

# Form 1065 Return Summary

For calendar year 2023, or tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_

RESERVE AT HICKORY CREEK HOLDINGS 87-1577072  
LLC

## Ordinary Business Income (Loss)

Total income  
Total deductions ( )  
**Ordinary Business Income (Loss)** 0

## Tax and Payment

Total balance due  
Payments ( )  
**Amount owed**  
**Overpayment**

## Analysis of Net Income (Loss), Line 1

Ordinary business income (loss)  
Net rental real estate income (loss)  
Other net rental income (loss)  
Guaranteed payments  
Interest income  
Dividends  
Royalties  
Net short-term capital gain (loss)  
Net long-term capital gain (loss)  
Net section 1231 gain (loss)  
Other income (loss)  
Section 179 deduction ( )  
Contributions ( )  
Investment interest expense ( )  
Section 59(e)(2) expenditures ( )  
Other deductions ( )  
Foreign taxes paid or accrued ( )  
**Analysis of Net Income (Loss), Line 1** 0

## Form 8804 - Foreign Partner Withholding

Total number of foreign partners  
Effectively connected taxable income  
  
Total withholding tax  
Payments ( )  
Estimated tax penalty  
Overpayment allocated to partners  
**Withholding Tax Due (Overpaid)** 0

## Analysis of Net Income (Loss)

Analysis, line 1 0  
Analysis, line 2 0  
**Difference** 0

## Schedule L

	Beginning of Year	End of Year
Assets	17,361,952	21,898,722
Liabilities	15,589,379	17,700,000
Capital	1,772,573	4,198,722
<b>Liabilities and capital</b>	<u>17,361,952</u>	<u>21,898,722</u>
<b>Difference</b>	<u>0</u>	<u>0</u>

## Analysis of Net Income (Loss) and M-1/M-3 Reconciliation

Analysis, line 1 0  
Schedule M-1, line 9 0  
Schedule M-3, page 2, line 26(d)  
**Difference** 0

## Partners' Capital

	Schedule M-2	Schedule K-1
Beginning balance	1,772,573	1,772,573
Contributions	2,808,722	2,808,722
Current year income (loss)	0	0
Other increases (decreases)	-382,573	-382,573
Distributions ( ) ( )	0	0
<b>Ending balance</b>	<u>4,198,722</u>	<u>4,198,722</u>

Form <b>1065</b>		<b>Two Year Comparison Worksheet, Page 1</b>		<b>2022 &amp; 2023</b>
Partnership Name				Employer Identification Number
RESERVE AT HICKORY CREEK HOLDINGS				87-1577072
Income		2022	2023	Differences
	Gross receipts less returns and allowances .....			
	Cost of goods sold .....			
	Gross profit .....			
	Ordinary income (loss) from other partnerships, etc. ....			
	Net farm profit (loss) .....			
	Net gain (loss) from Form 4797 .....			
	Other income (loss) .....			
	<b>Total income (loss)</b> .....			
Deductions	Salaries and wages (other than to partners) .....			
	Guaranteed payments to partners .....			
	Repairs and maintenance .....			
	Bad debts .....			
	Rent .....			
	Taxes and licenses .....			
	Interest .....			
	Depreciation .....			
	Depletion .....			
	Retirement plans, etc. ....			
	Employee benefit programs .....			
	Energy efficient buildings deduction .....			
	Other deductions .....			
		<b>Total deductions</b> .....		
	<b>Ordinary business income (loss)</b> .....			
Tax and Payment	Total balance due .....			
	Payments .....			
	<b>Amount owed</b> .....			
	<b>Overpayment</b> .....			

Form <b>1065</b>		<b>Two Year Comparison Worksheet, Page 2</b>		<b>2022 &amp; 2023</b>	
Partnership Name				Employer Identification Number	
RESERVE AT HICKORY CREEK HOLDINGS				87-1577072	
		<b>2022</b>	<b>2023</b>	<b>Differences</b>	
<b>Income (Loss)</b>	Ordinary business income (loss) .....				
	Net rental real estate income (loss) .....				
	Net other rental income (loss) .....				
	Guaranteed payments .....				
	Interest income .....				
	Ordinary dividends .....				
	Qualified dividends .....				
	Dividend equivalents .....				
	Royalties .....				
	Net short-term capital gain (loss) .....				
	Net long-term capital gain (loss) .....				
	Net section 1231 gain (loss) .....				
	Other income (loss) .....				
<b>Deductions</b>	Section 179 deduction .....				
	Cash contributions .....				
	Noncash contributions .....				
	Investment interest expense .....				
	Section 59(e)(2) expenditures .....				
	Other deductions .....				
<b>Self- Employment</b>	Net earnings (loss) from self-employment .....				
	Gross farm or fishing income .....				
	Gross nonfarm income .....				
<b>Credits</b>	Low-income housing credit (section 42(j)(5)) .....				
	Low-income housing credit (other) .....				
	Qualified rehab expenditures (rental real estate) .....				
	Other rental real estate credits .....				
	Other rental credits .....				
	Other credits .....				
<b>Alternative Minimum Tax (AMT) Items</b>	Post-1986 depreciation adjustment .....				
	Adjusted gain or loss .....				
	Depletion (other than oil and gas) .....				
	Oil, gas, and geothermal properties - gross income .....				
	Oil, gas, and geothermal properties - deductions .....				
	Other AMT items .....				
<b>Other Information</b>	Tax-exempt interest income .....				
	Other tax-exempt income .....				
	Nondeductible expenses .....				
	Distributions of cash and marketable securities .....	1,527,427		-1,527,427	
	Distributions of other property .....				
	Investment income .....				
	Investment expenses .....				
	Total foreign taxes paid or accrued .....				
	<b>Net income (loss)</b> .....				

Partnership Name  
**RESERVE AT HICKORY CREEK HOLDINGS**

Employer Identification Number  
**87-1577072**

		2022	2023	Differences
Schedule L	Beginning assets .....	13,117,543	17,361,952	4,244,409
	Beginning liabilities and capital .....	13,117,543	17,361,952	4,244,409
	Ending assets .....	17,361,952	21,898,722	4,536,770
	Ending liabilities and capital .....	17,361,952	21,898,722	4,536,770
Schedule M-1	Net income (loss) per books .....			
	Taxable income not on books .....			
	Guaranteed payments (other than health ins) .....			
	Book expenses not deducted .....			
	Income on books not on return .....			
	Return deductions not on books .....			
	Income per return .....			
Schedule M-2	Balance at beginning of year .....	1,957,500	1,772,573	-184,927
	Cash contributions .....	1,342,500	2,808,722	1,466,222
	Property contributions .....			
	Net income (loss) per books .....			
	Other increases .....			
	Cash distributions .....	1,527,427		-1,527,427
	Property distributions .....			
	Other decreases .....		382,573	382,573
	Balance at end of year .....	1,772,573	4,198,722	2,426,149
Schedule M-3	Total income (loss) items:			
	Income (loss) per income statement .....			
	Temporary difference .....			
	Permanent difference .....			
	Income (loss) per tax return .....			
	Total expense/deduction items:			
	Expense per income statement .....			
	Temporary difference .....			
	Permanent difference .....			
	Deduction per tax return .....			
	Other items with no differences .....			
	Reconciliation totals:			
	Income (loss) per income statement .....			
	Temporary difference .....			
	Permanent difference .....			
	Income (loss) per tax return .....			

Form **8453-PE**Department of the Treasury  
Internal Revenue Service**E-file Declaration for Form 1065**  
(For return of partnership income or administrative adjustment request)  
**File electronically with the partnership's return or administrative adjustment request.**  
(Don't file paper copies.)Go to [www.irs.gov/Form8453PE](http://www.irs.gov/Form8453PE) for the latest information.

