

CELINA STATION LP  
826 MANGO CT  
COPPELL, TX 75019

VICHARNA LLC  
12532 HONEYFLOWER DR  
FRISCO, TX 75035

Dear Partner:

Attached is your copy of the 2020 Partnership Form 1065 Schedule K-1. This schedule summarizes your information from the partnership. This information has been provided to the Internal Revenue Service with the U.S. Partnership Return of Income, Form 1065.

The information provided on this schedule should be entered on your tax return, in accordance with the instructions in Schedule K-1, page 2. If your return will be prepared by your accountant or attorney, you should provide a copy of this schedule to the preparer with your other tax information.

We thank you for the opportunity to serve you.

Very truly yours,

CELINA STATION LP

**Schedule K-1  
(Form 1065)**

Department of the Treasury  
Internal Revenue Service

**2020**

For calendar year 2020, or tax year

Final K-1

Amended K-1

OMB No. 1545-0123

beginning 10/19/2020

ending 12/31/2020

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

▶ See separate instructions.

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

**Part I Information About the Partnership**

**A** Partnership's employer identification number  
85-3610882

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

**CELINA STATION LP**  
**826 MANGO CT**  
**COPPELL, TX 75019**

**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.)  
84-2458452

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

**VICHARNA LLC**  
**12532 HONEYFLOWER DR**  
**FRISCO, TX 75035**

**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? CORPORATION

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

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

	Beginning	Ending
Profit	0.4210526 %	0.4210526 %
Loss	0.4210526 %	0.4210526 %
Capital	0.4210526 %	0.4210526 %

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

**K** Partner's share of liabilities:

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

Check this box if Item K includes liability amounts from lower tier partnerships.

**L Partner's Capital Account Analysis**

**SEE STATEMENT**

Beginning capital account	\$	
Capital contributed during the year	\$	50,000.
Current year net income (loss)	\$	-163.
Other increase (decrease) (attach explanation)	\$	
Withdrawals & distributions	\$	( )
Ending capital account	\$	49,837.

**M** Did the partner contribute property with a built-in gain or loss?  
 Yes  No If "Yes," attach statement. See instructions.

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

Beginning	\$	
Ending	\$	

<b>1</b> Ordinary business income (loss)	0.	<b>15</b> Credits
<b>2</b> Net rental real estate income (loss)		<b>16</b> Foreign transactions
<b>3</b> Other net rental income (loss)		
<b>4a</b> Guaranteed payments for services		
<b>4b</b> Guaranteed payments for capital		
<b>4c</b> Total guaranteed payments		
<b>5</b> Interest income		<b>17</b> Alternative min tax (AMT) items
<b>6a</b> Ordinary dividends		<b>18</b> Tax-exempt income and nondeductible expenses
<b>6b</b> Qualified dividends		
<b>6c</b> Dividend equivalents		
<b>7</b> Royalties		<b>19</b> Distributions
<b>8</b> Net short-term capital gain (loss)		<b>20</b> Other information
<b>9a</b> Net long-term capital gain (loss)		<b>A</b> 3.
<b>9b</b> Collectibles (28%) gain (loss)		
<b>9c</b> Unrecaptured section 1250 gain		
<b>10</b> Net section 1231 gain (loss)		
<b>11</b> Other income (loss)		
<b>A*</b>	3.	
<b>12</b> Section 179 deduction		
<b>13</b> Other deductions		
<b>H</b>	165.	
<b>W*</b>	1.	
<b>14</b> Self-employment earnings (loss)		
<b>21</b>	<input type="checkbox"/> More than one activity for at-risk purposes*	
<b>22</b>	<input type="checkbox"/> More than one activity for passive activity purposes*	

\*See attached statement for additional information.

For IRS Use Only

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SCHEDULE K-1                    OTHER PORTFOLIO INCOME, BOX 11, CODE A

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DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
AG LEASE INCOME		3.
TOTAL TO SCHEDULE K-1, BOX 11, CODE A		3.

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SCHEDULE K-1                    OTHER DEDUCTIONS, BOX 13, CODE W

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DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
INVESTMENT EXPENSES - PORTFOLIO		1.
TOTAL TO SCHEDULE K-1, BOX 13, CODE W		1.

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SCHEDULE K-1                    CURRENT YEAR NET INCOME (LOSS) AND  
   OTHER INCREASES(DECREASES)

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DESCRIPTION	AMOUNT	TOTALS
OTHER PORTFOLIO INCOME	3.	
SCHEDULE K-1 INCOME SUBTOTAL		3.
INTEREST EXPENSE ON INVESTMENT DEBTS	-165.	
OTHER DEDUCTIONS	-1.	
SCHEDULE K-1 DEDUCTIONS SUBTOTAL		-166.
NET INCOME (LOSS) PER SCHEDULE K-1		-163.

