your individual liabilities because they were assumed by the partnership. (Subtract your share of liabilities shown in item K of your 2020 Schedule K-1 from your share of liabilities shown in item K of your 2019 Schedule K-1 and add the amount of your individual liabilities that the partnership assumed during the tax year (but not less than zero)).	8	
9. Your share of the partnership's nondeductible expenses that are not capital expenditures (excluding business interest expense).	9	174.
10. Your share of the partnership's losses and deductions (including capital losses). However, include your share of the partnership's section 179 expense deduction for this year even if you cannot deduct all of it because of limitations. Include business interest expense as a separate loss class. See Note below.	10	2,007.
11. The amount of your deduction for depletion of any partnership oil and gas property, not to exceed your allocable share of the adjusted basis of that property.	11	
12. Your adjusted basis in the partnership at the end of this tax year. (Add lines 1 through 6 and subtract lines 7 through 11 from the total. If zero or less, enter -0-.)	12	9,069.

Caution. The deduction for your share of the partnership's losses and deductions is limited to your adjusted basis in your partnership interest. If you entered zero on line 12 and the amount figured for line 12 was less than zero, a portion of your share of the partnership losses and deductions may not be deductible. (See Basis Limitations, earlier, for more information.) Also see Part III. Partner's Share of Current Year Income, Deductions, Credits, and Other Items.

Note. Include in line 10 business interest expense that was removed from the amount in line 4a. Business interest expense is considered a separate loss class under Proposed Regulations section 1.163(j)-6(h)(1). However, to the extent basis is proportionately allocated to this loss class, interest expense is absorbed by applying currently deductible business interest expense to basis first. Excess business interest expense is applied to basis second. Excess business interest expense is only applicable to partnerships subject to section 163(j). In addition, if a partnership has negative section 704(d) expense (interest expense that is limited by basis), negative section 704(d) expense becomes excess business interest expense in the year that the basis limitation no longer applies.

2020

TEXAS WORKSHEETS

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

32075002140

TEXAS FRANCHISE TAX
COST OF GOODS SOLD

MATERIAL AND SUPPLIES.....	20,987.
TOTAL COST OF GOODS SOLD	<u>20,987.</u>

TEXAS FRANCHISE TAX
WAGES AND CASH COMPENSATION

NET DISTRIBUTIVE INC AND GUARANTEED PYMTS (SEE NDI/GUARAN.PYMT WKST)....	-4,013.
DEDUCTIONS - SALARIES AND WAGES.....	<u>13,294.</u>
TOTAL WAGES AND CASH COMPENSATION FROM REPORTING ENTITY	<u>9,281.</u>
TOTAL WAGES AND CASH COMPENSATION	<u>9,281.</u>

TEXAS FRANCHISE TAX
NET DISTRIBUTABLE INCOME AND GUARANTEED PAYMENTS

JAMES R. BRESNAHAN NDI.....	-2,006.
SUBTOTAL - LIMITED TO \$390,000	<u>-2,006.</u>
ASHLEE RUSS NDI.....	-2,007.
SUBTOTAL - LIMITED TO \$390,000	<u>-2,007.</u>
TOTAL	<u>-4,013.</u>

- **ERO must obtain and retain completed Form 8879-PE.**
 ► **Go to www.irs.gov/Form8879PE for the latest information.**

2020Department of the Treasury
Internal Revenue Service

For calendar year 2020, or tax year beginning , 2020, and ending ,

Name of partnership

EVENTS AT EAST MCKINNEY, LLC

Employer identification number

85-1975007

Part I Tax Return Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	72,083.
2	Gross profit (Form 1065, line 3)	2	51,096.
3	Ordinary business income (loss) (Form 1065, line 22)	3	-4,013.
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

Part II Declaration and Signature Authorization of Partner or Member
(Be sure to get a copy of the partnership's return.)

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2020 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner's or Member's PIN: check one box only

☒ I authorize THE SCAUZILLO FIRM, PLLC to enter my PIN 75619 as my signature on the partnership's 2020 electronically filed return of partnership income.
ERO firm name Don't enter all zeros

☐ As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2020 electronically filed return of partnership income.