For calendar year 2023, or tax year beginning

, and ending

OMB No. 1545-0123

**2023**

Name of partnership

RESERVE AT HICKORY CREEK HOLDINGS  
LLC

Employer identification number

87-1577072

**Part I Form 1065 Information** (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

**Part II Declaration of Partner or Member or Partnership Representative** (see instructions)  
**Be sure to keep a copy of the partnership's Return of Partnership Income or AAR.**

I declare under penalties of perjury:

1a. If this Form 1065 is transmitted as part of a return of partnership income, I'm a partner or member of the above partnership.

b. If this Form 1065 is transmitted as part of an administrative adjustment request (AAR), I'm the partnership representative (PR).

2. The information I've given my electronic return originator (ERO), transmitter, and/or intermediate service provider (ISP) and the amounts in Part I above agree with the amounts on the corresponding lines of the partnership's Form 1065.

3. To the best of my knowledge and belief, the partnership's corresponding return or AAR is true, correct, and complete.

4. I consent to my ERO, transmitter, and/or ISP sending the partnership's return or AAR, this declaration, and accompanying forms, schedules and statements to the IRS.

5. I consent to the IRS sending my ERO, transmitter, and/or ISP an acknowledgment of receipt of transmission and an indication of whether or not the partnership's return or AAR is accepted and, if rejected, the reason(s) for the rejection.

6. If the processing of the partnership's return or AAR is delayed, I authorize the IRS to disclose to my ERO, transmitter, and/or ISP the reason(s) for the delay.

**Sign  
Here**

Signature of partner or member or PR

DAVID RODARTE

05/13/24

Date

MANAGER

Title

**Part III Declaration of Electronic Return Originator (ERO) and Paid Preparer** (see instructions)

I declare that I've reviewed the above partnership's return or AAR and that the entries on Form 8453-PE are complete and correct to the best of my knowledge. If I'm only a collector, I'm not responsible for reviewing the return or AAR and only declare that this form accurately reflects the data on the return or AAR. The partner or member or PR will have signed this form before I submit the return or AAR. I'll give the partner or member or PR a copy of all forms and information to be filed with the IRS, and I've followed all other requirements in **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. If I'm also the Paid Preparer, under penalties of perjury, I declare that I've examined the above partnership's return or AAR and accompanying forms, schedules, and statements, and to the best of my knowledge and belief, they are true, correct, and complete. This Paid Preparer declaration is based on all information of which I've any knowledge.

<b>ERO's Use Only</b>	ERO's signature	GOHAR FATIMA	Date	05/13/24	Check if also paid preparer	<input checked="" type="checkbox"/>	Check if self-employed	<input type="checkbox"/>	ERO's SSN or PTIN	P02250378
	Firm's name (or yours if self-employed), address, and ZIP code	HRSS, LLP 6671 Southwest Fwy Ste 500 Houston, TX 77074-2225				EIN		76-0480691		
					Phone no.		713-328-4000			

Under penalties of perjury, I declare that I've examined the above partnership's return or AAR and accompanying forms, schedules, and statements, and to the best of my knowledge and belief, they are true, correct, and complete. This declaration is based on all information of which I've any knowledge.

<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check if self-employed	<input type="checkbox"/>	PTIN
	Firm's name	Firm's EIN				
	Firm's address	Phone no.				

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

Form **8453-PE** (2023)

Form <b>1065</b> Department of the Treasury Internal Revenue Service		<b>U.S. Return of Partnership Income</b> For calendar year <b>2023</b> , or tax year beginning _____, ending _____ Go to <b>www.irs.gov/Form1065</b> for instructions and the latest information.		OMB No. 1545-0123 <b>2023</b>	
<b>A</b> Principal business activity  INVT & MNGT		<b>Type or Print</b>	Name of partnership RESERVE AT HICKORY CREEK HOLDINGS LLC		<b>D</b> Employer identification number  87-1577072
<b>B</b> Principal product or service REAL ESTATE			Number, street, and room or suite no. If a P.O. box, see instructions. 9100 SOUTHWEST FWY STE 201		<b>E</b> Date business started 07/01/2021
<b>C</b> Business code number  531310			City or town, state or province, country, and ZIP or foreign postal code HOUSTON TX 77074		<b>F</b> Total assets (see instructions) \$ 21,898,722
<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 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: 16					
<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>1a</b> Gross receipts or sales	<b>b</b> Less returns and allowances		<b>c</b> Balance	
	<b>2</b> Cost of goods sold (attach Form 1125-A)				
	<b>3</b> Gross profit. Subtract line 2 from line 1c				
	<b>4</b> Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)				
	<b>5</b> Net farm profit (loss) (attach Schedule F (Form 1040))				
	<b>6</b> Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)				
	<b>7</b> Other income (loss) (attach statement)				
	<b>8</b> Total income (loss). Combine lines 3 through 7				
<b>Deductions</b> <small>(see instructions for limitations)</small>	<b>9</b> Salaries and wages (other than to partners) (less employment credits)				
	<b>10</b> Guaranteed payments to partners				
	<b>11</b> Repairs and maintenance				
	<b>12</b> Bad debts				
	<b>13</b> Rent				
	<b>14</b> Taxes and licenses				
	<b>15</b> Interest (see instructions)				
	<b>16a</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 (Do not deduct oil and gas depletion.)				
	<b>18</b> Retirement plans, etc.				
	<b>19</b> Employee benefit programs				
	<b>20</b> Energy efficient commercial buildings deduction (attach Form 7205)				
	<b>21</b> Other deductions (attach statement)				
<b>22</b> Total deductions. Add the amounts shown in the far right column for lines 9 through 21					
<b>23</b> Ordinary business income (loss). Subtract line 22 from line 8					
<b>Tax and Payment</b>	<b>24</b> Interest due under the look-back method—completed long-term contracts (attach Form 8697)				
	<b>25</b> Interest due under the look-back method—income forecast method (attach Form 8866)				
	<b>26</b> BBA AAR imputed underpayment (see instructions)				
	<b>27</b> Other taxes (see instructions)				
	<b>28</b> Total balance due. Add lines 24 through 27				
	<b>29</b> Elective payment election amount from Form 3800				
	<b>30</b> Payment (see instructions)				
	<b>31</b> Amount owed. If the sum of line 29 and line 30 is smaller than line 28, enter amount owed				
	<b>32</b> Overpayment. If the sum of line 29 and line 30 is larger than line 28, enter overpayment				
<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.				<b>May the IRS discuss this return with the preparer shown below?</b> See instructions. <input type="checkbox"/> Yes <input type="checkbox"/> No
	Signature of partner or limited liability company member _____ Date _____				
<b>Paid</b>	Print/Type preparer's name GOHAR FATIMA	Preparer's signature GOHAR FATIMA	Date 05/13/24	Check <input type="checkbox"/> if self-employed	PTIN P02250378
<b>Preparer</b>	Firm's name HRSS, LLP			Firm's EIN 76-0480691	
<b>Use Only</b>	Firm's address 6671 Southwest Fwy Ste 500 Houston, TX 77074-2225			Phone no. 713-328-4000	

For Paperwork Reduction Act Notice, see separate instructions.