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SCHEDULE K-1                    ITEM L. PARTNER'S CAPITAL ACCOUNT ANALYSIS

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BEGINNING CAPITAL ACCOUNT METHOD USED - TAX BASIS

## List of Codes Used in Schedule K-1 (Form 1065)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	
Passive loss	See page 8
Passive income	Schedule E (Form 1040), line 28, column (h)
Nonpassive loss	See page 8
Nonpassive income	Schedule E (Form 1040), line 28, column (k)
2. Net rental real estate income (loss)	See page 8
3. Other net rental income (loss)	
Net income	Schedule E (Form 1040), line 28, column (h)
Net loss	See Instructions for Form 8582
4a. Guaranteed payment Services	See instructions for Schedule E (Form 1040)
4b. Guaranteed payment Capital	See instructions for Schedule E (Form 1040)
4c. Guaranteed payment Total	See page 8
5. Interest income	Form 1040 or 1040-SR, line 2b
6a. Ordinary dividends	Form 1040 or 1040-SR, line 3b
6b. Qualified dividends	Form 1040 or 1040-SR, line 3a
6c. Dividend equivalents	See page 9
7. Royalties	Schedule E (Form 1040), line 4
8. Net short-term capital gain (loss)	Schedule D (Form 1040), line 5
9a. Net long-term capital gain (loss)	Schedule D (Form 1040), line 12
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)
9c. Unrecaptured section 1250 gain	See page 9
10. Net section 1231 gain (loss)	See page 9
11. Other income (loss)	
Code A. Other portfolio income (loss)	See page 9
Code B. Involuntary conversions	See page 9
Code C. Section 1256 contracts & straddles	Form 6781, line 1
Code D. Mining exploration costs recapture	See Pub. 535
Code E. Cancellation of debt	See page 9
Code F. Section 743(b) positive adjustments	See page 10
Code G. Section 965 inclusion	See page 10
Code H. Income under subpart F (other than inclusions under section 951A)	See page 10
Code I. Other income (loss)	See page 10
12. Section 179 deduction	See page 11
13. Other deductions	
Code A. Cash contributions (60%)	See page 11
Code B. Cash contributions (30%)	See page 11
Code C. Noncash contributions (50%)	See page 11
Code D. Noncash contributions (30%)	See page 11
Code E. Capital gain property to a 50% organization (30%)	See page 11
Code F. Capital gain property (20%)	See page 11
Code G. Contributions (100%)	See page 11
Code H. Investment interest expense	Form 4952, line 1
Code I. Deductions - royalty income	Schedule E (Form 1040), line 19
Code J. Section 59(e)(2) expenditures	See page 12
Code K. Excess business interest expense	See page 12
Code L. Deductions - portfolio (other)	Schedule A, line 16
Code M. Amounts paid for medical insurance	Schedule A, line 1, or Schedule 1 (Form 1040), line 16
Code N. Educational assistance benefits	See page 12
Code O. Dependent care benefits	Form 2441, line 12
Code P. Preproductive period expenses See the Partner's Instructions	See page 12
Code Q. Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions
Code R. Pensions and IRAs	See page 12
Code S. Reforestation expense deduction	See page 12
Codes T through U. Reserved for future use	
Code V. Section 743(b) negative adjustments	See page 12
Code W. Other deductions	See page 12
Code X. Section 965(c) deduction	See page 13
Code 14. Self-employment earnings (loss)	
Note. If you have a section 179 deduction or any partner-level deductions, see page 13 before completing Schedule SE (Form 1040).	
Code A. Net earnings (loss) from self-employment	Schedule SE (Form 1040)
Code B. Gross farming or fishing income	See page 13
Code C. Gross non-farm income	See page 13

## List of Codes Used In Schedule K-1 (Form 1065) (continued)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
<b>15. Credits</b>	
Code A. Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See page 13
Code B. Low-income housing credit (other) from pre-2008 buildings	See page 13
Code C. Low-income housing credit (section 42(j)(5)) from post-2007 buildings	See page 13
Code D. Low-income housing credit (other) from post-2007 buildings	See page 13
Code E. Qualified rehabilitation expenditures (rental real estate)	See page 13
Code F. Other rental real estate credits	See page 14
Code G. Other rental credits }See the Partner's Instructions	See page 14
Code H. Undistributed capital gains credit	Schedule 3 (Form 1040), line 12, box a
Code I. Biofuel producer credit	See page 14
Code J. Work opportunity credit	See page 14
Code K. Disabled access credit	See page 14
Code L. Empowerment zone employment credit	See page 14
Code M. Credit for increasing research activities	See page 14
Code N. Credit for employer social security and Medicare taxes	See page 14
Code O Backup withholding	See page 14
Code P Other credits	See page 14
<b>16. Foreign transactions</b>	
Code A. Name of country or U.S. possession	Form 1116, Part I
Code B. Gross income from all sources	Form 1116, Part I
Code C. Gross income sourced at partner level	Form 1116, Part I
Foreign gross income sourced at partnership level	
Code D. Reserved for future use	
Code E. Foreign branch category	Form 1116, Part I
Code F. Passive category	Form 1116, Part I
Code G. General category	Form 1116, Part I
Code H. Other	Form 1116, Part I
Deductions allocated and apportioned at partner level	
Code I. Interest expense	Form 1116, Part I
Code J. Other	Form 1116, Part I
Deductions allocated and apportioned at partnership level to foreign source income	
Code K. Reserved for future use	
Code L. Foreign branch category	Form 1116, Part I
Code M. Passive category	Form 1116, Part I
Code N. General category	Form 1116, Part I
Code O. Other	Form 1116, Part I
Other information	
Code P. Total foreign taxes paid	Form 1116, Part II
Code Q. Total foreign taxes accrued	Form 1116, Part II
Code R. Reduction in taxes available for credit	Form 1116, line 12
Code S. Foreign trading gross receipts	Form 8873
Code T. Extraterritorial income exclusion	Form 8873
Codes U and V. Reserved for future use	
Code W. Section 965 information	See page 15
Code X. Other foreign transactions	See page 15
Codes Y and Z. Reserved for future use	
Code AA. Gross receipts per Regulations 1.59A-7(e)(2)-current year	
Code AB. Gross receipts per Regulations 1.59A-7(e)(2)-first preceding year	
Code AC. Gross receipts per Regulations 1.59A-7(e)(2)-second preceding year	