Partner's or member's signature ►

Title ► PARTNERDate ► 4/27/2021**Part III Certification and Authentication**

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 75369741855
Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2020 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS *e-file* Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature ► FRANK R JR SCAUZILLODate ► 4/27/2021

ERO Must Retain This Form – See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So

BAA For Paperwork Reduction Act Notice, see instructions.

Form **8879-PE** (2020)

Form **1065**Department of the Treasury
Internal Revenue Service**U.S. Return of Partnership Income**For calendar year 2020, or tax year beginning _____, 2020,
ending _____, 20__.▶ Go to www.irs.gov/Form1065 for instructions and the latest information.

OMB No. 1545-0123

2020**A** Principal business activity**SERVICES****B** Principal product or service**EVENT CATERING****C** Business code number**722300****Type
or
Print****EVENTS AT EAST MCKINNEY, LLC**
2805 PIERSALL DR.
MCKINNEY, TX 75072-3408**D** Employer identification no.**85-1975007****E** Date business started**7/13/2020****F** Total assets (see instructions)**\$ 18,138.****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 ▶**2****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.

I N C O M E	1 a Gross receipts or sales	1 a	73,903.	
	b Returns and allowances	1 b	1,820.	
	c Balance. Subtract line 1b from line 1a	1 c		72,083.
	2 Cost of goods sold (attach Form 1125-A)	2		20,987.
	3 Gross profit. Subtract line 2 from line 1c	3		51,096.
	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		
7 Other income (loss) (attach statement)		SEE STATEMENT 1	7	1,030.
8 Total income (loss). Combine lines 3 through 7.	8		52,126.	
S E E I N S T R U C T I O N S D E D U C T I O N S L I M I T A T I O N S	9 Salaries and wages (other than to partners) (less employment credits)	9		13,294.
	10 Guaranteed payments to partners	10		
	11 Repairs and maintenance	11		
	12 Bad debts	12		
	13 Rent	13	23,400.	
	14 Taxes and licenses	14	896.	
	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		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 (att stmt)		SEE STATEMENT 3	20	18,549.
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20	21		56,139.	
22 Ordinary business income (loss). Subtract line 21 from line 8	22		-4,013.	
T A X A N D P A Y M E N T	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 ☐ No**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if self-employed

PTIN

FRANK R JR SCAUZILLO**4/27/21****P00448660**Firm's name ▶ **THE SCAUZILLO FIRM, PLLC**Firm's EIN ▶ **20-1452960**Firm's address ▶ **P. O. BOX 2018**Phone no. **972-562-2222****WYLIE, TX 75098-2018**

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a <input checked="" type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership				
c <input type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ▶				
2 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					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:					
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.					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)?					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?					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?					X
8 At any time during calendar year 2020, 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. ▶					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.					X
10a Is the partnership making, or had it previously made (and not revoked), a section 754 election?					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					X

Schedule B Other Information (continued)

	Yes	No
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) ▶ <input type="checkbox"/>		
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions ▶		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶		X
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return ▶		
16a Did you make any payments in 2020 that would require you to file Form(s) 1099? See instructions.	X	
b If "Yes," did you or will you file required Form(s) 1099?	X	
17 Enter the number of Forms 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶		
18 Enter the number of partners that are foreign governments under section 892. ▶ 0		
19 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		X
21 Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-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		X
If "Yes," enter the total amount of the disallowed deductions ▶ \$		
23 Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
24 Does the partnership satisfy one or more of the following? See instructions		X
a The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense.		
b The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$26 million and the partnership has business interest.		
c The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		
25 Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions. If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3 ▶		X
If "No," complete Designation of Partnership Representative below.		

