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CLIENT'S COPY



# Formations

August 19, 2025

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074

PROFESSIONAL SERVICES RENDERED IN THE PREPARATION OF YOUR 2024  
PARTNERSHIP RETURNS, INCLUDING:

FORM 1065, U.S. PARTNERSHIP RETURN OF INCOME  
SCHEDULE K-1, PARTNER'S SHARE OF INC, DED, CREDITS, ETC  
SCHEDULE M-3, NET INCOME (LOSS) RECONCILIATION  
FORM 7004, APPLICATION FOR EXTENSION OF TIME TO FILE  
FORM 8879-PE, IRS E-FILE SIGNATURE AUTH FOR FORM 1065  
PARTNER BASIS WORKSHEET  
TX 05-102, FRANCHISE PUBLIC INFORMATION REPORT

TAX PREPARATION FEE



# Formations

August 19, 2025

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074

RESERVE AT HICKORY CREEK HOLDINGS LLC:

We have prepared and enclosed your 2024 Limited Liability Company returns for the year ended December 31, 2024.

This return has been prepared for electronic filing. If you wish to have it transmitted electronically to the IRS, please sign, date, and return Form 8879-PE to our office. We will then submit your electronic return to the IRS. Do not mail the paper copy of the return to the IRS.

No payment is required with this return when filed.

The Texas Form 05-102 return has been prepared for electronic filing. If you wish to have it transmitted electronically to the Texas Comptroller, please contact our office. We will then submit your electronic return to the Texas Comptroller. Do not mail the paper copy of the return to the Texas Comptroller.

No payment is required with this return when filed.

Attached are Schedules K-1 for all members indicating their share of income, deductions and credits to be reported on their respective tax returns. These schedules should be immediately forwarded to each of the members.

Copies of the returns are enclosed for your files. We suggest that you retain these copies indefinitely.

Very truly yours,

Shahar Plinner



# Formations

## PRIVACY POLICY

CPAs, like all providers of personal financial services, are now required by law to inform their clients of their policies regarding privacy of client information. CPAs have been and continue to be bound by professional standards of confidentiality that are even more stringent than those required by law. Therefore, we have always protected your right to privacy.

## TYPES OF NONPUBLIC PERSONAL INFORMATION WE COLLECT

We collect nonpublic personal information about you that is either provided to us by you or obtained by us with your authorization.

## PARTIES TO WHOM WE DISCLOSE INFORMATION

For current and former clients, we do not disclose any nonpublic personal information obtained in the course of our practice except as required or permitted by law. Permitted disclosures include, for instance, providing information to our employees and, in limited situations, to unrelated third parties who need to know that information to assist us in providing services to you. In all such situations, we stress the confidential nature of information being shared.

## PROTECTING THE CONFIDENTIALITY AND SECURITY OF CURRENT AND FORMER CLIENTS' INFORMATION

We retain records relating to professional services that we provide so that we are better able to assist you with your professional needs and, in some cases, to comply with professional guidelines. In order to guard your nonpublic personal information, we maintain physical, electronic, and procedural safeguards that comply with our professional standards.

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Please call if you have any questions, because your privacy, our professional ethics, and the ability to provide you with quality financial services are very important to us.

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**Expanded Capital Account Summary**

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Name **RESERVE AT HICKORY CREEK HOLDINGS LLC**I.D. Number **87-1577072**

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Partner Number <u>1</u>	<b>MSC DGW LLC 9100 SOUTHWEST FWY STE 201 HOUSTON, TX 77074</b>	Partner's Identification Number <u>87-1628160</u>
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Beginning Capital <u>1,518,722.</u>	Capital Contributed	Schedule M-2, Lines 3, 4 & 7	Withdrawals	Ending Capital <u>1,518,722.</u>
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Partner Number <u>2</u>	<b>RSFM WEALTH LLC 1 STILL FOREST HOUSTON, TX 77024</b>	Partner's Identification Number <u>82-5389501</u>
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Beginning Capital <u>1,000,000.</u>	Capital Contributed	Schedule M-2, Lines 3, 4 & 7	Withdrawals	Ending Capital <u>1,000,000.</u>
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Partner Number <u>3</u>	<b>AMOR KHACHEMOUNE LLC 1254 MASON MILL COURT HERNDON, VA 20170</b>	Partner's Identification Number <u>86-2946587</u>
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Beginning Capital <u>50,000.</u>	Capital Contributed	Schedule M-2, Lines 3, 4 & 7	Withdrawals	Ending Capital <u>50,000.</u>
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Partner Number <u>4</u>	<b>BRIAN F. WICK TRUST 11245 E. THISTLEWOOD LANE EFFINGHAM, IL 62401</b>	Partner's Identification Number <u>217-40-9412</u>
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Beginning Capital <u>500,000.</u>	Capital Contributed	Schedule M-2, Lines 3, 4 & 7	Withdrawals	Ending Capital <u>500,000.</u>
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**Total For All Partner's Capital Accounts**

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Beginning Capital <u>4,198,722.</u>	Capital Contributed <u>0.</u>	Schedule M-2, Lines 3, 4 & 7 <u>0.</u>	Withdrawals <u>0.</u>	Ending Capital <u>4,198,722.</u>
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**Expanded Capital Account Summary**

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Name **RESERVE AT HICKORY CREEK HOLDINGS LLC**I.D. Number **87-1577072**

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Partner Number <u>5</u>	<b>RICHARD DOUG FLATT 2116 MAIDSTONE COVE ROUND ROCK, TX 78664</b>	Partner's Identification Number <u>462-69-5572</u>
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Beginning Capital <u>50,000.</u>	Capital Contributed _____	Schedule M-2, Lines 3, 4 & 7 _____	Withdrawals _____	Ending Capital <u>50,000.</u>
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Partner Number <u>6</u>	<b>GIMS PROPERTIES LLC 2630 MAVERICK WAY CELINA, TX 75009</b>	Partner's Identification Number <u>88-1665159</u>
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Beginning Capital <u>100,000.</u>	Capital Contributed _____	Schedule M-2, Lines 3, 4 & 7 _____	Withdrawals _____	Ending Capital <u>100,000.</u>
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Partner Number <u>7</u>	<b>HICKORY CREEK VR1 INVESTMENTS LLC 814 MANGO CT COPPELL, TX 75019</b>	Partner's Identification Number <u>93-3808593</u>
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Beginning Capital <u>500,000.</u>	Capital Contributed _____	Schedule M-2, Lines 3, 4 & 7 _____	Withdrawals _____	Ending Capital <u>500,000.</u>
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Partner Number <u>8</u>	<b>JASON SEUNG DAMRONG 2203 SUTTON PLACE RICHARDSON, TX 75080</b>	Partner's Identification Number <u>325-70-1850</u>
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Beginning Capital <u>50,000.</u>	Capital Contributed _____	Schedule M-2, Lines 3, 4 & 7 _____	Withdrawals _____	Ending Capital <u>50,000.</u>
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**Total For All Partner's Capital Accounts**

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Beginning Capital <u>4,198,722.</u>	Capital Contributed <u>0.</u>	Schedule M-2, Lines 3, 4 & 7 <u>0.</u>	Withdrawals <u>0.</u>	Ending Capital <u>4,198,722.</u>
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**Expanded Capital Account Summary**

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Name **RESERVE AT HICKORY CREEK HOLDINGS LLC**I.D. Number **87-1577072**

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Partner Number <u>9</u>	<b>JIBIN LUKE 5131 LOCKRIDGE SKY LANE SUGAR LAND, TX 77479</b>	Partner's Identification Number <u>644-12-8521</u>
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Beginning Capital <u>50,000.</u>	Capital Contributed	Schedule M-2, Lines 3, 4 & 7	Withdrawals	Ending Capital <u>50,000.</u>
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Partner Number <u>10</u>	<b>RAGHU RAM TADIKAMALLA 1611 BRIARWOOD DR. PITTSBURGH, PA 15237</b>	Partner's Identification Number <u>184-64-2775</u>
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Beginning Capital <u>50,000.</u>	Capital Contributed	Schedule M-2, Lines 3, 4 & 7	Withdrawals	Ending Capital <u>50,000.</u>
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Partner Number <u>11</u>	<b>SIVA S. YERUBANDI 5100 WHISPER DR PARKER, TX 75002</b>	Partner's Identification Number <u>541-61-2344</u>
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Beginning Capital <u>100,000.</u>	Capital Contributed	Schedule M-2, Lines 3, 4 & 7	Withdrawals	Ending Capital <u>100,000.</u>
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Partner Number <u>12</u>	<b>SUNDREAM LLC 14090 SOUTHWEST FREEWAY SUITE 300 SUGAR LAND, TX 77478</b>	Partner's Identification Number <u>84-4543608</u>
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Beginning Capital <u>50,000.</u>	Capital Contributed	Schedule M-2, Lines 3, 4 & 7	Withdrawals	Ending Capital <u>50,000.</u>
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**Total For All Partner's Capital Accounts**