Form **1065** (2023)

**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>b</b> <input type="checkbox"/> Domestic limited partnership		
<b>c</b> <input type="checkbox"/> Domestic limited liability company		
<b>d</b> <input type="checkbox"/> Domestic limited liability partnership		
<b>e</b> <input type="checkbox"/> Foreign 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		X
<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		X
<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		X
(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation
<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		X
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity
<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		X
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.		
<b>5</b> Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?		
<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>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>8</b> At any time during calendar year 2023, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country _____		X
<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>10a</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>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		X

Schedule B Other Information (continued)		Yes	No
<b>c</b> 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
<b>d</b> 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
<b>11</b> 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"/>			
<b>12</b> 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? .....			
<b>13</b> 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 ..... 0			
<b>14</b> 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
<b>15</b> Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return ..... 0			
<b>16a</b> Did you make any payments in 2023 that would require you to file Form(s) 1099? See instructions .....			
<b>b</b> If "Yes," did you or will you file required Form(s) 1099? .....			
<b>17</b> Enter the number of Forms 5471, Information Return of U.S. Persons With Respect to Certain Foreign Corporations, attached to this return ..... 0			
<b>18</b> Enter the number of partners that are foreign governments under section 892 ..... 0			
<b>19</b> During the partnership's tax year, did the partnership make any payments that would require it to file Forms 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)? .....			
<b>20</b> Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938 .....			
<b>21</b> Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)? .....			
<b>22</b> 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 ..... \$ .....			
<b>23</b> 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
<b>24</b> Does the partnership satisfy one or more of the following? See instructions .....			X
<b>a</b> The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense.			
<b>b</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 \$29 million and the partnership has business interest expense.			
<b>c</b> The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.			
<b>25</b> Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? .....			X
If "Yes," enter the amount from Form 8996, line 15 ..... \$ .....			
<b>26</b> 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 ..... 0			
Complete Schedule K-3 (Form 1065), Part XIII, for each foreign partner subject to section 864(c)(8) on a transfer or distribution.			
<b>27</b> 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? .....			
<b>28</b> 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
<b>29</b> Is the partnership required to file Form 7208 relating to the excise tax on repurchase of corporate stock (see instructions):			
<b>a</b> Under the applicable foreign corporation rules? .....			



Schedule B	Other Information (continued)	Yes	No
b	Under the covered surrogate foreign corporation rules? ..... If "Yes" to either (a) or (b), complete Form 7208, Excise Tax on Repurchase of Corporate Stock. See the Instructions for Form 7208.		
30	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 .....		
31	Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3 ..... If "No," complete Designation of Partnership Representative below.		X

**Designation of Partnership Representative** (see instructions)  
Enter below the information for the partnership representative (PR) for the tax year covered by this return.  
Name of PR

U.S. address of PR	U.S. phone number of PR
If the PR is an entity, name of the designated individual for the PR	
U.S. address of designated individual	U.S. phone number of designated individual

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 23)	1	
	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	
	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) See Statement 1		
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	
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							

<b>Schedule L Balance Sheets per Books</b>		Beginning of tax year		End of tax year	
<b>Assets</b>		(a)	(b)	(c)	(d)
1	Cash		84		32
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) See Stmt 2		2,920,401		4,294,991
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)				
12a	Intangible assets (amortizable only)				
b	Less accumulated amortization				
13	Other assets (attach statement) See Stmt 3		14,441,467		17,603,699
14	Total assets		17,361,952		21,898,722
<b>Liabilities and Capital</b>					
15	Accounts payable				
16	Mortgages, notes, bonds payable in less than 1 year				
17	Other current liabilities (attach statement) See Stmt 4		889,379		
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)				
b	Mortgages, notes, bonds payable in 1 year or more		14,700,000		17,700,000
20	Other liabilities (attach statement)				
21	Partners' capital accounts		1,772,573		4,198,722
22	Total liabilities and capital		17,361,952		21,898,722

**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		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), line 1). Subtract line 8 from line 5	0
5	Add lines 1 through 4				

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

1	Balance at beginning of year	1,772,573	6	Distributions: a Cash	
2	Capital contributed: a Cash	2,808,722	b	Property	
	b Property		7	Other decreases (itemize): See Stmt 5	
3	Net income (loss) (see instructions)			382,573	382,573
4	Other increases (itemize):		8	Add lines 6 and 7	382,573
5	Add lines 1 through 4	4,581,295	9	Balance at end of year. Subtract line 8 from line 5	4,198,722

Partner# 1

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning ending

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 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 77074

G General partner or LLC member-manager ☒ Limited partner or other LLC member ☒  
H1 Domestic partner ☒ Foreign partner ☐

H2 If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Partnership

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

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

	Beginning	Ending
Profit	36.171098 %	36.171098 %
Loss	36.171098 %	36.171098 %
Capital	36.171098 %	36.171098 %

Check if decrease is due to:

Sale or Exchange of partnership interest. See instructions.

K1 Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$ 12,471,503	\$ 8,560,000
Qualified nonrecourse financing	\$	\$
Recourse	\$	\$ 5,600,000

K2 Check this box if item K1 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

Partner's Capital Account Analysis

Beginning capital account	\$ 390,000
Capital contributed during the year	\$ 1,128,722
Current year net income (loss)	\$
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.

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

Beginning	\$
Ending	\$

Final K-1

Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	19	Distributions
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)	20	Other information
9c	Unrecaptured section 1250 gain	ZZ *	STMT
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

Partner# 2

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

2023

For calendar year 2023, or tax year

beginning

ending

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 ☐ 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.)

84-4432948

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

SALES STREET CAPITAL LLC

PO BOX 192229

DALLAS

TX 75219

G ☐ General partner or LLCH1 ☒ Domestic partner☒ Limited partner or other LLC  
member☐ 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 (see instructions):

Beginning

Ending

Profit 0.000000 % 0.000000 %

Loss 0.000000 % 0.000000 %

Capital 0.000000 % 0.000000 %

Check if decrease is due to:

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

K1 Partner's share of liabilities:

Beginning

Ending

Nonrecourse \$ 3,117,876 \$ 2,140,000

Qualified nonrecourse  
financing \$ \$

Recourse \$ 1,400,000

K2 Check this box if item K1 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 \$ 382,573

Capital contributed during the year \$

Current year net income (loss) \$

Other increase (decrease) (attach explanation) STMT \$ -382,573

Withdrawals and distributions \$ ( )

Ending capital account \$ 0

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

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

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

Beginning \$

Ending \$

☒ Final K-1☐ Amended K-1651123  
OMB No. 1545-0123Part III Partner's Share of Current Year Income,  
Deductions, Credits, and Other Items

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	ZZ *	STMT
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

Partner# 3

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

For calendar year 2023, or tax year

beginning

ending

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

See separate instructions.

<b>Part I Information About the Partnership</b>	
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)	
<b>Part II Information About the Partner</b>	
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 77024	
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 checked="" type="checkbox"/> 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 <input type="checkbox"/>	
J Partner's share of profit, loss, and capital (see instructions):	
Beginning	Ending
Profit 23.816722 %	23.816722 %
Loss 23.816722 %	23.816722 %
Capital 23.816722 %	23.816722 %
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:	
Beginning	Ending
Nonrecourse \$	\$
Qualified nonrecourse financing \$	\$
Recourse \$	\$
K2 Check this box if item K1 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"/>	
<b>L Partner's Capital Account Analysis</b>	
Beginning capital account \$	1,000,000
Capital contributed during the year \$	
Current year net income (loss) \$	
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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," attach statement. See instructions.	
<b>N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)</b>	
Beginning \$	
Ending \$	

☐ Final K-1

☐ Amended K-1

651123  
OMB No. 1545-0123

<b>Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items</b>			
1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	ZZ *	STMT
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			

Partner# 4

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

2023

For calendar year 2023, or tax year

beginning ending

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 ☐ 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 member  
H1 ☒ 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 (see instructions):

	Beginning	Ending
Profit	1.190839 %	1.190839 %
Loss	1.190839 %	1.190839 %
Capital	1.190839 %	1.190839 %

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	\$	\$

K2 Check this box if item K1 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	\$
Capital contributed during the year	\$ 50,000
Current year net income (loss)	\$
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	\$

☐ Final K-1☐ Amended K-1651123  
OMB No. 1545-0123Part III Partner's Share of Current Year Income,  
Deductions, Credits, and Other Items

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	19	Distributions
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)	20	Other information
9c	Unrecaptured section 1250 gain	ZZ *	STMT
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

Partner# 5

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning ending

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 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

11245 E. Thistlewood Lane  
Effingham IL 62401

G General partner or LLC member-manager ☒ Limited partner or other LLC member ☒  
H1 Domestic partner ☒ Foreign partner ☐

H2 If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Individual

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

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

	Beginning	Ending
Profit	11.908386 %	11.908386 %
Loss	11.908386 %	11.908386 %
Capital	11.908386 %	11.908386 %

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	\$	\$

K2 Check this box if item K1 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

Partner's Capital Account Analysis

Beginning capital account	\$
Capital contributed during the year	500,000
Current year net income (loss)	
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.

