

Francis, Kingsley & Associates, P.C.
1225 Johnson Ferry Rd Bldg 400
Marietta, GA 30068-2770

Samir Soni
1410 S. Clark Blvd., #1100
Clarksville, IN 47129
| | | | | | | | | | | | | | | | | | | | | |

Francis, Kingsley & Associates, P.C.
1225 Johnson Ferry Rd Bldg 400
Marietta, GA 30068-2770
770-579-0999

March 7, 2023

CONFIDENTIAL

Samir Soni
1410 S. Clark Blvd., #1100
Clarksville, IN 47129

Dear Partner:

We have prepared the enclosed copy of your Schedule K-1 for The Clarks Landing Fund I, LP limited liability company. It contains your share of the limited liability company's items of income/loss, deductions, credits, and other information for the limited liability company's tax year ended December 31, 2022. These items are to be reported on your federal income tax return; therefore, this schedule should be retained with your tax records and documentation.

Also enclosed is state K-1 information, if applicable. This information should also be retained with your tax records and documentation.

Also enclosed is your basis information. This information consists of your basis in the limited liability company and, if applicable, your share of any suspended or disallowed losses. Retain this information with your tax records; it may be needed to complete your federal income tax return.

If you have any questions, or if we can be of assistance in any way, please call.

Sincerely,

Francis, Kingsley & Associates, P.C.

Partner# 40

2022

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning [] ending []

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

See separate instructions.

Final K-1 Amended K-1

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

1	Ordinary business income (loss)	14	Self-employment earnings (loss)
	-8,324		
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		
	12,074		
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)	A	3,750
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	A	12,074
10	Net section 1231 gain (loss)	Z*	STMT
11	Other income (loss)	AG*	STMT
		AH*	STMT
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

Part I Information About the Partnership

A Partnership's employer identification number
36-4716555

B Partnership's name, address, city, state, and ZIP code
The Clarks Landing Fund I, LP
1410 South Clark Blvd., #1100
Clarksville IN 47129

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.)
687-10-1759

F Name, address, city, state, and ZIP code for partner entered in E. See instructions.
Samir Soni
1410 S. Clark Blvd., #1100
Clarksville IN 47129

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	0.823924 %	0.823924 %
Loss	0.823924 %	0.823924 %
Capital	1.000000 %	1.000000 %

K Partner's share of liabilities:
Nonrecourse \$ **1,256** Ending **1,104**
Qualified nonrecourse financing \$ _____
Recourse \$ _____

L Partner's Capital Account Analysis

Beginning capital account	\$ 500,000
Capital contributed during the year	\$ _____
Current year net income (loss)	\$ 3,750
Other increase (decrease) (attach explanation)	\$ _____
Withdrawals & distributions	\$ (3,750)
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 \$ _____