## List of Codes Used in Schedule K-1 (Form 1065) (continued)

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
16. Foreign transactions (continued)	
Code AD. Gross receipts per Regulations 1.59A-7(e)(2)-third preceding year	
Code AE. Base erosion tax benefits from base erosion tax payments per Regulations 1.59A-7(d).	
Code AF. Amounts included in the denominator of the base erosion percentage per Regulations 1.59A-2(e)(3)(i)	
Code AG. Section 951A (GILTI) information	
Code AH. Foreign-derived intangible income (FDII) information	
Code AI. Section 864(c)(8) foreign partner's distributive share of the deemed sale items on transfer of partnership interest	
17. Alternative minimum tax (AMT) items	
Code A. Post-1986 depreciation adjustment	See Instructions for Form 6251
Code B. Adjusted gain or loss	See Instructions for Form 6251
Code C. Depletion (other than oil & gas)	See Instructions for Form 6251
Code D. Oil, gas, and geothermal - gross income	See Instructions for Form 6251
Code E. Oil, gas, and geothermal - deductions	See Instructions for Form 6251
Code F. Other AMT items	See Instructions for Form 6251
18. Tax-exempt income and nondeductible expenses	
Code A. Tax-exempt interest income	Form 1040 or 1040-SR, line 2a
Code B. Other tax-exempt income	See page 15
Code C. Nondeductible expenses	See page 15
19. Distributions	
Code A. Cash and marketable securities	See page 15
Code B. Distribution subject to section 737	See page 16
Code C. Other property	See page 16
20. Other information	
Code A. Investment income	Form 4952, line 4a
Code B. Investment expenses	Form 4952, line 5
Code C. Fuel tax credit information	Form 4136
Code D. Qualified rehabilitation expenditures (other than rental real estate)	See page 16
Code E. Basis of energy property	See page 16
Code F. Recapture of low-income housing credit for section 42(j)(5) partnerships	See page 16
Code G. Recapture of low-income housing credit for other partnerships	See page 16
Code H. Recapture of investment credit	See Form 4255
Code I. Recapture of other credits	See page 16
Code J. Look-back interest-completed long-term contracts	See Form 8697
Code K. Look-back interest-income forecast method	See Form 8866
Code L. Dispositions of property with section 179 deductions	See page 17
Code M. Recapture of section 179 deduction	See page 17
Code N. Business interest expense (information item)	See page 17
Code O. Section 453(l)(3) information	Sch. 2 (Form 1040), line 8
Code P. Section 453A(c) information	Sch. 2 (Form 1040), line 8
Code Q. Section 1260(b) information	Sch. 2 (Form 1040), line 8
Code R. Interest allocable to production expenditures	See Regulations sections 1.263A-8 through -15
Code S. Capital construction fund (CCF) nonqualified withdrawals	Sch. 2 (Form 1040), line 10
Code T. Depletion deduction	See Pub. 535
Code U. Reserved for future use	
Code V. Unrelated business taxable income	See page 18

**List of Codes Used in Schedule K-1 (Form 1065) (continued)**

Box Number / Item	Where to report or where to find further reporting information. Page numbers refer to this instruction.
20. Other information (continued)	
Code W. Precontribution gain (loss)	Form 8949 and/or Schedule D (Form 1040); or Form 4797
Code Y. Net investment income	See Instructions for Form 8960
Code Z. Section 199A information	Form 8995 or Form 8995-A
Code AA. Section 704(c) information	See page 18
Code AB. Section 751 gain (loss)	See page 18
Code AC. Section 1(h)(5) gain (loss)	See page 19
Code AD. Deemed section 1250 unrecaptured gain	See page 19
Code AE. Excess taxable income	See Instructions for Form 8990
Code AF. Excess business interest income	See page 19
Code AG. Gross receipts for section 448(c)	See page 19
Code AH. Other information	See page 19