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

Beginning	\$
Ending	\$

Final K-1

Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	19	Distributions
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)	20	Other information
9c	Unrecaptured section 1250 gain	ZZ *	STMT
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



Partner# 6

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning

ending

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 ☐ 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 D Flatt

2116 Maidstone Cv  
Round Rock TX 78664

G ☐ General partner or LLC  
member-manager

☒ Limited partner or other LLC  
member

H1 ☒ Domestic partner

☐ Foreign partner

H2 ☐ If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Individual

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

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

Beginning

Ending

Profit	1.190839 %	1.190839 %
Loss	1.190839 %	1.190839 %
Capital	1.190839 %	1.190839 %

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	\$	\$

K2 Check this box if item K1 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	\$	
Capital contributed during the year	\$	50,000
Current year net income (loss)	\$	
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	\$

☐ Final K-1

☐ Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	ZZ *	STMT
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

Partner# 7

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

For calendar year 2023, or tax year

beginning

ending

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

See separate instructions.

<b>Part I Information About the Partnership</b>	
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)	
<b>Part II Information About the Partner</b>	
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 75009	
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? Corporation	
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 (see instructions):	
Beginning	Ending
Profit 2.381677 %	2.381677 %
Loss 2.381677 %	2.381677 %
Capital 2.381677 %	2.381677 %
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:	
Beginning	Ending
Nonrecourse \$	\$
Qualified nonrecourse financing \$	\$
Recourse \$	\$
K2 Check this box if item K1 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"/>	
<b>L Partner's Capital Account Analysis</b>	
Beginning capital account \$	
Capital contributed during the year \$	100,000
Current year net income (loss) \$	
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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," attach statement. See instructions.	
<b>N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)</b>	
Beginning \$	
Ending \$	

☐ Final K-1

☐ Amended K-1

651123  
OMB No. 1545-0123

<b>Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items</b>			
1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	ZZ *	STMT
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			

Partner# 8

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning ending

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 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 75019

G General partner or LLC member-manager Limited partner or other LLC member

H1 Domestic partner

Foreign partner

H2 If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Individual

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

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

	Beginning	Ending
Profit	11.908386 %	11.908386 %
Loss	11.908386 %	11.908386 %
Capital	11.908386 %	11.908386 %

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	\$	\$

K2 Check this box if item K1 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

Partner's Capital Account Analysis

Beginning capital account	\$
Capital contributed during the year	500,000
Current year net income (loss)	
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	\$

Final K-1

Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	19	Distributions
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)	20	Other information
9c	Unrecaptured section 1250 gain	ZZ *	STMT
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

Partner# 9

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning ending

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 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 Seungdamrong

2203 Sutton Place  
Richardson TX 75080

G General partner or LLC member-manager ☒ Limited partner or other LLC member ☒  
H1 Domestic partner ☒ Foreign partner ☐

H2 If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Individual

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

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

	Beginning	Ending
Profit	1.190839 %	1.190839 %
Loss	1.190839 %	1.190839 %
Capital	1.190839 %	1.190839 %

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	\$	\$

K2 Check this box if item K1 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

Partner's Capital Account Analysis

Beginning capital account	\$
Capital contributed during the year	50,000
Current year net income (loss)	
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	\$

Final K-1

Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	19	Distributions
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)	20	Other information
9c	Unrecaptured section 1250 gain	ZZ *	STMT
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*		

For IRS Use Only

\*See attached statement for additional information.

Partner# 10

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning ending

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 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 77479

G General partner or LLC member-manager

X Limited partner or other LLC member

H1 Domestic partner

Foreign partner

H2 If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Individual

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

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

Beginning

Ending

Profit	1.190839 %	1.190839 %
Loss	1.190839 %	1.190839 %
Capital	1.190839 %	1.190839 %

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	\$	\$

K2 Check this box if item K1 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

Partner's Capital Account Analysis

Beginning capital account	\$
Capital contributed during the year	50,000
Current year net income (loss)	
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 X If "Yes," attach statement. See instructions.

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

Beginning	\$
Ending	\$

Final K-1

Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	19	Distributions
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)	20	Other information
9c	Unrecaptured section 1250 gain	ZZ *	STMT
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

Partner# 11

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning

ending

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 ☐ 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 R Tadikamalla

1611 Briarwood Dr  
Pittsburgh

PA 15237

G ☐ General partner or LLC  
member-manager

☒ Limited partner or other LLC  
member

H1 ☒ Domestic partner

☐ Foreign partner

H2 ☐ If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Individual

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

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

Beginning

Ending

Profit	1.190839 %	1.190839 %
Loss	1.190839 %	1.190839 %
Capital	1.190839 %	1.190839 %

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	\$	\$

K2 Check this box if item K1 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	\$	
Capital contributed during the year	\$	50,000
Current year net income (loss)	\$	
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	\$

☐ Final K-1

☐ Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	ZZ *	STMT
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

Partner# 12

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning ending

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 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 Yerubandi

5100 Whisper Dr  
Parker

TX 75002

G General partner or LLC member-manager ☒ Limited partner or other LLC member ☒  
H1 Domestic partner ☒ Foreign partner ☐

H2 If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Individual

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

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

	Beginning	Ending
Profit	2.381677 %	2.381677 %
Loss	2.381677 %	2.381677 %
Capital	2.381677 %	2.381677 %

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	\$	\$

K2 Check this box if item K1 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

Partner's Capital Account Analysis

Beginning capital account	\$
Capital contributed during the year	100,000
Current year net income (loss)	
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	\$

Final K-1

Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	ZZ *	STMT
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

Partner# 13

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning ending

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 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 77478

G General partner or LLC member-manager

X Limited partner or other LLC member

H1 Domestic partner

Foreign partner

H2 If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Individual

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

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

Beginning

Ending

Profit	1.190839 %	1.190839 %
Loss	1.190839 %	1.190839 %
Capital	1.190839 %	1.190839 %

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	\$	\$

K2 Check this box if item K1 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

Partner's Capital Account Analysis

Beginning capital account	\$
Capital contributed during the year	50,000
Current year net income (loss)	
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 X If "Yes," attach statement. See instructions.

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

Beginning	\$
Ending	\$

Final K-1

Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	ZZ *	STMT
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



Partner# 14

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

For calendar year 2023, or tax year

beginning

ending

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

See separate instructions.

<b>Part I Information About the Partnership</b>	
<b>A</b> Partnership's employer identification number 87-1577072	
<b>B</b> Partnership's name, address, city, state, and ZIP code RESERVE AT HICKORY CREEK HOLDINGS LLC 9100 SOUTHWEST FWY STE 201 HOUSTON TX 77074	
<b>C</b> IRS Center where partnership filed return: e-file	
<b>D</b> <input type="checkbox"/> Check if this is a publicly traded partnership (PTP)	
<b>Part II Information About the Partner</b>	
<b>E</b> Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.) 333-68-5720	
<b>F</b> Name, address, city, state, and ZIP code for partner entered in E. See instructions. Syed Jafri 1202 Copperwood Drive Bloomfield Hills MI 48302	
<b>G</b> <input type="checkbox"/> General partner or LLC member-manager	<input checked="" type="checkbox"/> Limited partner or other LLC member
<b>H1</b> <input checked="" type="checkbox"/> Domestic partner	<input type="checkbox"/> Foreign partner
<b>H2</b> <input type="checkbox"/> If the partner is a disregarded entity (DE), enter the partner's: TIN _____ Name _____	
<b>I1</b> What type of entity is this partner? <u>Individual</u>	
<b>I2</b> If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here <input type="checkbox"/>	
<b>J</b> Partner's share of profit, loss, and capital (see instructions):	
<b>Beginning</b>	<b>Ending</b>
Profit 1.190839 %	1.190839 %
Loss 1.190839 %	1.190839 %
Capital 1.190839 %	1.190839 %
Check if decrease is due to: <input type="checkbox"/> Sale or <input type="checkbox"/> Exchange of partnership interest. See instructions.	
<b>K1</b> Partner's share of liabilities:	
<b>Beginning</b>	<b>Ending</b>
Nonrecourse \$	\$
Qualified nonrecourse financing \$	\$
Recourse \$	\$
<b>K2</b> Check this box if item K1 includes liability amounts from lower-tier partnerships <input type="checkbox"/>	
<b>K3</b> Check if any of the above liability is subject to guarantees or other payment obligations by the partner. See instructions <input type="checkbox"/>	
<b>L Partner's Capital Account Analysis</b>	
Beginning capital account \$	
Capital contributed during the year \$	50,000
Current year net income (loss) \$	
Other increase (decrease) (attach explanation) \$	
Withdrawals and distributions \$ ( )	
Ending capital account \$	50,000
<b>M</b> 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.	
<b>N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)</b>	
Beginning \$	
Ending \$	