Designation of Partnership Representative (see instructions)

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

Name of PR ▶ JAMES R. BRESNAHAN

U.S. address of PR ▶ 2805 PIERSALL DR. MCKINNEY, TX 75072-3408	U.S. phone number of PR ▶ (972) 369-6567
--	---

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

U.S. address of designated individual ▶	U.S. phone number of designated individual ▶
--	---

26 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 16 ▶ \$		X
27 Enter the number of foreign partners subject to section 864(c)(8) as a result of transferring all or a portion of an interest in the partnership or of receiving a distribution from the partnership. ▶		
28 At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8?		X
29 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

BAA

Form 1065 (2020)

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	-4,013.
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	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	
	6 Dividends and dividend equivalents: a Ordinary dividends b Qualified dividends 6b c Dividend equivalents 6c	6a	
	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 ▶	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type (2) Amount ▶	13c(2)	
d Other deductions (see instructions) Type ▶	13d		
Self-Employment	14a Net earnings (loss) from self-employment	14a	-4,013.
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
Credits	15a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16a Name of country or U.S. possession ▶	16b	
	b Gross income from all sources	16c	
	c Gross income sourced at partner level		
	d Reserved for future use ▶ e Foreign branch category ▶	16e	
	f Passive category ▶ g General category ▶ h Other (att. stmt.) ▶	16h	
	Deductions allocated and apportioned at partner level		
	i Interest expense ▶ j Other ▶	16j	
	Deductions allocated and apportioned at partnership level to foreign source income		
	k Reserved for future use ▶ l Foreign branch category ▶	16l	
	m Passive category ▶ n General category ▶ o Other (att. stmt.) ▶	16o	
	p Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16p	
	q Reduction in taxes available for credit (attach statement)	16q	
	r Other foreign tax information (attach statement)		
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties — gross income	17d	
	e Oil, gas, and geothermal properties — deductions	17e	
	f Other AMT items (attach stmt)	17f	
Other Information	18a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses SEE STATEMENT 4	18c	348.
	19a Distributions of cash and marketable securities	19a	
	b Distributions of other property	19b	
	20a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach stmt)			

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p.						1	-4,013.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners.		-4,013.					
b Limited partners.							

Schedule L		Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)		
1	Cash				15,494.		
2a	Trade notes and accounts receivable			1,582.			
b	Less allowance for bad debts				1,582.		
3	Inventories						
4	U.S. government obligations						
5	Tax-exempt securities						
6	Other current assets (attach stmt) SEE ST 5				1,062.		
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						
b	Less accumulated depreciation						
10a	Depletable assets						
b	Less accumulated depletion						
11	Land (net of any amortization)						
12a	Intangible assets (amortizable only)						
b	Less accumulated amortization						
13	Other assets (attach stmt)						
14	Total assets				18,138.		
Liabilities and Capital							
15	Accounts payable						
16	Mortgages, notes, bonds payable in less than 1 year						
17	Other current liabilities (attach stmt) SEE ST 6				18,499.		
18	All nonrecourse loans						
19a	Loans from partners (or persons related to partners)						
b	Mortgages, notes, bonds payable in 1 year or more						
20	Other liabilities (attach stmt)						
21	Partners' capital accounts				-361.		
22	Total liabilities and capital				18,138.		

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

1 Net income (loss) per books	-4,361.	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest .. \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		a Depreciation .. \$	
a Depreciation .. \$		8 Add lines 6 and 7	
b Travel and entertainment .. \$ 348.		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	-4,013.
5 Add lines 1 through 4	-4,013.		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	0.	6 Distributions: a Cash	
2 Capital contributed: a Cash	4,000.	b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	-4,361.	8 Add lines 6 and 7	
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	-361.
5 Add lines 1 through 4	-361.		

Cost of Goods Sold

- **Attach to Form 1120, 1120-C, 1120-F, 1120S, or 1065.**
 ► **Go to www.irs.gov/Form1125A for the latest information.**