Beginning Capital <u>4,198,722.</u>	Capital Contributed <u>0.</u>	Schedule M-2, Lines 3, 4 & 7 <u>0.</u>	Withdrawals <u>0.</u>	Ending Capital <u>4,198,722.</u>
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**Expanded Capital Account Summary**

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Name **RESERVE AT HICKORY CREEK HOLDINGS LLC**I.D. Number **87-1577072**

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Partner Number <u>13</u>	<b>SYED M JAFRI 1202 COPPERWOOD DRIVE BLOOMFIELD HILLS, MI 48302</b>	Partner's Identification Number <u>333-68-5720</u>
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Beginning Capital <u>50,000.</u>	Capital Contributed <u>                    </u>	Schedule M-2, Lines 3, 4 & 7 <u>                    </u>	Withdrawals <u>                    </u>	Ending Capital <u>50,000.</u>
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Partner Number <u>14</u>	<b>VIMON SERIBURI 2203 SUTTON PLACE RICHARDSON, TX 75080</b>	Partner's Identification Number <u>639-24-1157</u>
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Beginning Capital <u>80,000.</u>	Capital Contributed <u>                    </u>	Schedule M-2, Lines 3, 4 & 7 <u>                    </u>	Withdrawals <u>                    </u>	Ending Capital <u>80,000.</u>
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Partner Number <u>15</u>	<b>YISRAEL WEISS 6315 W 83RD ST LOS ANGELES, CA 90045</b>	Partner's Identification Number <u>482-02-4285</u>
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Beginning Capital <u>50,000.</u>	Capital Contributed <u>                    </u>	Schedule M-2, Lines 3, 4 & 7 <u>                    </u>	Withdrawals <u>                    </u>	Ending Capital <u>50,000.</u>
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Partner Number <u>          </u>		Partner's Identification Number <u>          </u>
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Beginning Capital <u>          </u>	Capital Contributed <u>          </u>	Schedule M-2, Lines 3, 4 & 7 <u>          </u>	Withdrawals <u>          </u>	Ending Capital <u>          </u>
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**Total For All Partner's Capital Accounts**

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Beginning Capital <u>4,198,722.</u>	Capital Contributed <u>0.</u>	Schedule M-2, Lines 3, 4 & 7 <u>0.</u>	Withdrawals <u>0.</u>	Ending Capital <u>4,198,722.</u>
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Form	<b>8879-PE</b>	Department of the Treasury Internal Revenue Service	<b>E-file Authorization for Form 1065</b> (For return of partnership income or administrative adjustment request)		OMB No. 1545-0123
			ERO must obtain and retain completed Form 8879-PE. Go to <a href="http://www.irs.gov/Form8879PE">www.irs.gov/Form8879PE</a> for the latest information.		<b>2024</b>
			For calendar year 2024, or tax year beginning	, 2024, ending	, 20

Name of partnership	Employer identification number
RESERVE AT HICKORY CREEK HOLDINGS LLC	87-1577072

<b>Part I</b>	<b>Form 1065 Information</b> (Whole dollars only)		
1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2	Gross profit (Form 1065, line 3)	2	
3	Ordinary business income (loss) (Form 1065, line 23)	3	
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	

<b>Part II</b>	<b>Declaration and Signature Authorization of Partner or Member or Partnership Representative</b>
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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 for the partnership taxable year to which the AAR relates.
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's or Member or PR PIN: check one box only

<input checked="" type="checkbox"/>	I authorize FORMATIONS CORP	to enter my PIN	28160
	ERO firm name		Don't enter all zeros
	as my signature on the partnership's 2024 electronically filed return of partnership income or AAR.		
<input type="checkbox"/>	As a Partner or Member or PR of the partnership, I will enter my PIN as my signature on the partnership's 2024 electronically filed return of partnership income or AAR..		

Partner or Member or PR signature:	
Title:	PARTNER
Date:	

<b>Part III</b>	<b>Certification and Authentication</b>
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ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN.	91379319400
	Don't enter all zeros
I certify that the above numeric entry is my PIN, which is my signature on the 2024 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:	Date:

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

For Paperwork Reduction Act Notice, see instructions.	Form 8879-PE (2024)
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**Application for Automatic Extension of Time To File Certain  
Business Income Tax, Information, and Other Returns**  
▶ **File a separate application for each return.**  
▶ **Go to [www.irs.gov/Form7004](http://www.irs.gov/Form7004) for instructions and the latest information.**

OMB No. 1545-0233

**Print  
or  
Type**

Name

**RESERVE AT HICKORY CREEK HOLDINGS LLC**

Number, street, and room or suite no. (If P.O. box, see instructions.)

**9100 SOUTHWEST FWY STE 201**

City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).)

**HOUSTON, TX 77074**

Identifying number

**87-1577072**

**Note:** File request for extension by the due date of the return. See instructions before completing this form.

**Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns.** See instructions.

**1** Enter the form code for the return listed below that this application is for **09**

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

**Part II All Filers Must Complete This Part**

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ☐
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ☐  
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4** If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here ☐
- 5a** The application is for calendar year **2024**, or tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_
- b Short tax year.** If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return  
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (See instructions - attach explanation.)

<b>6</b> Tentative total tax	<b>6</b>	<b>0.</b>
<b>7</b> Total payments and credits. See instructions	<b>7</b>	
<b>8</b> Balance due. Subtract line 7 from line 6. See instructions	<b>8</b>	