☐ Final K-1

☐ Amended K-1

651123  
OMB No. 1545-0123

<b>Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items</b>			
1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	19	Distributions
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)	20	Other information
9c	Unrecaptured section 1250 gain	ZZ *	STMT
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			

Partner# 15

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

2023

For calendar year 2023, or tax year

beginning ending

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 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 75080

G General partner or LLC member-manager

X Limited partner or other LLC member

H1 Domestic partner

Foreign partner

H2 If the partner is a disregarded entity (DE), enter the partner's:

TIN

Name

I1 What type of entity is this partner? Individual

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

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

	Beginning	Ending
Profit	1.905342 %	1.905342 %
Loss	1.905342 %	1.905342 %
Capital	1.905342 %	1.905342 %

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	\$	\$

K2 Check this box if item K1 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

Partner's Capital Account Analysis

Beginning capital account	\$
Capital contributed during the year	80,000
Current year net income (loss)	
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 X If "Yes," attach statement. See instructions.

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

Beginning	\$
Ending	\$

Final K-1

Amended K-1

651123  
OMB No. 1545-0123

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	19	Distributions
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)	20	Other information
9c	Unrecaptured section 1250 gain	ZZ *	STMT
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

Partner# 16

Schedule K-1  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

For calendar year 2023, or tax year

beginning ending

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

See separate instructions.

<b>Part I Information About the Partnership</b>	
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)	
<b>Part II Information About the Partner</b>	
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 90045	
G <input type="checkbox"/> General partner or LLC member-manager H1 <input checked="" type="checkbox"/> Domestic partner H2 <input type="checkbox"/> If the partner is a disregarded entity (DE), enter the partner's: TIN Name	<input checked="" type="checkbox"/> Limited partner or other LLC member <input type="checkbox"/> Foreign partner
I1 What type of entity is this partner? Individual	
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 (see instructions):	
Beginning Ending	
Profit 1.190839 %	1.190839 %
Loss 1.190839 %	1.190839 %
Capital 1.190839 %	1.190839 %
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:	
Beginning Ending	
Nonrecourse \$	\$
Qualified nonrecourse financing \$	\$
Recourse \$	\$
K2 Check this box if item K1 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"/>	
<b>L Partner's Capital Account Analysis</b>	
Beginning capital account \$	
Capital contributed during the year \$	50,000
Current year net income (loss) \$	
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.	
<b>N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)</b>	
Beginning \$	
Ending \$	

☐ Final K-1

☐ Amended K-1

651123  
OMB No. 1545-0123

<b>Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items</b>			
1	Ordinary business income (loss)	14	Self-employment earnings (loss)
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	15	Credits
4a	Guaranteed payments for services		
4b	Guaranteed payments for capital	16	Schedule K-3 is attached if checked <input type="checkbox"/>
4c	Total guaranteed payments	17	Alternative minimum tax (AMT) items
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends	18	Tax-exempt income and nondeductible expenses
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	19	Distributions
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	20	Other information
10	Net section 1231 gain (loss)	ZZ *	STMT
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			

SCHEDULE M-3  
(Form 1065)

(Rev. December 2021)  
Department of the Treasury  
Internal Revenue Service

Net Income (Loss) Reconciliation  
for Certain Partnerships

▶ Attach to Form 1065.

OMB No. 1545-0123

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

Name of partnership

RESERVE AT HICKORY CREEK HOLDINGS

Employer identification number

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 22,281,295.
- 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 01/01/23 Ending 12/31/23
- 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 statement)	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	

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	21,898,722	17,700,000
b Removed on Part I, line 5		
c Removed on Part I, line 6		
d Included on Part I, line 7		

**Federal Statements****Statement 1 - Form 1065, Schedule K, Line 20c - Other Items and Amounts**

Description	Amount
Qualifies for exception to filing Schedule K-2	\$

**Statement 2 - Form 1065, Schedule L, Line 6 - Other Current Assets**

Description	Beginning of Year	End of Year
INTEREST RESERVE	\$	\$ 725,626
DUE FROM AFFILIATES		25,000
ESCROW RESERVES	2,920,401	3,544,365
Total	\$ 2,920,401	\$ 4,294,991

**Statement 3 - Form 1065, Schedule L, Line 13 - Other Assets**

Description	Beginning of Year	End of Year
LAND	\$ 12,102,715	\$ 12,102,715
CONSTRUCTION IN PROGRESS	2,338,752	5,500,984
Total	\$ 14,441,467	\$ 17,603,699

**Statement 4 - Form 1065, Schedule L, Line 17 - Other Current Liabilities**

Description	Beginning of Year	End of Year
Due To Affiliates	\$ 856,583	\$
LOAN PAYABLE - SALES STREET		
RETAINAGE - STERMER	32,796	
Total	\$ 889,379	\$ 0

**Statement 5 - Form 1065, Schedule M-2, Line 7 - Other Decreases**

Description	Amount
Conversion of equity to debt for sales street capital	\$ 382,573
Total	\$ 382,573

87-1577072

**Federal Statements**  
**MSC DGW LLC**  
**87-1628160**

**Schedule K-1, Line 20ZZ - Additional Other Information**

Description

Schedule K-3 will not be distributed to you unless requested

Federal Statements  
SALES STREET CAPITAL LLC  
84-4432948

Schedule K-1, Item L - Other Increases (Decreases)

Description	Amount
Conversion of equity to debt for sales street capital	\$ -382,573
Total	\$ -382,573

Schedule K-1, Line 20ZZ - Additional Other Information

Description
Schedule K-3 will not be distributed to you unless requested

87-1577072

**Federal Statements**  
**RSFM WEALTH LLC**  
**82-5389501**

**Schedule K-1, Line 20ZZ - Additional Other Information**

Description

---

Schedule K-3 will not be distributed to you unless requested



87-1577072

**Federal Statements**  
**Amor Khachemoune LLC**  
**86-2946587**

**Schedule K-1, Line 20ZZ - Additional Other Information**

Description

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Schedule K-3 will not be distributed to you unless requested

87-1577072

## Federal Statements

Brian F Wick

217-40-9412

### Schedule K-1, Line 20ZZ - Additional Other Information

#### Description

Schedule K-3 will not be distributed to you unless requested

87-1577072

## Federal Statements

Richard D Flatt

462-69-5572

### Schedule K-1, Line 20ZZ - Additional Other Information

#### Description

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Schedule K-3 will not be distributed to you unless requested