OMB No. 1545-0123

Name EVENTS AT EAST MCKINNEY, LLC		Employer identification number 85-1975007	
1	Inventory at beginning of year.....	1	
2	Purchases.....	2	
3	Cost of labor.....	3	
4	Additional section 263A costs (attach schedule).....	4	
5	Other costs (attach schedule)..... SEE STATEMENT 7	5	20,987.
6	Total. Add lines 1 through 5.....	6	20,987.
7	Inventory at end of year.....	7	
8	Cost of goods sold. Subtract line 7 from line 6. Enter here and on Form 1120, page 1, line 2 or the appropriate line of your tax return. See instructions.....	8	20,987.
9 a Check all methods used for valuing closing inventory:			
(i) <input type="checkbox"/> Cost			
(ii) <input type="checkbox"/> Lower of cost or market			
(iii) <input type="checkbox"/> Other (Specify method used and attach explanation.) ► -----			
b Check if there was a writedown of subnormal goods..... ► <input type="checkbox"/>			
c Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970)..... ► <input type="checkbox"/>			
d If the LIFO inventory method was used for this tax year, enter amount of closing inventory computed under LIFO..... 9d			
e If property is produced or acquired for resale, do the rules of section 263A apply to the entity? See instructions..... <input type="checkbox"/> Yes <input type="checkbox"/> No			
f Was there any change in determining quantities, cost, or valuations between opening and closing inventory? If "Yes," attach explanation..... <input type="checkbox"/> Yes <input type="checkbox"/> No			

BAA For Paperwork Reduction Act Notice, see instructions.Form **1125-A** (Rev. 11-2018)

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

2020

For calendar year 2020, or tax year

beginning / / 2020 ending / /

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
85-1975007

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

EVENTS AT EAST MCKINNEY, LLC
2805 PIERSALL DR.
MCKINNEY, TX 75072-3408

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.)
464-45-4361

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

JAMES R. BRESNAHAN
2805 PIERSALL DR.
MCKINNEY, TX 75072-3408G ☒ 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	%	50	%
Loss	%	50	%
Capital	%	50	%

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

K Partner's share of liabilities:

Beginning		Ending	
Nonrecourse	\$	\$	9,249.
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	\$	0.
Capital contributed during the year	\$	2,000.
Current year net income (loss)	\$	-2,180.
Other increase (decrease) (attach explanation)	\$	
Withdrawals & distributions	\$	
Ending capital account	\$	-180.

M Did the partner contribute property with a built-in gain or 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

651119

OMB No. 1545-0123

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

1	Ordinary business income (loss)	15	Credits
	-2,006.		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital		
4c	Total guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
6c	Dividend equivalents	17	Alternative minimum tax (AMT) items
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	18	Tax-exempt income and nondeductible expenses
9b	Collectibles (28%) gain (loss)	C*	174.
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)		
11	Other income (loss)	19	Distributions
12	Section 179 deduction	20	Other information
13	Other deductions	Z*	STMT
14	Self-employment earnings (loss)		
A	-2,006.		

21 ☐ More than one activity for at-risk purposes*22 ☐ More than one activity for passive activity purposes*

*See attached statement for additional information.

For IRS Use Only

BOX 18
OTHER TAX-EXEMPT INCOME AND NONDEDUCTIBLE EXPENSES

*** DESCRIPTIVE INFORMATION**

C	DISALLOWED TRAVEL AND ENTERTAINMENT.....	\$	174.
---	--	----	------

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

Partnership's name: EVENTS AT EAST MCKINNEY, LLC	Partnership's EIN: 85-1975007
Partner's name: JAMES R. BRESNAHAN	Partner's identifying number: 464-45-4361

Partner's share of:	EVENTS AT EAST MCKINNEY, LLC		
	<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)	-2,006.		
Rental income (loss)			
Royalty income (loss)			
Section 1231 gain (loss)			
Other income (loss)			
Section 179 deduction			
Other deductions			
W-2 wages	6,647.		
UBIA of qualified property			
Section 199A 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

2020

For calendar year 2020, or tax year

beginning / / 2020 ending / /

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
85-1975007

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

EVENTS AT EAST MCKINNEY, LLC
2805 PIERSALL DR.
MCKINNEY, TX 75072-3408

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.)
457-63-0583

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

ASHLEE RUSS
1315 NORMANDY LANE
ALLEN, TX 75002

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? 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	%	50	%
Loss	%	50	%
Capital	%	50	%

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

K Partner's share of liabilities:

Beginning		Ending	
Nonrecourse	\$	\$	9,250.
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	\$	0.
Capital contributed during the year	\$	2,000.
Current year net income (loss)	\$	-2,181.
Other increase (decrease) (attach explanation)	\$	
Withdrawals & distributions	\$	
Ending capital account	\$	-181.