LHA For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

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

Form <b>1065</b>		EXTENSION GRANTED TO 09/15/25		OMB No. 1545-0123	
Department of the Treasury Internal Revenue Service		U.S. Return of Partnership Income			
For calendar year 2024, or tax year beginning _____, ending _____		Go to <a href="https://www.irs.gov/Form1065">www.irs.gov/Form1065</a> for instructions and the latest information.		<b>2024</b>	
<b>A</b> Principal business activity		Name of partnership		<b>D</b> Employer identification number	
<b>INVT &amp; MNGT</b>		<b>RESERVE AT HICKORY CREEK HOLDINGS LLC</b>		<b>87-1577072</b>	
<b>B</b> Principal product or service		Number, street, and room or suite no. If a P.O. box, see instructions.		<b>E</b> Date business started	
<b>REAL ESTATE</b>		<b>9100 SOUTHWEST FWY STE 201</b>		<b>07/01/2021</b>	
<b>C</b> Business code number		City or town, state or province, country, and ZIP or foreign postal code		<b>F</b> Total assets (see instr.)	
<b>531310</b>		<b>HOUSTON TX 77074</b>		<b>\$22,664,758.</b>	
<b>G</b> Check applicable boxes: (1) <input type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Name change (4) <input type="checkbox"/> Address change (5) <input type="checkbox"/> Amended return					
<b>H</b> Check accounting method: (1) <input checked="" type="checkbox"/> Cash (2) <input type="checkbox"/> Accrual (3) <input type="checkbox"/> Other (specify) _____					
<b>I</b> Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year <b>15</b>					
<b>J</b> Check if Schedules C and M-3 are attached <input type="checkbox"/>					
<b>K</b> Check if partnership: (1) <input type="checkbox"/> Aggregated activities for section 465 at-risk purposes (2) <input type="checkbox"/> Grouped activities for section 469 passive activity purposes					
<b>Caution:</b> Include <b>only</b> trade or business income and expenses on lines 1a through 23 below. See instructions for more information.					
<b>Income</b>	<b>1 a</b> Gross receipts or sales	<b>b</b> Less returns and allowances	<b>c</b> Balance	<b>1c</b>	
	<b>2</b> Cost of goods sold (attach Form 1125-A)			<b>2</b>	
	<b>3</b> Gross profit. Subtract line 2 from line 1c			<b>3</b>	
	<b>4</b> Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			<b>4</b>	
	<b>5</b> Net farm profit (loss) (attach Schedule F (Form 1040))			<b>5</b>	
	<b>6</b> Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			<b>6</b>	
	<b>7</b> Other income (loss) (attach statement)			<b>7</b>	
	<b>8</b> <b>Total income (loss).</b> Combine lines 3 through 7			<b>8</b>	
<b>Deductions</b> (see instructions for limitations)	<b>9</b> Salaries and wages (other than to partners) (less employment credits)			<b>9</b>	
	<b>10</b> Guaranteed payments to partners			<b>10</b>	
	<b>11</b> Repairs and maintenance			<b>11</b>	
	<b>12</b> Bad debts			<b>12</b>	
	<b>13</b> Rent			<b>13</b>	
	<b>14</b> Taxes and licenses			<b>14</b>	
	<b>15</b> Interest (see instructions)			<b>15</b>	
	<b>16 a</b> Depreciation (if required, attach Form 4562)	<b>16a</b>			
	<b>b</b> Less depreciation reported on Form 1125-A and elsewhere on return	<b>16b</b>		<b>16c</b>	
	<b>17</b> Depletion ( <b>Do not deduct oil and gas depletion.</b> )			<b>17</b>	
	<b>18</b> Retirement plans, etc.			<b>18</b>	
	<b>19</b> Employee benefit programs			<b>19</b>	
	<b>20</b> Energy efficient commercial buildings deduction (attach Form 7205)			<b>20</b>	
	<b>21</b> Other deductions (attach statement)			<b>21</b>	
<b>22</b> <b>Total deductions.</b> Add the amounts shown in the far right column for lines 9 through 21			<b>22</b>		
<b>23</b> <b>Ordinary business income (loss).</b> Subtract line 22 from line 8			<b>23</b>	<b>0.</b>	
<b>Tax and Payment</b>	<b>24</b> Interest due under the look-back method-completed long-term contracts (attach Form 8697)			<b>24</b>	
	<b>25</b> Interest due under the look-back method-income forecast method (attach Form 8866)			<b>25</b>	
	<b>26</b> BBA AAR imputed underpayment (see instructions)			<b>26</b>	
	<b>27</b> Other taxes (see instructions)			<b>27</b>	
	<b>28</b> <b>Total balance due.</b> Add lines 24 through 27			<b>28</b>	
	<b>29</b> Elective payment election amount from Form 3800			<b>29</b>	
	<b>30</b> Payment (see instructions)			<b>30</b>	
	<b>31</b> <b>Amount owed.</b> If the sum of line 29 and line 30 is smaller than line 28, enter amount owed			<b>31</b>	
	<b>32</b> <b>Overpayment.</b> If the sum of line 29 and line 30 is larger than line 28, enter overpayment			<b>32</b>	
	<b>Sign Here</b>	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		
<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	<b>SHAHAR PLINNER</b>				<b>P00630249</b>
	Firm's name	Firm's EIN			
	<b>FORMATIONS CORP</b>	<b>84-5189210</b>			
	Firm's address			Phone no.	
	<b>12220 113TH AVE NE SUITE#100 KIRKLAND, WA 98034</b>			<b>(800) 868-1186</b>	
<b>For Paperwork Reduction Act Notice, see separate instructions.</b>					
LHA 411001 12-06-24 Form <b>1065</b> (2024)					

**Schedule B Other Information**

<b>1</b> What type of entity is filing this return? Check the applicable box:	<b>Yes</b>	<b>No</b>		
<b>a</b> <input type="checkbox"/> Domestic general partnership				
<b>c</b> <input checked="" type="checkbox"/> Domestic limited liability company				
<b>e</b> <input type="checkbox"/> Foreign partnership				
<b>b</b> <input type="checkbox"/> Domestic limited partnership				
<b>d</b> <input type="checkbox"/> Domestic limited liability partnership				
<b>f</b> <input type="checkbox"/> Other				
<b>2</b> At the end of the tax year:				
<b>a</b> 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 .....		<b>X</b>		
<b>b</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 .....		<b>X</b>		
<b>3</b> At the end of the tax year, did the partnership:				
<b>a</b> 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 .....		<b>X</b>		
<b>(i) Name of corporation</b>	<b>(ii) Employer identification number (if any)</b>	<b>(iii) Country of Incorporation</b>		
<b>b</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 .....		<b>X</b>		
<b>(i) Name of entity</b>	<b>(ii) Employer identification number (if any)</b>	<b>(iii) Type of entity</b>	<b>(iv) Country of organization</b>	<b>(v) Maximum percentage owned in profit, loss, or capital</b>
<b>4</b> Does the partnership satisfy <b>all four</b> of the following conditions?	<b>Yes</b>	<b>No</b>		
<b>a</b> The partnership's total receipts for the tax year were less than \$250,000.				
<b>b</b> The partnership's total assets at the end of the tax year were less than \$ 1 million.				
<b>c</b> 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.				
<b>d</b> The partnership is not filing and is not required to file Schedule M-3 .....		<b>X</b>		
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.				
<b>5</b> Is this partnership a publicly traded partnership, as defined in section 469(k)(2)? .....		<b>X</b>		
<b>6</b> 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? .....		<b>X</b>		
<b>7</b> Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction? .....		<b>X</b>		
<b>8</b> At any time during calendar year 2024, 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 .....		<b>X</b>		
<b>9</b> 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 .....		<b>X</b>		
<b>10 a</b> Is the partnership making, or had it previously made (and not revoked), a section 754 election? If "Yes," enter the effective date of the election. See instructions for details regarding a section 754 election .....		<b>X</b>		
<b>b</b> For this tax year, did the partnership make an optional basis adjustment under section 743(b)? If "Yes," enter the total aggregate net positive amount \$ _____ and the total aggregate net negative amount \$ ( _____ ) of such section 743(b) adjustments for all partners made in the tax year. The partnership must also attach a statement showing the computation and allocation of each basis adjustment. See instructions .....		<b>X</b>		

Schedule B Other Information (continued)		Yes	No
c	For this tax year, did the partnership make an optional basis adjustment under section 734(b)? If "Yes," enter the total aggregate net positive amount \$ _____ and the total aggregate net negative amount \$ ( _____ ) of such section 734(b) adjustments for all partnership property made in the tax year. The partnership must also attach a statement showing the computation and allocation of each basis adjustment. See instructions .....		X
d	For this tax year, is the partnership required to adjust the basis of partnership property 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," enter the total aggregate amount of such section 743(b) adjustments and/or section 734(b) adjustments for all partners and/or partnership property made in the tax year \$ _____. The partnership must also 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 .....		
16 a	Did you make any payments in 2024 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? .....		
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 .....		
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 \$30 million and the partnership has business interest expense.		
c	The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		
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 required to file Form 7208 Excise Tax on Repurchase of Corporate Stock (see instructions):		
a	Under the applicable foreign corporation rules? .....		X

<b>Schedule B Other Information</b> <i>(continued)</i>		Yes	No
<b>b</b>	Under the covered surrogate foreign corporation rules? ..... If "Yes" to either (a) or (b), complete Form 7208. See the Instructions for Form 7208.		<b>X</b>
<b>30</b>	At any time during this tax year, did the partnership (a) receive (as a reward, award, or payment for property or services); or (b) sell, exchange, or otherwise dispose of a digital asset (or financial interest in a digital asset)? See instructions .....		<b>X</b>
<b>31</b>	Reserved for future use .....		
<b>32</b>	Check this box if an election out of subchapter K under section 761 is being made. See instructions <input type="checkbox"/>		
<b>33</b>	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.		<b>X</b>

**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 <b>RESERVE AT HICKORY CREEK, LLC</b>			
U.S. address of PR	<b>9100 SOUTHWEST FWY, SUITE 201 HOUSTON, TX 77074</b>	U.S. phone number of PR	<b>281-766-9784</b>
If the PR is an entity, name of the designated individual for the PR <b>SOHAIL HASSAN</b>			
U.S. address of designated individual	<b>9100 SOUTHWEST FWY, SUITE 201 HOUSTON, TX 77074</b>	U.S. phone number of designated individual	<b>281-766-9784</b>

Form **1065** (2024)

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 23)	1	0.
	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 statement)	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	6a	
	b Qualified dividends 6b c Dividend equivalents 6c	6c	
	7 Royalties	7	
8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8		
9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a		
b Collectibles (28%) gain (loss)	9b		
c Unrecaptured section 1250 gain (attach statement)	9c		
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type:	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13a Cash contributions	13a	
	b Noncash contributions	13b	
	c Investment interest expense	13c	
	d Section 59(e)(2) expenditures: (1) Type: (2) Amount	13d(2)	
e Other deductions (see instructions) Type:	13e		
Self-Employment	14a Net earnings (loss) from self-employment	14a	0.
	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	
Inter-national	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 statement)	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	
	b Distributions of other property	19b	
	20a Investment income	20a	
	b Investment expenses	20b	
	c Other items and amounts (attach statement)		
21 Total foreign taxes paid or accrued	21		

**Analysis of Net Income (Loss) per Return**

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13e, and 21						1	0.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt organization	(vi) Nominee/Other	
a General partners							
b Limited partners							

**Schedule L Balance Sheets per Books**

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		32.		1,370.
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. Government obligations				
5 Tax-exempt securities				
6 Other current assets (attach statement)	STATEMENT 1	4,294,991.		1,016,285.
7a Loans to partners (or persons related to partners)				
b Mortgage and real estate loans				
8 Other investments (attach statement)				
9a Buildings and other depreciable assets				
b Less accumulated depreciation				
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)		12,102,715.		12,103,215.
12a Intangible assets (amortizable only)			7,533.	
b Less accumulated amortization				7,533.
13 Other assets (attach statement)	STATEMENT 2	5,500,984.		9,536,355.
14 Total assets		21,898,722.		22,664,758.
<b>Liabilities and Capital</b>				
15 Accounts payable				
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach statement)	STATEMENT 3	0.		16,036.
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 statement)	STATEMENT 4	17,700,000.		18,450,000.
21 Partners' capital accounts		4,198,722.		4,198,722.
22 Total liabilities and capital		21,898,722.		22,664,758.