87-1577072

**Federal Statements**  
**GIMS Properties LLC**  
**88-1665159**

**Schedule K-1, Line 20ZZ - Additional Other Information**

Description

---

Schedule K-3 will not be distributed to you unless requested

87-1577072

**Federal Statements**  
**Hickory Creek VR1 Investments LLC**  
**93-3808593**

**Schedule K-1, Line 20ZZ - Additional Other Information**

Description

Schedule K-3 will not be distributed to you unless requested

87-1577072

**Federal Statements**  
**Jason Seungdamrong**  
**325-70-1850**

**Schedule K-1, Line 20ZZ - Additional Other Information**

Description

---

Schedule K-3 will not be distributed to you unless requested

**Federal Statements**  
**Jibin Luke**  
**644-12-8521**

**Schedule K-1, Line 20ZZ - Additional Other Information**

Description

Schedule K-3 will not be distributed to you unless requested

87-1577072

**Federal Statements**

**Raghu R Tadikamalla**

**184-64-2775**

**Schedule K-1, Line 20ZZ - Additional Other Information**

Description

Schedule K-3 will not be distributed to you unless requested



87-1577072

## Federal Statements

Siva Yerubandi

541-61-2344

### Schedule K-1, Line 20ZZ - Additional Other Information

#### Description

Schedule K-3 will not be distributed to you unless requested

87-1577072

**Federal Statements**

**Sundream LLC**

**84-4543608**

**Schedule K-1, Line 20ZZ - Additional Other Information**

Description

Schedule K-3 will not be distributed to you unless requested

87-1577072

## Federal Statements

Syed Jafri  
333-68-5720

### Schedule K-1, Line 20ZZ - Additional Other Information

#### Description

---

Schedule K-3 will not be distributed to you unless requested

87-1577072

## Federal Statements

Vimon Seriburi

639-24-1157

### Schedule K-1, Line 20ZZ - Additional Other Information

#### Description

Schedule K-3 will not be distributed to you unless requested

87-1577072

## Federal Statements

Yisrael Weiss

482-02-4285

### Schedule K-1, Line 20ZZ - Additional Other Information

#### Description

---

Schedule K-3 will not be distributed to you unless requested

Schedule M-2, Tax-based Capital Income (Loss) Worksheet		2023
Form 1065	For calendar year 2023, or tax year beginning , and ending	
Partnership Name RESERVE AT HICKORY CREEK HOLDINGS		Employer Identification Number 87-1577072

1

Net income (loss) per return (Form 1065, Page 5, Analysis of Net Income (Loss))

2

Income recorded on books this year not included on return

a

Tax-exempt interest

b

Other tax-exempt income

c

Total tax-exempt income

3

Expenses recorded on books this year not on return

a

Meals

b

Entertainment

c

Tax credit adjustment

d

Rent personal use expenses

e

Conservation expenses

f

Lease inclusion

g

Other nondeductible expenses

h

Total nondeductible expenses

4

Net income (loss) per books (Schedule M-2, line 3)

5

Increase (decrease) adjustments to return income (loss)

a

Section 743b negative adjustments

b

Section 743b positive adjustments

c

Guaranteed payments (other than health insurance)

d

Net other increases (decreases) adjustments

6

Net tax-based capital net income (loss) (Schedule K-1, Current year income (loss))

Adjusted Total Assets Worksheet		2023
Schedule <b>M-3</b>	For calendar year 2023, or tax year beginning , and ending	
Partnership Name		Employer Identification Number
RESERVE AT HICKORY CREEK HOLDINGS		87-1577072
1. Total assets at the end of the tax year from Schedule L, line 14, column (d) .....	1	21,898,722
2a. Cash distributions from Schedule M-2, line 6a (shown as a positive amount) .....	2a	
b. Property distributions from Schedule M-2, line 6b (shown as a positive amount) .....	2b	
3. Loss reported on Schedule M-2, line 3 (shown as a positive amount) .....	3	
4. Positive adjustments from Schedule M-2, line 7 .....	4	382,573
5. Negative adjustments from Schedule M-2, line 4 (shown as a positive amount) .....	5	
6. Add lines 1 through 5 .....	6	22,281,295
7. Combined total liabilities (recourse and nonrecourse) on all Schedules K-1 (Form 1065), Part II, Item K .....	7	17,700,000
8. Adjusted Total Assets (the greater of line 6 or line 7) .....	8	22,281,295

<b>Schedule K-1 Summary Worksheet</b>		<b>2023</b>
Form <b>1065</b>	For calendar year 2023, or tax year beginning _____, and ending _____	

Partnership Name  RESERVE AT HICKORY CREEK HOLDINGS	Employer Identification Number  87-1577072
---	--

	Partner Name	SSN/EIN
Column A	MSC DGW LLC	87-1628160
Column B	SALES STREET CAPITAL LLC	84-4432948
Column C	RSFM WEALTH LLC	82-5389501
Column D	Amor Khachemoune LLC	86-2946587

Schedule K Items	Column A	Column B	Column C	Column D	Subtotal
1 Ordinary income					
2 Net income-rent					
3c Net inc-oth rent					
4a Guar pmts services					
4b Guar pmts capital					
5 Interest income					
6a Ordinary dividends					
6b Qual dividends					
6c Dividend equivalents					
7 Royalties					
8 Net ST capital gain					
9a Net LT capital gain					
9b Collectibles 28% gain					
9c Unrecap sec 1250					
10 Net sec 1231 gain					
11 Other income					
12 Sec 179 deduction					
13a Cash contributions					
13b Noncash contribs					
13c Invest interest exp					
13d Sec 59(e)(2) exp					
13e Other deductions					
14a Net SE earnings					
14b Gross farming inc					
14c Gross nonfarm inc					
15a Low-inc house 42j5					
15b Low-inc house other					
15c Qual rehab exp					
15d Rental RE credits					
15e Other rental credits					
15f Other credits					
17a Depr adjustment					
17b Adj gain or loss					
17c Depletion					
17d Inc-oil/gas/geoth					
17e Ded-oil/gas/geoth					
17f Other AMT items					
18a Tax-exempt int					
18b Other tax-exempt					
18c Nonded expense					
19a Cash distributions					
19b Property distributions					
20a Invest income					
20b Invest expense					
21 Total foreign taxes					



## Schedule K-1 Summary Worksheet

Form **1065****2023**

For calendar year 2023, or tax year beginning , and ending

Partnership Name

Employer Identification Number

RESERVE AT HICKORY CREEK HOLDINGS

87-1577072

Partner Name

SSN/EIN

Column A	Brian F Wick	217-40-9412
Column B	Richard D Flatt	462-69-5572
Column C	GIMS Properties LLC	88-1665159
Column D	Hickory Creek VR1 Investments LLC	93-3808593

Schedule K Items	Column A	Column B	Column C	Column D	Subtotal
1 Ordinary income					
2 Net income-rent					
3c Net inc-oth rent					
4a Guar pmts services					
4b Guar pmts capital					
5 Interest income					
6a Ordinary dividends					
6b Qual dividends					
6c Dividend equivalents					
7 Royalties					
8 Net ST capital gain					
9a Net LT capital gain					
9b Collectibles 28% gain					
9c Unrecap sec 1250					
10 Net sec 1231 gain					
11 Other income					
12 Sec 179 deduction					
13a Cash contributions					
13b Noncash contribs					
13c Invest interest exp					
13d Sec 59(e)(2) exp					
13e Other deductions					
14a Net SE earnings					
14b Gross farming inc					
14c Gross nonfarm inc					
15a Low-inc house 42j5					
15b Low-inc house other					
15c Qual rehab exp					
15d Rental RE credits					
15e Other rental credits					
15f Other credits					
17a Depr adjustment					
17b Adj gain or loss					
17c Depletion					
17d Inc-oil/gas/geoth					
17e Ded-oil/gas/geoth					
17f Other AMT items					
18a Tax-exempt int					
18b Other tax-exempt					
18c Nonded expense					
19a Cash distributions					
19b Property distributions					
20a Invest income					
20b Invest expense					
21 Total foreign taxes					

# Schedule K-1 Summary Worksheet

Form **1065**

For calendar year 2023, or tax year beginning , and ending

**2023**

Partnership Name

Employer Identification Number

RESERVE AT HICKORY CREEK HOLDINGS

87-1577072

	Partner Name	SSN/EIN
Column A	Jason Seungdamrong	325-70-1850
Column B	Jibin Luke	644-12-8521
Column C	Raghu R Tadikamalla	184-64-2775
Column D	Siva Yerubandi	541-61-2344