M Did the partner contribute property with a built-in gain or 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

651119

OMB No. 1545-0123

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

1	Ordinary business income (loss)	15	Credits
	-2,007.		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital		
4c	Total guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
6c	Dividend equivalents	17	Alternative minimum tax (AMT) items
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	18	Tax-exempt income and nondeductible expenses
9b	Collectibles (28%) gain (loss)	C*	174.
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)		
11	Other income (loss)	19	Distributions
12	Section 179 deduction	20	Other information
13	Other deductions	Z*	STMT
14	Self-employment earnings (loss)		
A	-2,007.		
21	More than one activity for at-risk purposes*		
22	More than one activity for passive activity purposes*		

*See attached statement for additional information.

For IRS Use Only

BOX 18
OTHER TAX-EXEMPT INCOME AND NONDEDUCTIBLE EXPENSES

*** DESCRIPTIVE INFORMATION**

C	DISALLOWED TRAVEL AND ENTERTAINMENT.....	\$	174.
---	--	----	------

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

Partnership's name: EVENTS AT EAST MCKINNEY, LLC	Partnership's EIN: 85-1975007
Partner's name: ASHLEE RUSS	Partner's identifying number: 457-63-0583

Partner's share of:	EVENTS AT EAST MCKINNEY, LLC		
	<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)	-2,007.		
Rental income (loss)			
Royalty income (loss)			
Section 1231 gain (loss)			
Other income (loss)			
Section 179 deduction			
Other deductions			
W-2 wages	6,647.		
UBIA of qualified property			
Section 199A 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			

**Information on Partners Owning 50% or
More of the Partnership**

► **Attach to Form 1065.**

► **Go to www.irs.gov/Form1065 for the latest information.**

OMB No. 1545-0123

Name of partnership

EVENTS AT EAST MCKINNEY, LLC

Employer identification number (EIN)

85-1975007

Part I **Entities Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 2a (Question 3a for 2009 through 2017))

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(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

Part II **Individuals or Estates Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 2b (Question 3b for 2009 through 2017))

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
ASHLEE RUSS	457-63-0583	UNITED STATES	50.000
JAMES R. BRESNAHAN	464-45-4361	UNITED STATES	50.000

2020

FEDERAL STATEMENTS

PAGE 1

EVENTS AT EAST MCKINNEY, LLC

85-1975007

STATEMENT 1
FORM 1065, LINE 7
OTHER INCOME (LOSS)

COMMISSIONS.....	\$	1,030.
TOTAL	\$	<u>1,030.</u>

STATEMENT 2
FORM 1065, LINE 14
TAXES AND LICENSES

PAYROLL TAXES.....	\$	896.
TOTAL	\$	<u>896.</u>

STATEMENT 3
FORM 1065, LINE 20
OTHER DEDUCTIONS

ADVERTISING.....	\$	5,240.
BANK CHARGES.....		30.
CREDIT CARD FEES.....		1,525.
DUES AND SUBSCRIPTIONS.....		5,384.
INTERNET CONNECTIVITY.....		63.
LEGAL AND PROFESSIONAL.....		155.
MEALS.....		348.
RESEARCH.....		1,212.
SECURITY.....		4,307.
TELEPHONE.....		169.
TRAVEL.....		116.
TOTAL	\$	<u>18,549.</u>