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

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

1 Net income (loss) per books	0.	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 13e, 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 13e, 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), per Return, line 1). Subtract line 8 from line 5	0.
5 Add lines 1 through 4	0.		

**Schedule M-2 Analysis of Partners' Capital Accounts**

1 Balance at beginning of year	4,198,722.	6 Distributions: a Cash	
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) (see instructions)		8 Add lines 6 and 7	
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	4,198,722.
5 Add lines 1 through 4	4,198,722.		



## SCHEDULE M-3

(Form 1065)

(Rev. December 2021)  
Department of the Treasury  
Internal Revenue ServiceNet Income (Loss) Reconciliation  
for Certain Partnerships

▶ Attach to Form 1065.

▶ Go to [www.irs.gov/Form1065](http://www.irs.gov/Form1065) for instructions and the latest information.

OMB No. 1545-0123

Name of partnership

Employer identification number

RESERVE AT HICKORY CREEK HOLDINGS LLC

87-1577072

This Schedule M-3 is being filed because (check all that apply):

- A ☒ The amount of the partnership's total assets at the end of the tax year is equal to \$10 million or more.
- B ☒ The amount of the partnership's adjusted total assets for the tax year is equal to \$10 million or more. If box B is checked, enter the amount of adjusted total assets for the tax year 22,664,758.
- C ☐ The amount of total receipts for the tax year is equal to \$35 million or more. If box C is checked, enter the total receipts for the tax year \_\_\_\_\_.
- D ☐ An entity that is a reportable entity partner with respect to the partnership owns or is deemed to own an interest of 50% or more in the partnership's capital, profit, or loss on any day during the tax year of the partnership.

Name of Reportable Entity Partner	Identifying Number	Maximum Percentage Owned or Deemed Owned

E ☐ Voluntary filer.

## Part I Financial Information and Net Income (Loss) Reconciliation

1a Did the partnership file SEC Form 10-K for its income statement period ending with or within this tax year?

- ☐ Yes. Skip lines 1b and 1c and complete lines 2 through 11 with respect to that SEC Form 10-K.
- ☒ No. Go to line 1b. See instructions if multiple non-tax-basis income statements are prepared.

b Did the partnership prepare a certified audited non-tax-basis income statement for that period?

- ☐ Yes. Skip line 1c and complete lines 2 through 11 with respect to that income statement.
- ☒ No. Go to line 1c.

c Did the partnership prepare a non-tax-basis income statement for that period?

- ☐ Yes. Complete lines 2 through 11 with respect to that income statement.
- ☒ No. Skip lines 2 through 3b and enter the partnership's net income (loss) per its books and records on line 4a.

2 Enter the income statement period: Beginning \_\_\_\_\_ Ending \_\_\_\_\_

3a Has the partnership's income statement been restated for the income statement period on line 2?

- ☐ Yes. (If "Yes," attach a statement and the amount of each item restated.)
- ☐ No.

b Has the partnership's income statement been restated for any of the 5 income statement periods immediately preceding the period on line 2?

- ☐ Yes. (If "Yes," attach a statement and the amount of each item restated.)
- ☐ No.

4a Worldwide consolidated net income (loss) from income statement source identified on Part I, line 1	4a	
b Indicate accounting standard used for line 4a. See instructions.		
1 <input checked="" type="checkbox"/> GAAP	2 <input type="checkbox"/> IFRS	3 <input type="checkbox"/> Section 704(b)
4 <input type="checkbox"/> Tax-basis	5 <input type="checkbox"/> Other (specify) ▶	
5a Net income from nonincludible foreign entities (attach statement)	5a	( )
b Net loss from nonincludible foreign entities (attach statement and enter as a positive amount)	5b	
6a Net income from nonincludible U.S. entities (attach statement)	6a	( )
b Net loss from nonincludible U.S. entities (attach statement and enter as a positive amount)	6b	
7a Net income (loss) of other foreign disregarded entities (attach statement)	7a	
b Net income (loss) of other U.S. disregarded entities (attach statement)	7b	
8 Adjustment to eliminations of transactions between includible entities and nonincludible entities (attach stmt.)	8	
9 Adjustment to reconcile income statement period to tax year (attach statement)	9	
10 Other adjustments to reconcile to amount on line 11 (attach statement)	10	
11 Net income (loss) per income statement of the partnership. Combine lines 4a through 10	11	0.

Note: Part I, line 11, must equal Part II, line 26, column (a); or Form 1065, Schedule M-1, line 1. See instructions.

12 Enter the total amount (not just the partnership's share) of the assets and liabilities of all entities included or removed on the following lines.

	Total Assets	Total Liabilities
a Included on Part I, line 4	22,664,758.	18,466,036.
b Removed on Part I, line 5		
c Removed on Part I, line 6		
d Included on Part I, line 7		

For Paperwork Reduction Act Notice, see the instructions for your return.

Schedule M-3 (Form 1065) (Rev. 12-2021)

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074

Employer Identification Number: 87-1577072

For the Year Ending December 31, 2024

RESERVE AT HICKORY CREEK HOLDINGS LLC is making the de minimis safe harbor election under Reg. Sec. 1.263(a)-1(f).

SCHEDULE L	OTHER CURRENT ASSETS	STATEMENT 1
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
DUE FROM AFFILIATES	25,000.	25,000.
ESCROW RESERVES	3,544,365.	396,943.
INTEREST RESERVE	725,626.	594,342.
TOTAL TO SCHEDULE L, LINE 6	4,294,991.	1,016,285.

SCHEDULE L	OTHER ASSETS	STATEMENT 2
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
CONSTRUCTION IN PROGRESS	5,500,984.	9,536,355.
TOTAL TO SCHEDULE L, LINE 13	5,500,984.	9,536,355.

SCHEDULE L	OTHER CURRENT LIABILITIES	STATEMENT 3
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
DUE TO AFFILIATES	0.	16,036.
TOTAL TO SCHEDULE L, LINE 17	0.	16,036.

SCHEDULE L	OTHER LIABILITIES	STATEMENT 4
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
LOAN PAYABLE - CITIZENS 1ST	10,700,000.	10,700,000.
LOAN PAYABLE - SALES STREET C	7,000,000.	7,750,000.
TOTAL TO SCHEDULE L, LINE 20	17,700,000.	18,450,000.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
87-1628160

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

MSC DGW LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074G ☐ 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? **PARTNERSHIP**I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	36.1710542 %	36.1710542 %
Loss	36.1710542 %	36.1710542 %
Capital	36.1710542 %	36.1710542 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 17,700,000.	\$ 18,450,000.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 1,518,722.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 1,518,722.

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	\$

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

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	0.
2 Net rental real estate income (loss)		15 Credits	
3 Other net rental income (loss)		16 Schedule K-3 is attached if checked <input type="checkbox"/>	
4a Guaranteed payments for services		17 Alternative min tax (AMT) items	
4b Guaranteed payments for capital		18 Tax-exempt income and nondeductible expenses	
4c Total guaranteed payments		19 Distributions	
5 Interest income		20 Other information	
6a Ordinary dividends			
6b Qualified dividends			
6c Dividend equivalents			
7 Royalties			
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

\*See attached statement for additional information.