Schedule K Items	Column A	Column B	Column C	Column D	Subtotal
1 Ordinary income					
2 Net income-rent					
3c Net inc-oth rent					
4a Guar pmts services					
4b Guar pmts capital					
5 Interest income					
6a Ordinary dividends					
6b Qual dividends					
6c Dividend equivalents					
7 Royalties					
8 Net ST capital gain					
9a Net LT capital gain					
9b Collectibles 28% gain					
9c Unrecap sec 1250					
10 Net sec 1231 gain					
11 Other income					
12 Sec 179 deduction					
13a Cash contributions					
13b Noncash contribs					
13c Invest interest exp					
13d Sec 59(e)(2) exp					
13e Other deductions					
14a Net SE earnings					
14b Gross farming inc					
14c Gross nonfarm inc					
15a Low-inc house 42j5					
15b Low-inc house other					
15c Qual rehab exp					
15d Rental RE credits					
15e Other rental credits					
15f Other credits					
17a Depr adjustment					
17b Adj gain or loss					
17c Depletion					
17d Inc-oil/gas/geoth					
17e Ded-oil/gas/geoth					
17f Other AMT items					
18a Tax-exempt int					
18b Other tax-exempt					
18c Nonded expense					
19a Cash distributions					
19b Property distributions					
20a Invest income					
20b Invest expense					
21 Total foreign taxes					

## Schedule K-1 Summary Worksheet

Form **1065**

For calendar year 2023, or tax year beginning , and ending

**2023**

Partnership Name

Employer Identification Number

RESERVE AT HICKORY CREEK HOLDINGS

87-1577072

Partner Name

SSN/EIN

Column A	Sundream LLC	84-4543608
Column B	Syed Jafri	333-68-5720
Column C	Vimon Seriburi	639-24-1157
Column D	Yisrael Weiss	482-02-4285

Schedule K Items	Column A	Column B	Column C	Column D	Sch K Total
1 Ordinary income					
2 Net income-rent					
3c Net inc-oth rent					
4a Guar pmts services					
4b Guar pmts capital					
5 Interest income					
6a Ordinary dividends					
6b Qual dividends					
6c Dividend equivalents					
7 Royalties					
8 Net ST capital gain					
9a Net LT capital gain					
9b Collectibles 28% gain					
9c Unrecap sec 1250					
10 Net sec 1231 gain					
11 Other income					
12 Sec 179 deduction					
13a Cash contributions					
13b Noncash contribs					
13c Invest interest exp					
13d Sec 59(e)(2) exp					
13e Other deductions					
14a Net SE earnings					
14b Gross farming inc					
14c Gross nonfarm inc					
15a Low-inc house 42j5					
15b Low-inc house other					
15c Qual rehab exp					
15d Rental RE credits					
15e Other rental credits					
15f Other credits					
17a Depr adjustment					
17b Adj gain or loss					
17c Depletion					
17d Inc-oil/gas/geoth					
17e Ded-oil/gas/geoth					
17f Other AMT items					
18a Tax-exempt int					
18b Other tax-exempt					
18c Nonded expense					
19a Cash distributions					
19b Property distributions					
20a Invest income					
20b Invest expense					
21 Total foreign taxes					

Form <b>1065</b>	<b>Schedule K-1 Percentages Summary Worksheet</b> For calendar year 2023, or tax year beginning _____, and ending _____	<b>2023</b>
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Partnership Name  RESERVE AT HICKORY CREEK HOLDINGS	Employer Identification Number  87-1577072
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Partner Number	Partner Name	Profit		Loss		Capital	
		Beginning	Ending	Beginning	Ending	Beginning	Ending
1	MSC DGW LLC	36.171098	36.171098	36.171098	36.171098	36.171098	36.171098
2	SALES STREET CAPITAL LLC	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
3	RSFM WEALTH LLC	23.816722	23.816722	23.816722	23.816722	23.816722	23.816722
4	Amor Khachemoune LLC	1.190839	1.190839	1.190839	1.190839	1.190839	1.190839
5	Brian F Wick	11.908386	11.908386	11.908386	11.908386	11.908386	11.908386
6	Richard D Flatt	1.190839	1.190839	1.190839	1.190839	1.190839	1.190839
7	GIMS Properties LLC	2.381677	2.381677	2.381677	2.381677	2.381677	2.381677
8	Hickory Creek VR1 Investments LLC	11.908386	11.908386	11.908386	11.908386	11.908386	11.908386
9	Jason Seungdamrong	1.190839	1.190839	1.190839	1.190839	1.190839	1.190839
10	Jibin Luke	1.190839	1.190839	1.190839	1.190839	1.190839	1.190839
11	Raghu R Tadikamalla	1.190839	1.190839	1.190839	1.190839	1.190839	1.190839
12	Siva Yerubandi	2.381677	2.381677	2.381677	2.381677	2.381677	2.381677
13	Sundream LLC	1.190839	1.190839	1.190839	1.190839	1.190839	1.190839
14	Syed Jafri	1.190839	1.190839	1.190839	1.190839	1.190839	1.190839
15	Vimon Seriburi	1.905342	1.905342	1.905342	1.905342	1.905342	1.905342
16	Yisrael Weiss	1.190839	1.190839	1.190839	1.190839	1.190839	1.190839

Form <b>1065</b>	<b>Reconciliation of Partners' Capital Accounts Worksheet</b> For calendar year 2023, or tax year beginning _____, and ending _____	<b>2023</b>
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Partnership Name  RESERVE AT HICKORY CREEK HOLDINGS	Employer Identification Number  87-1577072
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Partner Number	Partner Name	Beginning Capital	Capital Contributed	Current Year Net Income (Loss)	Increases & Decreases	Withdrawals & Distributions	Ending Capital
1	MSC DGW LLC	390,000	1,128,722	0	0	0	1,518,722
2	SALES STREET CAPITAL LLC	382,573	0	0	-382,573	0	0
3	RSFM WEALTH LLC	1,000,000	0	0	0	0	1,000,000
4	Amor Khachemoune LLC	0	50,000	0	0	0	50,000
5	Brian F Wick	0	500,000	0	0	0	500,000
6	Richard D Flatt	0	50,000	0	0	0	50,000
7	GIMS Properties LLC	0	100,000	0	0	0	100,000
8	Hickory Creek VR1 Investments LLC	0	500,000	0	0	0	500,000
9	Jason Seungdamrong	0	50,000	0	0	0	50,000
10	Jibin Luke	0	50,000	0	0	0	50,000
11	Raghu R Tadikamalla	0	50,000	0	0	0	50,000
12	Siva Yerubandi	0	100,000	0	0	0	100,000
13	Sundream LLC	0	50,000	0	0	0	50,000
14	Syed Jafri	0	50,000	0	0	0	50,000
15	Vimon Seriburi	0	80,000	0	0	0	80,000
16	Yisrael Weiss	0	50,000	0	0	0	50,000

Total this page	<u>1,772,573</u>	<u>2,808,722</u>	<u>0</u>	<u>-382,573</u>	<u>0</u>	<u>4,198,722</u>
Total all pages	<u>1,772,573</u>	<u>2,808,722</u>	<u>0</u>	<u>-382,573</u>	<u>0</u>	<u>4,198,722</u>

**Federal Statements****Form 1065, Schedule L, Line 1 - Cash**

<u>Description</u>	<u>Beginning of Year</u>	<u>End of Year</u>
	\$ 84	\$ 31
Rounding Adjustment		1
Total	\$ 84	\$ 32