STATEMENT 4
FORM 1065, SCHEDULE K, LINE 18C
NONDEDUCTIBLE EXPENSES

DISALLOWED TRAVEL AND ENTERTAINMENT.....	\$	348.
TOTAL	\$	<u>348.</u>

STATEMENT 5
FORM 1065, SCHEDULE L, LINE 6
OTHER CURRENT ASSETS

	<u>BEGINNING</u>	<u>ENDING</u>
PREPAID EXPENSES.....	\$ 0.	\$ 1,062.
TOTAL	\$ <u>0.</u>	\$ <u>1,062.</u>

2020

FEDERAL STATEMENTS

PAGE 2

EVENTS AT EAST MCKINNEY, LLC

85-1975007

STATEMENT 6
FORM 1065, SCHEDULE L, LINE 17
OTHER CURRENT LIABILITIES

	<u>BEGINNING</u>	<u>ENDING</u>
SECURITY DEPOSITS.....	\$ 0.	\$ 18,499.
TOTAL	<u>\$ 0.</u>	<u>\$ 18,499.</u>

STATEMENT 7
FORM 1125-A, LINE 5
OTHER COSTS

MATERIALS AND SUPPLIES.....	\$ 20,987.
TOTAL	<u>\$ 20,987.</u>

Texas Franchise Tax No Tax Due Report

Tcode 13255 ANNUAL


The law requires No Tax Due Reports originally due on or after Jan. 1, 2016 to be filed electronically. Filing this paper report means you are requesting, and we are granting, a waiver from the electronic reporting requirement for this report year ONLY.

Taxpayer number	Report year	Due date
32075002140	2021	06/15/2021

Taxpayer name EVENTS AT EAST MCKINNEY, LLC				Secretary of State file number or Comptroller file number 0803681519	
Mailing address 2805 PIERSALL DR.					
City MCKINNEY	State TX	Country UNITED STATES	ZIP code plus 4 750723408	Check box if the address has changed <input type="checkbox"/>	
Check box if this is a combined report <input type="checkbox"/>				NAICS code 722300	
Check box if Total Revenue is adjusted for Tiered Partnership Election, see instructions. (Note: Upper tiered partnerships do not qualify to use this form.) <input type="checkbox"/>				Check box to request a Certificate of Account Status <input type="checkbox"/>	
Is this entity a corporation, limited liability company, professional association, limited partnership or financial institution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

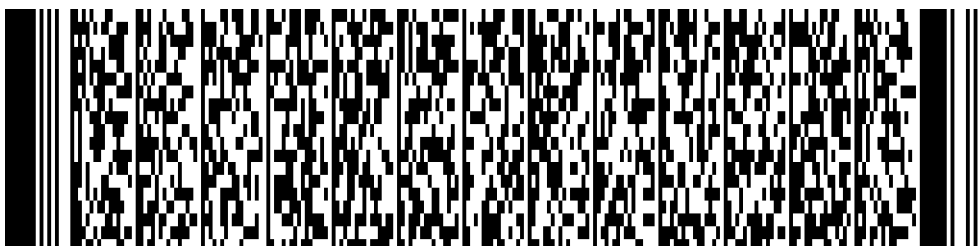
If any of the statements below are true, you qualify to file this **No Tax Due Report** (Check all boxes that apply.):

- This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003. (See instructions.) (Passive income does NOT include rent.) ☐
 - This entity's annualized total revenue is below the no tax due threshold. ☒
 - This entity has zero Texas Gross Receipts. ☐
 - This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4). ☐
 - This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005. (See instructions.) (Must have formed after Jan. 1, 2016 and must be pre-qualified.) ☐
- 6a. Accounting year begin date 6b. Accounting year end date
7. TOTAL REVENUE (Whole dollars only)

Print or type name JAMES BRESNAHAN		Area code and phone number (972) 369-6567	
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.		Mail original to: Texas Comptroller of Public Accounts P.O. Box 149348 Austin, TX 78714-9348	
sign here 	Date 04/27/2021		

Instructions for each report year are online at www.comptroller.texas.gov/taxes/franchise/forms/. If you have any questions, call 1-800-252-1381.