For IRS Use Only

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

Partner Basis Worksheet		
Partner Number: 1	Partner ID Number: 87-1628160	
Partner Name: MSC DGW LLC	Ownership Percentage: 36.1711%	
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072	
	Year Ended: DECEMBER 31, 2024	
Increases:		
1. Adjusted basis at the end of the prior year (not less than zero)	1.	1,518,722.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	18,450,000.
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		18,450,000.
Decreases:		
7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	19,968,722.
Gain on Distributions:		
13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	
Carryover:		
14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
82-5389501

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

RSFM WEALTH LLC  
1 STILL FOREST  
HOUSTON, TX 77024G ☐ 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? **PARTNERSHIP**I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	23.8167709 %	23.8167709 %
Loss	23.8167709 %	23.8167709 %
Capital	23.8167709 %	23.8167709 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 1,000,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 1,000,000.

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	\$

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

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	0.
2 Net rental real estate income (loss)		A	
3 Other net rental income (loss)		15 Credits	
4a Guaranteed payments for services		16 Schedule K-3 is attached if checked <input type="checkbox"/>	
4b Guaranteed payments for capital		17 Alternative min tax (AMT) items	
4c Total guaranteed payments			
5 Interest income		18 Tax-exempt income and nondeductible expenses	
6a Ordinary dividends			
6b Qualified dividends			
6c Dividend equivalents		19 Distributions	
7 Royalties		20 Other information	
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

\*See attached statement for additional information.

For IRS Use Only

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.



<b>Partner Basis Worksheet</b>		
Partner Number: 2	Partner ID Number: 82-5389501	
Partner Name: RSFM WEALTH LLC	Ownership Percentage: 23.8168%	
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072	
	Year Ended: DECEMBER 31, 2024	

<b>Increases:</b>		
1. Adjusted basis at the end of the prior year (not less than zero)	1.	1,000,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		
<b>Decreases:</b>		
7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	1,000,000.
<b>Gain on Distributions:</b>		
13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	
<b>Carryover:</b>		
14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

2024

For calendar year 2024, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
86-2946587

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

AMOR KHACHEMOUNE LLC  
1254 MASON MILL COURT  
HERNDON, VA 20170G ☐ 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? CORPORATION

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

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	1.1908385 %	1.1908385 %
Loss	1.1908385 %	1.1908385 %
Capital	1.1908385 %	1.1908385 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 50,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 50,000.

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	\$

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

1 Ordinary business income (loss) 0.

2 Net rental real estate income (loss)

3 Other net rental income (loss)

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

7 Royalties

8 Net short-term capital gain (loss)

9a Net long-term capital gain (loss)

9b Collectibles (28%) gain (loss)

9c Unrecaptured section 1250 gain

10 Net section 1231 gain (loss)

11 Other income (loss)

12 Section 179 deduction

13 Other deductions

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

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

Partner Basis Worksheet		
Partner Number: 3	Partner ID Number: 86-2946587	
Partner Name: AMOR KHACHEMOUNE LLC	Ownership Percentage: 1.1908%	
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072	
	Year Ended: DECEMBER 31, 2024	

Increases:

1. Adjusted basis at the end of the prior year (not less than zero)	1.	50,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		

Decreases:

7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	50,000.

Gain on Distributions:

13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	

Carryover:

14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

Part I Information About the Partnership													
A	Partnership's employer identification number 87-1577072												
B	Partnership's name, address, city, state, and ZIP code RESERVE AT HICKORY CREEK HOLDINGS LLC 9100 SOUTHWEST FWY STE 201 HOUSTON, TX 77074												
C	IRS center where partnership filed return: E-FILE												
D	<input type="checkbox"/> 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.) 217-40-9412												
F	Name, address, city, state, and ZIP code for partner entered in E. See instructions. BRIAN F. WICK TRUST 11245 E. THISTLEWOOD LANE EFFINGHAM, IL 62401												
G	<input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member												
H1	<input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner												
H2	<input type="checkbox"/> If the partner is a disregarded entity (DE), enter the partner's: TIN _____ Name _____												
I1	What type of entity is this partner? <b>INDIVIDUAL</b>												
I2	If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here <input type="checkbox"/>												
J	Partner's share of profit, loss, and capital: <table border="1"><thead><tr><th></th><th>Beginning</th><th>Ending</th></tr></thead><tbody><tr><td>Profit</td><td>11.9083855 %</td><td>11.9083855 %</td></tr><tr><td>Loss</td><td>11.9083855 %</td><td>11.9083855 %</td></tr><tr><td>Capital</td><td>11.9083855 %</td><td>11.9083855 %</td></tr></tbody></table> Check if decrease is due to: <input type="checkbox"/> Sale or <input type="checkbox"/> Exchange of partnership interest. See instructions.		Beginning	Ending	Profit	11.9083855 %	11.9083855 %	Loss	11.9083855 %	11.9083855 %	Capital	11.9083855 %	11.9083855 %
	Beginning	Ending											
Profit	11.9083855 %	11.9083855 %											
Loss	11.9083855 %	11.9083855 %											
Capital	11.9083855 %	11.9083855 %											
K1	Partner's share of liabilities: <table border="1"><thead><tr><th></th><th>Beginning</th><th>Ending</th></tr></thead><tbody><tr><td>Nonrecourse</td><td>\$</td><td>\$</td></tr><tr><td>Qualified nonrecourse financing</td><td>\$</td><td>\$</td></tr><tr><td>Recourse</td><td>\$ 0.</td><td>\$ 0.</td></tr></tbody></table>		Beginning	Ending	Nonrecourse	\$	\$	Qualified nonrecourse financing	\$	\$	Recourse	\$ 0.	\$ 0.
	Beginning	Ending											
Nonrecourse	\$	\$											
Qualified nonrecourse financing	\$	\$											
Recourse	\$ 0.	\$ 0.											
K2	Check this box if Item K-1 includes liability amounts from lower-tier partnerships <input type="checkbox"/>												
K3	Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>												
L Partner's Capital Account Analysis													
Beginning capital account	\$ 500,000.												
Capital contributed during the year	\$												
Current year net income (loss)	\$ 0.												
Other increase (decrease) (attach explanation)	\$												
Withdrawals and distributions	\$( )												
Ending capital account	\$ 500,000.												
M	Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," attach statement. See instructions.												
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)													
Beginning	\$												
Ending	\$												

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items	
1 Ordinary business income (loss)	14 Self-employment earnings (loss)
0.	A 0.
2 Net rental real estate income (loss)	15 Credits
3 Other net rental income (loss)	
4a Guaranteed payments for services	16 Schedule K-3 is attached if checked <input type="checkbox"/>
4b Guaranteed payments for capital	17 Alternative min tax (AMT) items
4c Total guaranteed payments	
5 Interest income	18 Tax-exempt income and nondeductible expenses
6a Ordinary dividends	
6b Qualified dividends	
6c Dividend equivalents	19 Distributions
7 Royalties	20 Other information
8 Net short-term capital gain (loss)	
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	
For IRS Use Only	

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

# Partner Basis Worksheet

Partner Number: <b>4</b>	Partner ID Number: <b>217-40-9412</b>
Partner Name: <b>BRIAN F. WICK TRUST</b>	Ownership Percentage: <b>11.9084%</b>
Partnership Name: <b>RESERVE AT HICKORY CREEK HOLDINGS LLC</b>	Partnership ID Number: <b>87-1577072</b>
	Year Ended: <b>DECEMBER 31, 2024</b>

## Increases:

1. Adjusted basis at the end of the prior year (not less than zero)	1.	500,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		

## Decreases:

7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	500,000.

## Gain on Distributions:

13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	

## Carryover:

14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
462-69-5572

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

RICHARD DOUG FLATT  
2116 MAIDSTONE COVE  
ROUND ROCK, TX 78664G ☐ 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:

	Beginning	Ending
Profit	1.1908385 %	1.1908385 %
Loss	1.1908385 %	1.1908385 %
Capital	1.1908385 %	1.1908385 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 50,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 50,000.

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	\$

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

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	A 0.
2 Net rental real estate income (loss)		15 Credits	
3 Other net rental income (loss)			
4a Guaranteed payments for services		16 Schedule K-3 is attached if checked <input type="checkbox"/>	
4b Guaranteed payments for capital		17 Alternative min tax (AMT) items	
4c Total guaranteed payments			
5 Interest income		18 Tax-exempt income and nondeductible expenses	
6a Ordinary dividends			
6b Qualified dividends			
6c Dividend equivalents		19 Distributions	
7 Royalties		20 Other information	
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

\*See attached statement for additional information.

