

McKINNEY COMMUNITY DEVELOPMENT CORPORATION
Retail Development Infrastructure Grant Application
Fiscal Year 2021

2021 Retail Development Infrastructure Grant Application Schedule

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: February 5, 2021	February 25, 2021	March 25 2021
Cycle II: July 30, 2021	August 26, 2021	September 23, 2021

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

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

McKinney Community Development Corporation
 5900 S. Lake Forest Blvd., Suite 110
 McKinney, TX 75070

Attn: Cindy Schneible (cschneible@mckinneycdc.org)

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

McKinney Community Development Corporation – Overview

In 1996 McKinney voters approved the creation of a 4B (now Type B) sales tax corporation to support community and economic development projects and initiatives to enhance quality of life improvements and economic growth for McKinney residents. MCDC receives revenue from a half-cent sales tax and awards grant funds for projects, promotional activities and community events that showcase the City of McKinney and support business development and tourism.

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

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

McKinney Community Development Corporation – Mission

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

Guiding Principles:

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

McKinney Community Development Corporation – Goals

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

Retail Development Infrastructure Grant Program

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

For the purpose of this program “landmark retail” is defined as retail buildings within the historic downtown area with boundaries that coincide with the “Cultural District” designation; and retail redevelopment opportunities at locations that are viewed as gateways into the city (e.g. Highway 5 and Spur 399 – and other locations along Highway 5; Virginia Parkway and 75).

Eligible Improvements

The Retail Development Infrastructure Grants will fund infrastructure improvements that **are exterior** to a property, necessary to promote or develop new or expanded business enterprises, and could include:

- Sewer
- Water
- Electric Utilities
- Gas Utilities
- Drainage
- Site Improvements

The maximum award for any single grant will be 50% of total cost of the infrastructure improvements proposed, up to a maximum of \$25,000. The total amount allocated for 2021 is \$120,000 (two cycles of \$60,000 each).

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

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

General Guidelines

- Applications must be completed in full, **and provide all information requested**, to be considered by the MCDC board.
- Applicant must have been in business (preferably within the City of McKinney) for a minimum of two (2) years. The MCDC board may waive this requirement for economic development projects.
- The land, building or facility where the proposed project will be located should be owned by the Applicant. However, if the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- Maximum Retail Development Infrastructure Grant amount is **\$25,000** (no more than 50% of total project cost) and requires an **equal match** from property/business owner.
- Grant funds may only be used for infrastructure improvements exterior to a building. Examples include sewer, water, electric utilities, gas utilities, drainage, site improvements.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Retail Development Infrastructure grants **will only be considered for a specifically disclosed retail/restaurant business venture**.
- Performance agreements are required for all approved grants.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from a Retail Development Infrastructure Grant for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and

records must be available upon request, and create a clear audit trail documenting revenues and expenses of the funded project.

- Within 30 days of completion of the funded project, the grant recipient is required to submit a final report that includes detailed information on the activity; visual documentation of pre and post-project completion; and any outstanding receipts for expenditures included under the scope of the grant.
- Grant recipient must recognize McKinney Community Development Corporation as a sponsor/funder of the project improvements. MCDC will provide a logo for grant recipient use.

Process

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

- A completed application form must be submitted to MCDC in accordance with the schedule outlined above.
- A minimum of two bids must be secured for the proposed work and be included with the application. (*A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.*)
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- Once eligibility for consideration is confirmed, a public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant application submitted.
- Prior to the public hearing, notice will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC.**
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.
- If a grant is approved, a performance agreement will be drafted for execution between MCDC and applicant.
- Funds awarded for approved applications are provided on a reimbursement basis, following submission of receipts and documentation of payment for qualified expenditures.
- The final 20% of the award may be withheld until a final project report is submitted to MCDC and compliance with all requirements of the executed performance agreement are confirmed.

APPLICANT INFORMATION

Name: Jennifer Klassen

Company: CPJK, LLC

Federal Tax I.D.: 81-1438487

Incorporation Date: February 5, 2016

Mailing Address: 207 E Virginia St

City McKinney

ST: TX

Zip: 75069

Phone: 214-882-7167

Fax: n/a

Email: jennifer.cpjk@gmail.com

Cell: 214-882-7167

Website: n/a

Check One:

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

PROJECT INFORMATION:

Project/Business Name: Replace Grease Trap

Location of Project: Alley located behind 207 E Virginia St

Physical Address: 207 E Virginia St

City: McKinney

ST: TX

Zip: 75069

Property Size: acres

Collin CAD Property ID: McKinney Original Donation, Block 8, Lot 65F & 66B

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

Name: Same as applicant

Company:

Mailing Address:

City:

ST:

Zip:

Phone

Fax:

Email:

Cell:

DETAILED PROJECT INFORMATION:

Property Use (retail, restaurant): Event Center

Estimated Date of Project Completion: July 30, 2021

Days/Hours of Business Operation: 24/7

Estimated Annual Taxable Sales:\$450,000.00

Current Appraised Value of Property: \$1,617,400.00
\$1,617,400.00

Estimated Appraised Value (*Post-Improvement*):

Estimated Construction Cost for Entire Project: \$18,000.00

Total Estimated Cost for Exterior Infrastructure Improvements: 0

Total Grant Amount Requested: \$9,000.00

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

Amount: \$78,968.00

Source: Business Checking Account

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

Yes

No

If yes, please provide details and funding requested:

Please attach two bids for the proposed improvements.