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>
PM Date	<input type="text"/>



Texas Franchise Tax Public Information Report
*To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),
Professional Associations (PA) and Financial Institutions*

Tcode 13196

Taxpayer number

Report year

**You have certain rights under Chapter 552 and 559,
Government Code, to review, request and correct information
we have on file about you. Contact us at 1-800-252-1381.**

32075002140		2021	
Taxpayer name EVENTS AT EAST MCKINNEY, LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 2805 PIERSALL DR.		Secretary of State (SOS) file number or Comptroller file number	
City MCKINNEY	State TX	ZIP code plus 4 750723408	0803681519

☐ Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 2805 PIERSALL DR., MCKINNEY, TX 75072-3408
Principal place of business 2805 PIERSALL DR., MCKINNEY, TX 75072-3408

You must report officer, director, member, general partner and manager information as of the date you complete this report.



3207500214021

Please sign below! This report must be signed to satisfy franchise tax requirements.**SECTION A** Name, title and mailing address of each officer, director, member, general partner or manager.

Name JAMES R. BRESNAHAN	Title MANAGER	Director <input checked="" type="checkbox"/> YES	Term expiration	m m d d y y
Mailing address 2805 PIERSALL DR.	City MCKINNEY	State TX	ZIP Code 75072-3408	
Name ASHLEE RUSS	Title MANAGER	Director <input checked="" type="checkbox"/> YES	Term expiration	m m d d y y
Mailing address 1315 NORMANDY LANE	City ALLEN	State TX	ZIP Code 75002	
Name	Title	Director <input type="checkbox"/> YES	Term expiration	m m d d y y
Mailing address	City	State	ZIP Code	

SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
--	--------------------	-------------------------------	-------------------------

Registered agent and registered office currently on file (see instructions if you need to make changes)
Agent: JAMES R. BRESNAHAN

You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.

Office: 2805 PIERSALL DR.	City MCKINNEY	State TX	ZIP Code 75072
------------------------------	------------------	-------------	-------------------

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title PARTNER	Date 04/27/2021	Area code and phone number (972) 369-6567
-----------	------------------	--------------------	--

Texas Comptroller Official Use Only

VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
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February 21, 2023

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

Re: Civil Engineering/Survey Fee Proposal
407 E. Louisiana Street – Garden Café
McKinney, Texas

Dear Mr. Bresnahan:

Brockett/Davis/Drake, Inc. (BDD) is pleased to submit for your consideration the following proposal to provide civil engineering and surveying services for the above referenced project. Our understanding of the scope of the project is as follows:

- Prepare a grading plan for the proposed Garden Café located at the northwest corner of Louisiana Street and Throckmorton Street.

I. Scope of Services and Exclusions

Our proposed scope of services is as follows.

Preliminary Surveying (By Subconsultant):

1. Topographic survey of the area being modified. The topographic survey will be limited to the following areas:
 - a) North: North side of existing one-story building.
 - b) East: Throckmorton Street.
 - c) South: Louisiana Street.
 - d) West: Existing retaining wall.
2. Topographic Survey will be based on City of McKinney datum.

Construction Documents:

1. Modify the previously submitted site plan.
2. Prepare a grading plan.
3. Minimal erosion control plan.
4. Submit plans to the City of McKinney for review and approval. Plan review fees are to be paid directly by the client.

Exclusions: This proposal specifically excludes the following items as well as any work not considered to be within the scope of normal civil engineering and surveying services:

1. offsite improvements other than those listed in the scope of services
2. public works inspection (if required)
3. Storm Water Pollution Prevention Plan (SWPPP), Notice of Intent (NOI), and Notice of Termination (NOT)
4. geotechnical investigations
5. easement abandonments by separate instrument

Mr. James Bresnahan
Haddington Fund
Re: Civil Engineering/Survey Fee Proposal
407 E. Louisiana Street – Garden Cafe
McKinney, Texas
February 21, 2023
Page 2 of 3

6. boundary, land title, tree, and as-built surveys
7. construction staking
8. platting

II. Compensation, Reimbursables & Additional Services

Compensation: BDD proposes to provide the herein-defined services for the following fees. Invoices will be submitted monthly for work completed to date and shall be due within 30 days of invoice date.