For IRS Use Only



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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

Partner Basis Worksheet		
Partner Number: 5	Partner ID Number: 462-69-5572	
Partner Name: RICHARD DOUG FLATT	Ownership Percentage: 1.1908%	
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072	
	Year Ended: DECEMBER 31, 2024	

Increases:		
1. Adjusted basis at the end of the prior year (not less than zero)	1.	50,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		
Decreases:		
7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	50,000.
Gain on Distributions:		
13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	
Carryover:		
14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

2024

For calendar year 2024, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
88-1665159

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

GIMS PROPERTIES LLC  
2630 MAVERICK WAY  
CELINA, TX 75009G ☐ 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? CORPORATION

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

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	2.3816771 %	2.3816771 %
Loss	2.3816771 %	2.3816771 %
Capital	2.3816771 %	2.3816771 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 100,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 100,000.

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	\$

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

1 Ordinary business income (loss) 0.

2 Net rental real estate income (loss)

3 Other net rental income (loss)

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

7 Royalties

8 Net short-term capital gain (loss)

9a Net long-term capital gain (loss)

9b Collectibles (28%) gain (loss)

9c Unrecaptured section 1250 gain

10 Net section 1231 gain (loss)

11 Other income (loss)

12 Section 179 deduction

13 Other deductions

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

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

---

THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

Partner Basis Worksheet		
Partner Number: 6	Partner ID Number: 88-1665159	
Partner Name: GIMS PROPERTIES LLC	Ownership Percentage: 2.3817%	
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072	
	Year Ended: DECEMBER 31, 2024	

Increases:

1. Adjusted basis at the end of the prior year (not less than zero)	1.	100,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		

Decreases:

7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	100,000.

Gain on Distributions:

13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	

Carryover:

14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
93-3808593

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

HICKORY CREEK VR1 INVESTMENTS LLC  
814 MANGO CT  
COPPELL, TX 75019G ☐ 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? **PARTNERSHIP**I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	11.9083855 %	11.9083855 %
Loss	11.9083855 %	11.9083855 %
Capital	11.9083855 %	11.9083855 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 500,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 500,000.

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	\$

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

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	0.
2 Net rental real estate income (loss)		15 Credits	
3 Other net rental income (loss)		16 Schedule K-3 is attached if checked <input type="checkbox"/>	
4a Guaranteed payments for services		17 Alternative min tax (AMT) items	
4b Guaranteed payments for capital		18 Tax-exempt income and nondeductible expenses	
4c Total guaranteed payments		19 Distributions	
5 Interest income		20 Other information	
6a Ordinary dividends			
6b Qualified dividends			
6c Dividend equivalents			
7 Royalties			
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

\*See attached statement for additional information.

For IRS Use Only

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

---

THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

# Partner Basis Worksheet

Partner Number: <b>7</b>	Partner ID Number: <b>93-3808593</b>
Partner Name: <b>HICKORY CREEK VR1 INVESTMENTS LLC</b>	Ownership Percentage: <b>11.9084%</b>
Partnership Name: <b>RESERVE AT HICKORY CREEK HOLDINGS LLC</b>	Partnership ID Number: <b>87-1577072</b>
	Year Ended: <b>DECEMBER 31, 2024</b>

## Increases:

1. Adjusted basis at the end of the prior year (not less than zero)	1.	500,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		

## Decreases:

7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	500,000.

## Gain on Distributions:

13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	

## Carryover:

14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.



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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

Part I Information About the Partnership													
A	Partnership's employer identification number 87-1577072												
B	Partnership's name, address, city, state, and ZIP code RESERVE AT HICKORY CREEK HOLDINGS LLC 9100 SOUTHWEST FWY STE 201 HOUSTON, TX 77074												
C	IRS center where partnership filed return: E-FILE												
D	<input type="checkbox"/> 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.) 325-70-1850												
F	Name, address, city, state, and ZIP code for partner entered in E. See instructions. JASON SEUNG DAMRONG 2203 SUTTON PLACE RICHARDSON, TX 75080												
G	<input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member												
H1	<input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner												
H2	<input type="checkbox"/> If the partner is a disregarded entity (DE), enter the partner's: TIN _____ Name _____												
I1	What type of entity is this partner? <b>INDIVIDUAL</b>												
I2	If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here <input type="checkbox"/>												
J	Partner's share of profit, loss, and capital:												
	<table border="1"><thead><tr><th></th><th>Beginning</th><th>Ending</th></tr></thead><tbody><tr><td>Profit</td><td>1.1908385 %</td><td>1.1908385 %</td></tr><tr><td>Loss</td><td>1.1908385 %</td><td>1.1908385 %</td></tr><tr><td>Capital</td><td>1.1908385 %</td><td>1.1908385 %</td></tr></tbody></table>		Beginning	Ending	Profit	1.1908385 %	1.1908385 %	Loss	1.1908385 %	1.1908385 %	Capital	1.1908385 %	1.1908385 %
	Beginning	Ending											
Profit	1.1908385 %	1.1908385 %											
Loss	1.1908385 %	1.1908385 %											
Capital	1.1908385 %	1.1908385 %											
	Check if decrease is due to: <input type="checkbox"/> Sale or <input type="checkbox"/> Exchange of partnership interest. See instructions.												
K1	Partner's share of liabilities:												
	<table border="1"><thead><tr><th></th><th>Beginning</th><th>Ending</th></tr></thead><tbody><tr><td>Nonrecourse</td><td>\$</td><td>\$</td></tr><tr><td>Qualified nonrecourse financing</td><td>\$</td><td>\$</td></tr><tr><td>Recourse</td><td>\$ 0.</td><td>\$ 0.</td></tr></tbody></table>		Beginning	Ending	Nonrecourse	\$	\$	Qualified nonrecourse financing	\$	\$	Recourse	\$ 0.	\$ 0.
	Beginning	Ending											
Nonrecourse	\$	\$											
Qualified nonrecourse financing	\$	\$											
Recourse	\$ 0.	\$ 0.											
K2	Check this box if Item K-1 includes liability amounts from lower-tier partnerships <input type="checkbox"/>												
K3	Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>												
L Partner's Capital Account Analysis													
	Beginning capital account	\$ 50,000.											
	Capital contributed during the year	\$											
	Current year net income (loss)	\$ 0.											
	Other increase (decrease) (attach explanation)	\$											
	Withdrawals and distributions	\$( )											
	Ending capital account	\$ 50,000.											
M	Did the partner contribute property with a built-in gain (loss)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," attach statement. See instructions.												
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)													
	Beginning	\$											
	Ending	\$											

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items	
1	Ordinary business income (loss) 0.
2	Net rental real estate income (loss)
3	Other net rental income (loss)
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
7	Royalties
8	Net short-term capital gain (loss)
9a	Net long-term capital gain (loss)
9b	Collectibles (28%) gain (loss)
9c	Unrecaptured section 1250 gain
10	Net section 1231 gain (loss)
11	Other income (loss)
12	Section 179 deduction
13	Other deductions
14	Self-employment earnings (loss) A 0.
15	Credits
16	Schedule K-3 is attached if checked <input type="checkbox"/>
17	Alternative min tax (AMT) items
18	Tax-exempt income and nondeductible expenses
19	Distributions
20	Other information
21	Foreign taxes paid or accrued
22	<input type="checkbox"/> More than one activity for at-risk purposes*
23	<input type="checkbox"/> More than one activity for passive activity purposes*
*See attached statement for additional information.	
For IRS Use Only	

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

Partner Basis Worksheet		
Partner Number: 8	Partner ID Number: 325-70-1850	
Partner Name: JASON SEUNG DAMRONG	Ownership Percentage: 1.1908%	
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072	
	Year Ended: DECEMBER 31, 2024	

Increases:		
1. Adjusted basis at the end of the prior year (not less than zero)	1.	50,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		
Decreases:		
7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	50,000.
Gain on Distributions:		
13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	
Carryover:		
14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

2024

For calendar year 2024, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
644-12-8521

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

JIBIN LUKE  
5131 LOCKRIDGE SKY LANE  
SUGAR LAND, TX 77479G ☐ 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:

	Beginning	Ending
Profit	1.1908385 %	1.1908385 %
Loss	1.1908385 %	1.1908385 %
Capital	1.1908385 %	1.1908385 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 50,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 50,000.