SCHEDULE K-1 (1065) BOXES AND CODES

1. **Ordinary business income (loss)**
2. **Net rental real estate income (loss)**
3. **Other net rental income (loss)**
- 4a. **Guaranteed payment: Services**
- 4b. **Guaranteed payment: Capital**
- 4c. **Guaranteed payment: Total**
5. **Interest income**
- 6a. **Ordinary dividends**
- 6b. **Qualified dividends**
- 6c. **Dividend equivalents**
7. **Royalties**
8. **Net short-term capital gain (loss)**
- 9a. **Net long-term capital gain (loss)**
- 9b. **Collectibles (28%) gain (loss)**
- 9c. **Unrecaptured section 1250 gain**
10. **Net section 1231 gain (loss)**
11. **Other income (loss)**
 - A Other portfolio income (loss)
 - B Involuntary conversions
 - C Section 1256 contracts & straddles
 - D Mining exploration costs recapture
 - E Cancellation of debt
 - F Section 743(b) positive adjustments
 - G Reserved for future use
 - H Section 951(a) income inclusions
 - I Other income (loss)
12. **Section 179 deduction**
13. **Other deductions**
 - A Cash contributions (60%)
 - B Cash contributions (30%)
 - C Noncash contributions (50%)
 - D Noncash contributions (30%)
 - E Capital gain property to a 50% organization (30%)
 - F Capital gain property (20%)
 - G Contributions (100%)
 - H Investment interest expense
 - I Deductions – royalty income
 - J Section 59(e)(2) expenditures
 - K Excess business interest expense
 - L Deductions – portfolio (other)
 - M Amounts paid for medical insurance
 - N Educational assistance benefits
 - O Dependent care benefits
 - P Preproductive period expenses
 - Q Reserved for future use
 - R Pensions and IRAs
 - S Reforestation expense deduction
 - T and U Reserved for future use
 - V Section 743(b) negative adjustments
 - W Other deductions
 - X Reserved for future use
14. **Self-employment earnings (loss)**
 - A Net earnings (loss) from self-employment
 - B Gross farming or fishing income
 - C Gross non-farm income
15. **Credits**
 - A Reserved for future use
 - B Reserved for future use
 - C Low-income housing cr (sec 42(j)(5)) from post-2007 bldgs
 - D Low-income housing cr (other) from post-2007 bldgs
 - E Qualified rehabilitation expenditures (rental real estate)
 - F Other rental real estate credits
 - G Other rental credits
 - H Undistributed capital gains credit
 - I Biofuel producer credit
 - J Work opportunity credit
 - K Disabled access credit
 - L Empowerment zone employment credit
 - M Credit for increasing research activities
 - N Credit for employer social security and Medicare taxes
 - O Backup withholding
 - P Other credits
17. **Alternative minimum tax (AMT) items**
 - A Post-1986 depreciation adjustment
 - B Adjusted gain or loss
 - C Depletion (other than oil & gas)
 - D Oil, gas, & geothermal – gross income
 - E Oil, gas, & geothermal – deductions
 - F Other AMT items
18. **Tax-exempt income and nondeductible expenses**
 - A Tax-exempt interest income
 - B Other tax-exempt income
 - C Nondeductible expenses
19. **Distributions**
 - A Cash and marketable securities
 - B Distribution subject to section 737
 - C Other property
20. **Other information**
 - A Investment income
 - B Investment expenses
 - C Fuel tax credit information
 - D Qualified rehabilitation expenditures (other than RRE)
 - E Basis of energy property
 - F Recap of low-income housing cr for sec 42(j)(5) ptrshps
 - G Recap of low-income housing cr for other ptrshps
 - H Recapture of investment credit
 - I Recapture of other credits
 - J Look-back interest – completed long-term contracts
 - K Look-back interest – income forecast method
 - L Dispositions of property with section 179 deductions
 - M Recapture of section 179 deduction
 - N Business interest expense (information item)
 - O Section 453(l)(3) information
 - P Section 453A(c) information
 - Q Section 1260(b) information
 - R Interest allocable to production expenditures
 - S Capital construction fund (CCF) nonqualified withdrawals
 - T Depletion deduction
 - U Section 743(b) basis adjustment
 - V Unrelated business taxable income
 - W Precontribution gain (loss)
 - X Reserved for future use
 - Y Net investment income
 - Z Section 199A information
 - AA Section 704(c) information
 - AB Section 751 gain (loss)
 - AC Section 1(h)(5) gain (loss)
 - AD Deemed section 1250 unrecaptured gain
 - AE Excess taxable income
 - AF Excess business interest income
 - AG Gross receipts for section 448(c)
 - AH Other information
21. **Foreign taxes paid or accrued**

36-4716555

Federal Statements

FYE: 12/31/2022

Samir Soni**687-10-1759****Schedule K-1, Line 20 - Other Information**

<u>Code</u>	<u>Description</u>	<u>Amount</u>
AG	Gross Receipts for 2021	\$ 12,002
AG	Gross Receipts for 2020	11,311
AG	Gross Receipts for 2019	9,643

Schedule K-1, Line 20AH - Additional Supplemental Information

<u>Description</u>		
Analysis of At Risk Versus Not At Risk Liabilities		
	At Risk	Not At Risk
Nonrecourse	0	1,104
Qualified Nonrecourse	0	0
Recourse	0	0

Partner# 40

Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet		2022
Schedule K-1	For calendar year 2022, or tax year beginning _____, and ending _____	
Partnership Name The Clarks Landing Fund I, LP		Employer Identification Number 36-4716555
Partner's Name Samir Soni		Taxpayer Identification Number 687-10-1759

Items Included in Current Year Income (Loss):

Schedule K Additions:

Ordinary Income/Loss	-8,324
Interest Income	12,074

Subtotal	3,750
-----------------	-------

Total per Schedule K-1, Current Year Net Income (Loss)	3,750
---	-------

Partner# 40

Schedule K-1	Partner's Section 199A Information Worksheet	2022
For calendar year 2022, or tax year beginning _____, and ending _____		

Partnership Name The Clarks Landing Fund I, LP	Employer Identification Number 36-4716555
Partner's Name Samir Soni	Taxpayer Identification Number 687-10-1759

Schedule K-1, Box 20, Code Z - Section 199A Information

	Pass-through Entity EIN	Aggr. Number	SSTB	PTP
Column A Form 1065, Page 1				
Column B				
Column C				
Column D				
Column E				

	Column A	Column B	Column C	Column D	Column E
QBI or Qualified PTP items:					
Ordinary business income (loss)	-8,324				
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Other deductions					
W-2 wages					
Qualified property					
Other Information:					
QBI alloc to co-op pmts received					
W-2 wages alloc to qualified pmts					
Section 199A(g) deduction					

Section 199A REIT dividends

Partner# 40

Partner's Basis Worksheet, Page 1

Schedule **K-1**

2022

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

Partnership Name The Clarks Landing Fund I, LP	Employer Identification Number 36-4716555
Partner's Name Samir Soni	Taxpayer Identification Number 687-10-1759