<u>Description</u>	<u>Fee</u>
Preliminary Surveying (by subconsultant)	\$ 2,200.00
Construction Documents	
Site Plan Modification	\$ 3,000.00
Grading Plan.....	\$ 3,500.00
Erosion Control Plan.....	\$ 500.00
Total Lump Sum Fee (without change in scope).....	\$ 9,200.00

Reimbursable Expenses: Reimbursable expenses (printing and plotting costs, delivery services, mileage, travel costs, long distance communications, records research, etc.) shall also be billed at 1.1 times invoice cost.

Additional Services: Compensation for authorized additional services, including site visits, shall be on an hourly basis in accordance with BDD's hourly rate schedule.

Hourly Rate Schedule: The following is a list of BDD's hourly rates by staff function. These rates are effective through December 31, 2023. These rates shall remain valid during the duration of the contract to be awarded.

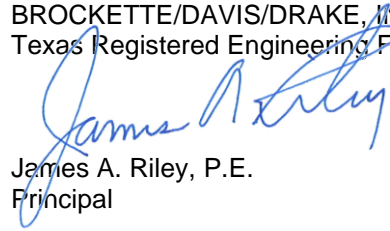
<u>Staff</u>	<u>Hourly Rates</u>
Senior Principal.....	\$ 325.00 / HR
Principal	\$ 300.00 / HR
Associate Principal	\$ 250.00 / HR
Associate	\$ 225.00 / HR
Senior Project Manager.....	\$ 200.00 / HR
Project Manager	\$ 175.00 / HR
Project Engineer	\$ 150.00 / HR
Design Engineer	\$ 125.00 / HR
Senior Technician.....	\$ 150.00 / HR
Technician	\$ 125.00 / HR
Clerical.....	\$ 70.00 / HR

Mr. James Bresnahan
Haddington Fund
Re: Civil Engineering/Survey Fee Proposal
407 E. Louisiana Street – Garden Cafe
McKinney, Texas
February 21, 2023
Page 3 of 3

The return of an executed copy of this letter agreement will serve as your acceptance and our authorization to commence work. Brockette/Davis/Drake, Inc. appreciates the opportunity to submit this proposal. Should you require further information concerning this proposal, please do not hesitate to call.

Sincerely,

BROCKETTE/DAVIS/DRAKE, INC.
Texas Registered Engineering Firm No. F-841


James A. Riley, P.E.
Principal

JAR/dh












Accepted: _____
Signature

Printed Name: _____


Title: _____

Name of Company: _____






Date: _____

 Delete  Archive  Report  Reply  Reply all  Forward      ...

RE: McKinney Flour Mill

 You replied on Thu 2/16/2023 2:41 PM

 Tedesco, John <John.Tedesco@kimley-horn.com>
To: James Bresnahan

     ...
Thu 2/16/2023 2:09 PM

James,
See below – let me know if you need anything else.

Task 203 - Topographic Survey = \$3,500
Task 404 – Final On-Site Civil Engineering = \$15,000
Task 407 – Submittals and Permitting = \$2,000
Task 408 – Meetings and Team Coordination = \$3,000
Task 800 – Response to RFI/Submittals = \$1,000
Task 803 - Record Drawings = \$2,000

Total = \$29,000 (including taxes and in-house expenses/fees)

Thanks,
JT

John Tedesco, P.E. (Tx)

Kimley-Horn | 260 East Davis Street, Suite 100, McKinney, TX 75069

Direct: 469 301 2597 | Mobile: 856 364 7058

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

Addendum

Security Fencing Memo

Dear MCDC Board,

Re: Garden Café – McKinney Flour Mill

Please regard my comments during my presentation regarding the fencing purpose around the Garden Café to be a security fence. When I mentioned privacy fence, I meant security fence.

The reason for the security fencing is to keep un-invited guests out of the outdoor space during a private event in addition to securing equipment and furniture in the outdoor space. In addition, since there will be alcohol served outdoors we have to have security fencing.

Another reason for the security fence are for general separation between Louisiana and Throckmorton street car and pedestrian traffic.

Thank you very much for your consideration!

Sincerely,

A handwritten signature in dark ink, appearing to read 'James Bresnahan', followed by a long horizontal flourish line extending to the right.

James Bresnahan