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	\$

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

1 Ordinary business income (loss) 0. 14 Self-employment earnings (loss) A 0.

2 Net rental real estate income (loss)

15 Credits

3 Other net rental income (loss)

4a Guaranteed payments for services

16 Schedule K-3 is attached if checked ☐

4b Guaranteed payments for capital

17 Alternative min tax (AMT) items

4c Total guaranteed payments

5 Interest income

18 Tax-exempt income and nondeductible expenses

6a Ordinary dividends

6b Qualified dividends

6c Dividend equivalents

19 Distributions

7 Royalties

20 Other information

8 Net short-term capital gain (loss)

9a Net long-term capital gain (loss)

9b Collectibles (28%) gain (loss)

9c Unrecaptured section 1250 gain

10 Net section 1231 gain (loss)

11 Other income (loss)

12 Section 179 deduction

21 Foreign taxes paid or accrued

13 Other deductions

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

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

# Partner Basis Worksheet

Partner Number: 9	Partner ID Number: 644-12-8521
Partner Name: JIBIN LUKE	Ownership Percentage: 1.1908%
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072
	Year Ended: DECEMBER 31, 2024

## Increases:

1. Adjusted basis at the end of the prior year (not less than zero)	1.	50,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		

## Decreases:

7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	50,000.

## Gain on Distributions:

13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	

## Carryover:

14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
184-64-2775

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

RAGHU RAM TADIKAMALLA  
1611 BRIARWOOD DR.  
PITTSBURGH, PA 15237G ☐ 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:

	Beginning	Ending
Profit	1.1908385 %	1.1908385 %
Loss	1.1908385 %	1.1908385 %
Capital	1.1908385 %	1.1908385 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 50,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 50,000.

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	\$

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

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	0.
2 Net rental real estate income (loss)		15 Credits	
3 Other net rental income (loss)		16 Schedule K-3 is attached if checked <input type="checkbox"/>	
4a Guaranteed payments for services		17 Alternative min tax (AMT) items	
4b Guaranteed payments for capital		18 Tax-exempt income and nondeductible expenses	
4c Total guaranteed payments		19 Distributions	
5 Interest income		20 Other information	
6a Ordinary dividends			
6b Qualified dividends			
6c Dividend equivalents			
7 Royalties			
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

\*See attached statement for additional information.

For IRS Use Only

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.



# Partner Basis Worksheet

Partner Number: <b>10</b>	Partner ID Number: <b>184-64-2775</b>
Partner Name: <b>RAGHU RAM TADIKAMALLA</b>	Ownership Percentage: <b>1.1908%</b>
Partnership Name: <b>RESERVE AT HICKORY CREEK HOLDINGS LLC</b>	Partnership ID Number: <b>87-1577072</b>
	Year Ended: <b>DECEMBER 31, 2024</b>

## Increases:

1. Adjusted basis at the end of the prior year (not less than zero)	1.	50,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		

## Decreases:

7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	50,000.

## Gain on Distributions:

13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	

## Carryover:

14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
541-61-2344

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

SIVA S. YERUBANDI  
5100 WHISPER DR  
PARKER, TX 75002G ☐ 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:

	Beginning	Ending
Profit	2.3816771 %	2.3816771 %
Loss	2.3816771 %	2.3816771 %
Capital	2.3816771 %	2.3816771 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 100,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 100,000.

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	\$

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

1 Ordinary business income (loss) 0. 14 Self-employment earnings (loss) A 0.

2 Net rental real estate income (loss)

15 Credits

3 Other net rental income (loss)

4a Guaranteed payments for services

16 Schedule K-3 is attached if checked ☐

4b Guaranteed payments for capital

17 Alternative min tax (AMT) items

4c Total guaranteed payments

5 Interest income

18 Tax-exempt income and nondeductible expenses

6a Ordinary dividends

6b Qualified dividends

6c Dividend equivalents

19 Distributions

7 Royalties

20 Other information

8 Net short-term capital gain (loss)

9a Net long-term capital gain (loss)

9b Collectibles (28%) gain (loss)

9c Unrecaptured section 1250 gain

10 Net section 1231 gain (loss)

11 Other income (loss)

12 Section 179 deduction

21 Foreign taxes paid or accrued

13 Other deductions

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

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

Partner Basis Worksheet		
Partner Number: 11	Partner ID Number: 541-61-2344	
Partner Name: SIVA S. YERUBANDI	Ownership Percentage: 2.3817%	
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072	
	Year Ended: DECEMBER 31, 2024	

Increases:

1. Adjusted basis at the end of the prior year (not less than zero)	1.	100,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		

Decreases:

7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	100,000.

Gain on Distributions:

13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	

Carryover:

14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
84-4543608

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

SUNDREAM LLC  
14090 SOUTHWEST FREEWAY SUITE 300  
SUGAR LAND, TX 77478G ☐ 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? **PARTNERSHIP**I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	1.1908385 %	1.1908385 %
Loss	1.1908385 %	1.1908385 %
Capital	1.1908385 %	1.1908385 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 50,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 50,000.

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	\$

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

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	A 0.
2 Net rental real estate income (loss)		15 Credits	
3 Other net rental income (loss)		16 Schedule K-3 is attached if checked <input type="checkbox"/>	
4a Guaranteed payments for services		17 Alternative min tax (AMT) items	
4b Guaranteed payments for capital		18 Tax-exempt income and nondeductible expenses	
4c Total guaranteed payments		19 Distributions	
5 Interest income		20 Other information	
6a Ordinary dividends			
6b Qualified dividends			
6c Dividend equivalents			
7 Royalties			
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

\*See attached statement for additional information.

For IRS Use Only

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

Partner Basis Worksheet	
Partner Number: 12	Partner ID Number: 84-4543608
Partner Name: SUNDREAM LLC	Ownership Percentage: 1.1908%
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072
	Year Ended: DECEMBER 31, 2024

Increases:

1. Adjusted basis at the end of the prior year (not less than zero)	1.	50,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		

Decreases:

7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	50,000.

Gain on Distributions:

13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	

Carryover:

14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
333-68-5720

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

SYED M JAFRI  
1202 COPPERWOOD DRIVE  
BLOOMFIELD HILLS, MI 48302G ☐ 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:

	Beginning	Ending
Profit	1.1908385 %	1.1908385 %
Loss	1.1908385 %	1.1908385 %
Capital	1.1908385 %	1.1908385 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 50,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 50,000.

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	\$

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

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	A 0.
2 Net rental real estate income (loss)		15 Credits	
3 Other net rental income (loss)			
4a Guaranteed payments for services		16 Schedule K-3 is attached if checked <input type="checkbox"/>	
4b Guaranteed payments for capital		17 Alternative min tax (AMT) items	
4c Total guaranteed payments			
5 Interest income		18 Tax-exempt income and nondeductible expenses	
6a Ordinary dividends			
6b Qualified dividends			
6c Dividend equivalents		19 Distributions	
7 Royalties		20 Other information	
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

\*See attached statement for additional information.

For IRS Use Only



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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

# Partner Basis Worksheet

Partner Number: <b>13</b>	Partner ID Number: <b>333-68-5720</b>
Partner Name: <b>SYED M JAFRI</b>	Ownership Percentage: <b>1.1908%</b>
Partnership Name: <b>RESERVE AT HICKORY CREEK HOLDINGS LLC</b>	Partnership ID Number: <b>87-1577072</b>
	Year Ended: <b>DECEMBER 31, 2024</b>

## Increases:

1. Adjusted basis at the end of the prior year (not less than zero)	1.	<b>50,000.</b>
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		

## Decreases:

7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	<b>50,000.</b>

## Gain on Distributions:

13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	

## Carryover:

14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	<b>0.</b>

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
639-24-1157

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

VIMON SERIBURI  
2203 SUTTON PLACE  
RICHARDSON, TX 75080G ☐ 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:

	Beginning	Ending
Profit	1.9053417 %	1.9053417 %
Loss	1.9053417 %	1.9053417 %
Capital	1.9053417 %	1.9053417 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 80,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 80,000.

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	\$

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

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	0.
2 Net rental real estate income (loss)		15 Credits	
3 Other net rental income (loss)		16 Schedule K-3 is attached if checked <input type="checkbox"/>	
4a Guaranteed payments for services		17 Alternative min tax (AMT) items	
4b Guaranteed payments for capital		18 Tax-exempt income and nondeductible expenses	
4c Total guaranteed payments		19 Distributions	
5 Interest income		20 Other information	
6a Ordinary dividends			
6b Qualified dividends			
6c Dividend equivalents			
7 Royalties			
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

\*See attached statement for additional information.

For IRS Use Only

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

Partner Basis Worksheet		
Partner Number: 14	Partner ID Number: 639-24-1157	
Partner Name: VIMON SERIBURI	Ownership Percentage: 1.9053%	
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072	
	Year Ended: DECEMBER 31, 2024	

Increases:		
1. Adjusted basis at the end of the prior year (not less than zero)	1.	80,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		
Decreases:		
7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	80,000.
Gain on Distributions:		
13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	
Carryover:		
14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.