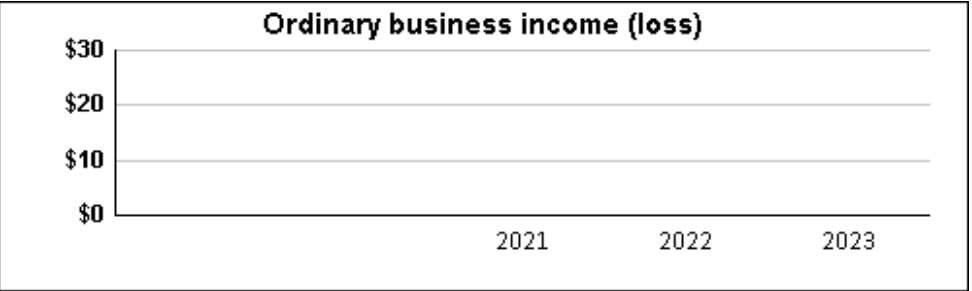
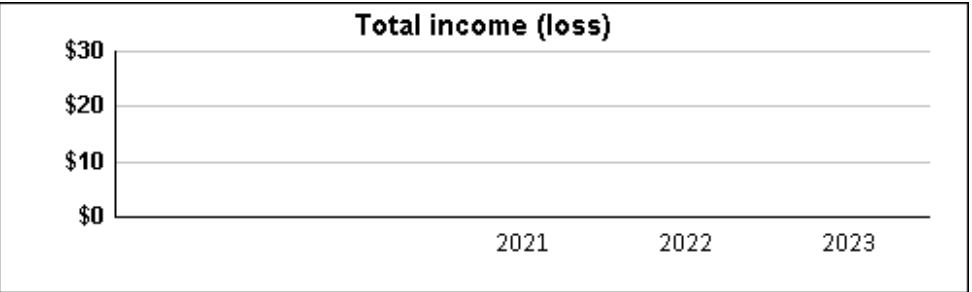
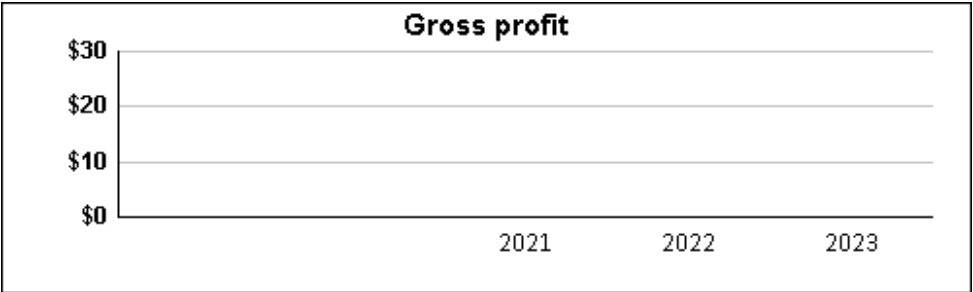
**Form 1065, Schedule L, Line 19b - Mortgage, Notes, Bonds Payable in 1 Yr or More**

<u>Description</u>	<u>Beginning of Year</u>	<u>End of Year</u>
LOAN PAYABLE - CITIZENS 1ST	\$ 7,200,000	\$ 7,200,000
LOAN PAYABLE - RENTAL PROPERT	4,000,000	0
LOAN PAYABLE - CITIZENS 1ST	3,500,000	3,500,000
LOAN PAYABLE - SALES STREET C		7,000,000
Total	\$ 14,700,000	\$ 17,700,000

Partnership Name  
RESERVE AT HICKORY CREEK HOLDINGS

Employer Identification Number  
87-1577072

			2021	2022	2023
Net gross receipts .....					
Cost of goods sold .....					
Gross profit .....					
Gross profit percentage .....					
Other trade or business income (loss) .....					
Total income (loss) .....					
Salaries and wages .....					
Guaranteed payments to partners .....					
Bad debts .....					
Rent .....					
Taxes and licenses .....					
Interest .....					
Depreciation .....					
Other trade or business deductions .....					
Total deductions .....					
Ordinary business income (loss) .....					



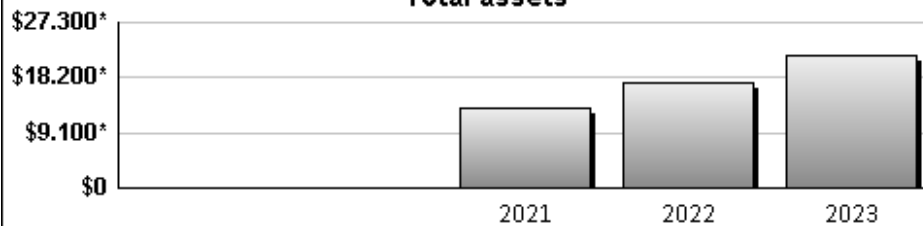
Partnership Name

Employer Identification Number

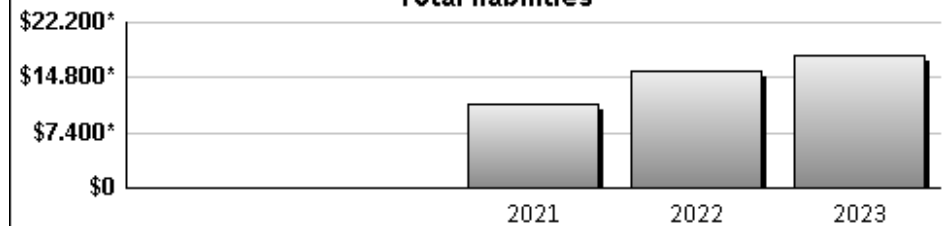
RESERVE AT HICKORY CREEK HOLDINGS

87-1577072

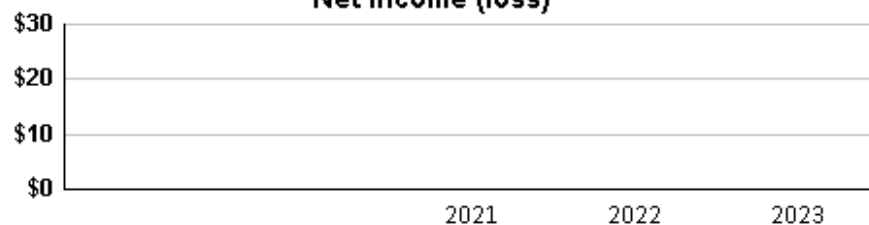
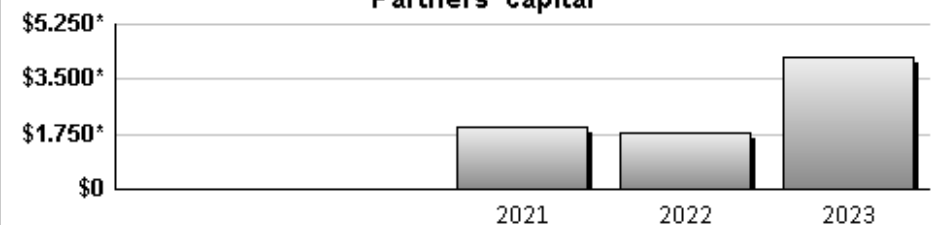
			2021	2022	2023
Ordinary business income (loss) .....					
Net rental real estate income (loss) .....					
Other net rental income (loss) .....					
Guaranteed payments .....					
Interest, dividends, and royalties .....					
Total capital gain (loss) .....					
Net section 1231 gain (loss) .....					
Other income (loss) .....					
Section 179 deduction .....					
Contributions .....					
Other Schedule K deductions .....					
Total foreign taxes .....					
<b>Net income (loss)</b> .....					
Schedule L, Total assets .....			13,117,543	17,361,952	21,898,722
Schedule L, Total liabilities .....			11,160,043	15,589,379	17,700,000
Schedule M-2, Capital contributed .....			1,957,500	1,342,500	2,808,722
Schedule M-2, Net income per books .....					
Schedule M-2, Distributions .....				1,527,427	
Schedule M-2, Ending partners' capital .....			1,957,500	1,772,573	4,198,722

**Total assets**

\* in millions

**Total liabilities**

\* in millions

**Net income (loss)****Partners' capital**

\* in millions