Beginning of year		502,408
Capital contributions: Cash		
Property (adjusted basis)		
Income items: Ordinary business income		
Net rental real estate income		
Other net rental income		
Interest	12,074	
Dividends		
Royalties		
Net short-term capital gain		
Net long-term capital gain		
Net section 1231 gain		
Other portfolio income		
Other income		
Tax-exempt interest and other tax-exempt income		12,074
Excess depletion		
Transfer of capital		
Gain on disposition of section 179 assets		
Other increases		
Distributions: Cash	3,750	
Property (adjusted basis)		(3,750)
Change in liabilities: Current year	1,104	
Prior year	(2,408)	-1,304
Subtotal		509,428
Distribution in excess of partner basis		
Noncapital expenses: Nondeductible expenses		
Deductible losses: Ordinary business loss	8,324	
Net rental real estate loss		
Other net rental loss		
Royalties		
Net short-term capital loss		
Net long-term capital loss		
Net section 1231 loss		
Other portfolio loss		
Other losses		
Section 179 deduction		
Charitable contributions		
Investment interest expense		
Section 59(e)(2) expenditures		
Portfolio income deductions		
Other deductions		
Foreign taxes		
Loss on disposition of section 179 assets		
Depletion		8,324
Other decreases		
End of year		501,104

Note to partner: This worksheet was prepared based on partnership records. Please consult with your tax advisor for adjustments.

**Shareholder's /Partner's Share of Indiana Adjusted Gross
Income, Deductions, Modifications, and Credits**

Tax Year Beginning 2022 and Ending

Name of S Corporation /Partnership Federal Employer Identification Number

Distributions - Provide Schedule IN K-1 to each shareholder/partner. Enclose Schedule IN K-1 with Form IT-20S/IT-65 return.

Part 1 - Shareholder/Partner's Identification Section

1. Shareholder/Partner Name

Check if amended

2. Shareholder/Partner FEIN or Social Security Number

3. Shareholder/Partner Federal Pro Rata Percentage

%

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

a. Name

b. FEIN

5. What type of entity is the partner?

6. Shareholder/Partner State of Residence or Commercial Domicile

7. Indiana County of Principal Employment 2-digit code

8. Payer's Name

9. Payer's FEIN

10. Amount of Distribution

11. IN State Tax Withheld

12. Indiana Adjusted Gross Income subject to county tax

13. IN County Tax Withheld

Part 2 - Pro Rata Share of Indiana Pass-through Tax Credits from S Corporation /Partnership

	Column A IT-20S/IT65 FEIN if Credit Is from IN K-1	Column B Certification Year	Column C Certification/Project/PIN Number	Column D Tax Credit Code	Column E Amount Claimed
1.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="00"/>
2.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="00"/>
3.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="00"/>
4.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="00"/>

Pass-through entities with more than 24 IN K-1s must file electronically



2410000000

Part 3 - Distributive Share Amount (use apportioned figures for nonresident shareholders/partners)

1. Ordinary business income (loss) _____	1	-8324	.00
2. Net rental real estate income (loss) _____	2		.00
3. Other net rental income (loss) _____	3		.00
4. Guaranteed payments (for IT-65 filers only; if filing IT-20S, skip to line 5) _____	4		.00
5. Interest income _____	5	12074	.00
6. Ordinary dividends _____	6		.00
7. Royalties _____	7		.00
8. Net short-term capital gain (loss) _____	8		.00
9. Net long-term capital gain (loss) _____	9		.00
10. Net IRC Section 1231 gain (loss) _____	10		.00
11. Other income (loss) _____	11		.00
12. IRC Section 179 expense deduction _____	12		.00
13. a. Portion of expenses related to investment portfolio income, including investment interest expense and other (federal nonitemized) deductions _____	13a		.00
b. Other information from line 20 of federal K-1 related to investment interest and expenses not listed elsewhere _____	13b		.00
14. Total pro rata distributions (add lines 1 through 11; subtract lines 12, 13a, and 13b when applicable) _____	14	3750	.00

Part 4 - State Modifications Add or subtract the following. Designate the distributive share amount of each modification for Indiana adjusted gross income from line 2 on the front of Form IT-20S/IT-65. For nonresidents, apply apportioned figures. (Use a minus sign to denote negative amounts.)

1. State income taxes deducted _____	1		.00
2. Net bonus depreciation allowance _____	2		.00
3. Excess IRC Section 179 deduction _____	3		.00
4. Interest on U.S. obligations _____	4		.00
5. Addback/Deduction _____ Code No. <input type="text"/>	5		.00
6. Addback/Deduction _____ Code No. <input type="text"/>	6		.00
7. Addback/Deduction _____ Code No. <input type="text"/>	7		.00
8. Total distributive share of modifications (add lines 1 through 7) _____	8		.00
9. Add Part 3, line 14, to Part 4, line 8. Nonresident partners/shareholders should carry amount to Schedule Composite, Column C, or on Schedule Composite -COR, Column B _____ Adjusted Gross Income	9	3750	.00



2410000000