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

For calendar year 2024, or tax year

2024

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

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

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
87-1577072

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

RESERVE AT HICKORY CREEK HOLDINGS LLC  
9100 SOUTHWEST FWY STE 201  
HOUSTON, TX 77074C IRS center where partnership filed return:  
E-FILED ☐ 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.)  
482-02-4285

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

YISRAEL WEISS  
6315 W 83RD ST  
LOS ANGELES, CA 90045G ☐ 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:

	Beginning	Ending
Profit	1.1908385 %	1.1908385 %
Loss	1.1908385 %	1.1908385 %
Capital	1.1908385 %	1.1908385 %

Check if decrease is due to:

☐ Sale or ☐ Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0.	\$ 0.

K2 Check this box if Item K-1 includes liability amounts from lower-tier partnerships ☐K3 Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions ☐

## L Partner's Capital Account Analysis

Beginning capital account	\$ 50,000.
Capital contributed during the year	\$
Current year net income (loss)	\$ 0.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$( )
Ending capital account	\$ 50,000.

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	\$

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

1 Ordinary business income (loss) 0. 14 Self-employment earnings (loss) A 0.

2 Net rental real estate income (loss)

15 Credits

3 Other net rental income (loss)

4a Guaranteed payments for services

16 Schedule K-3 is attached if checked ☐

4b Guaranteed payments for capital

17 Alternative min tax (AMT) items

4c Total guaranteed payments

5 Interest income

18 Tax-exempt income and nondeductible expenses

6a Ordinary dividends

6b Qualified dividends

6c Dividend equivalents

19 Distributions

7 Royalties

20 Other information

8 Net short-term capital gain (loss)

9a Net long-term capital gain (loss)

9b Collectibles (28%) gain (loss)

9c Unrecaptured section 1250 gain

10 Net section 1231 gain (loss)

11 Other income (loss)

12 Section 179 deduction

21 Foreign taxes paid or accrued

13 Other deductions

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

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SCHEDULE K-1

SCHEDULE K-3 NOTIFICATION

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THE SCHEDULE K-3 HAS NOT BEEN PREPARED FOR YOU. YOU WILL NOT RECEIVE A COPY OF THE SCHEDULE UNLESS YOU REQUEST ONE.

Partner Basis Worksheet		
Partner Number: 15	Partner ID Number: 482-02-4285	
Partner Name: YISRAEL WEISS	Ownership Percentage: 1.1908%	
Partnership Name: RESERVE AT HICKORY CREEK HOLDINGS LLC	Partnership ID Number: 87-1577072	
	Year Ended: DECEMBER 31, 2024	

Increases:		
1. Adjusted basis at the end of the prior year (not less than zero)	1.	50,000.
2. Money and your adjusted basis in property contributed to the partnership less the associated liabilities (not less than zero)	2.	
3. Partner's share of partnership liabilities (current year Item K, Schedule K-1 and increased share)	3.	
a. Less: Liabilities included in line 1 above (prior year Item K)	3a.	
4. Items of income or gain this year including tax-exempt income		
a. Ordinary business income	a.	
b. Net rental real estate income	b.	
c. Other net rental income	c.	
d. Interest income	d.	
e. Ordinary dividends	e.	
f. Royalties	f.	
g. Net short-term capital gain	g.	
h. Net long-term capital gain	h.	
i. Net gain under Section 1231	i.	
j. Other income	j.	
k. Tax-exempt income	k.	
l. Other increases:	l.	
Total income and gain (Add 4(a) through 4(l))	4.	
5. Gain (if any) recognized this year on contribution of property to partnership (other than gain from transfer of liabilities)	5.	
6. Depletion (other than oil and gas) in excess of basis	6.	
Total increases (Add lines 2 through 6)		
Decreases:		
7. Withdrawals and distributions during the year	7.	
8. Partner's share of partnership liabilities (current year Item K, Sch K-1 and decreased share)	8.	
a. Less: Liabilities included in line 1 above (prior year Item K)	8a.	
9. Nondeductible expenses	9.	
10. Partnership losses and deductions:		
a. Ordinary business (loss)	a.	
b. Net rental real estate (loss)	b.	
c. Other net rental (loss)	c.	
d. Net short-term capital (loss)	d.	
e. Net long-term capital (loss)	e.	
f. Net loss under Section 1231	f.	
g. Other deductions	g.	
h. Charitable contributions	h.	
i. Section 179 deduction	i.	
j. Foreign taxes paid or accrued	j.	
k. Other decreases:	k.	
l. Disallowed prior year's losses and deductions	l.	
11. Oil and gas depletion (not to exceed your allocable share of the adjusted basis of the property)	11.	
Total decreases (Add 10(a) through 10(k) and line 11)		
12. Adjusted Basis of partnership interest (If less than zero, enter zero)	12.	50,000.
Gain on Distributions:		
13. a. Cash distributions	a.	
b. Less: basis before distributions and allocable loss	b.	
c. Gain on distribution	c.	
Carryover:		
14. a. Prior year loss	a.	
b. Add: Losses and deductions this year	b.	
c. Less: Applied this year	c.	
d. End of year (not less than 0)	d.	0.



## 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

Due date

**You have certain rights** under Chapter 552  
and 559, Government Code, to review, request and  
correct information we have on file about you.

871577072

2025

05/15/2025

Taxpayer name RESERVE AT HICKORY CREEK HOLDINGS LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 9100 SOUTHWEST FWY STE 201		Secretary of State (SOS) file number or Comptroller file number	
City HOUSTON	State TX	ZIP code plus 4 77074	0804130989

☒ 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	9100 SOUTHWEST FWY STE 201, HOUSTON, TX 77074
Principal place of business	9100 SOUTHWEST FWY STE 201, HOUSTON, TX 77074

Mail signed report to:

Texas Comptroller of Public Accounts

P.O. Box 149348

Austin, Tx 78714-9348

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

Please sign below!**This report must be signed to satisfy franchise tax requirements.**

For locations and phone numbers visit

www.comptroller.texas.gov/about/contact.

**SECTION A** Name, title and mailing address of each officer, director, member, general partner or manager.

Name	Title	Director <input type="checkbox"/> YES	Term expiration	m m d d y y
Mailing address	City	State	ZIP Code	
Name	Title	Director <input type="checkbox"/> YES	Term expiration	m m d d y y
Mailing address	City	State	ZIP Code	
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 RESERVE AT HICKORY CREEK LLC	State of formation TX	Texas SOS file number, if any 0804130985	Percentage of ownership 100.00
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 MSC DGW LLC	State of formation TX	Texas SOS file number, if any 0804146690	Percentage of ownership 22.00
Registered agent and registered office currently on file (see instructions if you need to make changes) Agent: SOHAIL HASSAN		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 9100 SOUTHWEST FWY STE 201	City HOUSTON	State TX	ZIP Code 77074

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	Area code and phone number (281) 766-9784

Texas Comptroller Official Use Only



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



## RESERVE AT HICKORY CREEK HOLDINGS L

[illegible]

## 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

Due date

**You have certain rights** under Chapter 552  
and 559, Government Code, to review, request and  
correct information we have on file about you.

32079900299

2025

05/15/2025

Taxpayer name RESERVE AT HICKORY CREEK LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 9100 SOUTHWEST FWY STE 201		Secretary of State (SOS) file number or Comptroller file number	
City HOUSTON	State TX	ZIP code plus 4 77074	0804130985

☒ 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	9100 SOUTHWEST FWY STE 201 HOUSTON, TX 77074
Principal place of business	9100 SOUTHWEST FWY STE 201 HOUSTON, TX 77074

Mail signed report to:

Texas Comptroller of Public Accounts

P.O. Box 149348

Austin, Tx 78714-9348

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

Please sign below!**This report must be signed to satisfy franchise tax requirements.**

For locations and phone numbers visit

www.comptroller.texas.gov/about/contact.

**SECTION A** Name, title and mailing address of each officer, director, member, general partner or manager.

Name	Title	Director <input type="checkbox"/> YES	Term expiration	m m d d y y
Mailing address	City	State	ZIP Code	
Name	Title	Director <input type="checkbox"/> YES	Term expiration	m m d d y y
Mailing address	City	State	ZIP Code	
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 RESERVE AT HICKORY CREEK HOLDINGS	State of formation TX	Texas SOS file number, if any 0804130989	Percentage of ownership 100.00
Registered agent and registered office currently on file (see instructions if you need to make changes) Agent: SOHAIL HASSAN		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 9100 SOUTHWEST FWY STE 201	City HOUSTON	State TX	ZIP Code 77074

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 MANAGER	Date	Area code and phone number (281) 766-9784

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