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

Yes

No

Date(s): April 2018

Additional Information – please attach the following

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

Acknowledgements


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

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the infrastructure improvement project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the Retail Development Infrastructure Grant Guidelines in executing the Project for which funds were awarded.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from a Retail Development Infrastructure Grant for ten (10) years.
- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.
- A performance agreement will be required and will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

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

Applicant's Signature


Signature

Jennifer Klassen
Printed Name

7/20/21
Date

Property Owner's Signature


Signature

Jennifer Klassen
Printed Name

7/20/21
Date

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

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

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



McKinney COMMUNITY DEVELOPMENT CORPORATION

Retail Development Infrastructure Grant

Final Report

Applicant:

Property Owner:

Funding Amount:

Project:

Start Date:

Completion Date:

Location of Project:

Please include the following in your report:

- Financial report – budget as proposed and actual expenditures, with explanations for any variance
- Photographs – pre and post-improvements

Please submit Final Report no later than 30 days following the completion of the Retail Development Infrastructure Project to:

McKinney Community Development Corporation
5900 S. Lake Forest Blvd., Suite 110
McKinney, TX 75070

Attn: Cindy Schneible
cschneible@mckinneycdc.org

CPJK Management Grease Trap Replacement, 207 E Virginia St., McKinney TX, Jennifer Klassen, 214-882-7167

- Nick Torcoletti – Liquid Environmental Waste Director of Operations
- Jason Brideschge, TCB Contractors Brideschge – Owner TCB Contractors; Master Plumber License 40945, Expires 3/31/2022; 200 N Crowley Rd, Crowley TX O (817) 771-4633, C (817) 905-3298
- Frank Precon – Owner Precon Precast LLC Grease Trap Manufacturing; Azle TX; O (817) 448-9718, C (817) 401-0588
- Luis – Precon Precast LLC Forman/Project Manager
- Texas State Board of Plumbers Examiners – 512-936-5200

April 8, 2021 – Bi-Annual grease trap pumping occurred by Liquid Environmental Waste.

May 13, 2021 – Existing Grease Trap started to overflow out of the top. Liquid Environmental Waste has been my contracted vendor for 10 years to pump/clean/inspect twice a year. LEW instructed me to call a plumber about the overflow and that it was likely the line was clogged. Local plumber came out and could NOT locate the input/output flow locations because the trap was full.

May 14, 2021 - I called LEW first thing in the morning to come out and pump the grease trap AGAIN so we could locate the drain, I let them know we could not locate the input/output drains. LEW's technician arrived at 4:45 PM to pump the grease trap. To our unimaginable dismay, it was discovered the ENTIRE BOTTOM 1/3 OF MY GREASE TRAP – WALLS AND BOTTOM FLOOR HAS ERRODED AWAY – DOWN TO THE DIRT WALLS. THERE IS MINIMAL METAL GREASE TRAP LEFT – IT'S JUST A HOLE WITH MOSTLY DIRT WALLS AND FULL BOTTOM WALLS. Reminder, the last service call on the grease trap was just FIVE weeks prior. The technician's response to the condition of the grease trap was simply "it wasn't like this last time I was here". Liquid Environmental Waste's response to the entire situation is that "It's unfortunate our technician didn't go above and beyond our contracted service and bring the condition of the grease trap to your attention. It's normal and should be expected that metal grease traps will erode over time." They offered me a credit for the April 8 Service call, which I have not received. Subsequently, they billed me for the May 14 pumping!

May 26 – Referral from local business directed me to Frank Precon, owner of Precon Precast LLC for new grease trap. Frank referred me to Jason Brideschge, Owner and Master Plumber of TCB Contractors, and I quote "his highest recommendation of a plumber to install Precon grease traps".

May 28 – Jason Brideschge, TCB Contractors performed a Site Visit at 207 E Virginia St. He told me removing the existing grease trap and replacing with a new one would not be a problem and that he had installed multiple Precon Mfg grease traps. He also recommended the new grease trap be 300 gallons, which is larger than the 200 gallon one that is being removed. Jason Brideschge, TCB Contractors provided me a proposal which required deposit of \$3,559.30 which was paid on June 7, 2021. It was agreed the work would take place the week of July 5-9, 2021.

July 5-9, 2021 Installation Week – let the nightmare begin

July 7, 2021 - Jason Brideschge, TCB Contractors arrived onsite and announced the existing grease trap needed to be pumped empty. Jason Brideschge, TCB Contractors NEVER instructed me to have the grease trap pumped before he could begin the work; to the contrary he said he would bring a pump. An emergency call to have the grease trap emptied the same day cost \$710.00. Jason Brideschge, TCB Contractors removed the existing grease trap, leaving a hole 12' x 9' wide and 8' deep exposed to the public.

July 8, 2021 – Precon arrived with the grease trap on a flatbed with a boom crane and proceeded to offload the grease trap from the flat bed over to the sidewalk entrance into the alley. Jason attempted to move the grease trap with the tractor he had rented which was a total failure – the grease trap would not budge. It became very clear early on that Jason Brideschge, TCB Contractors and Frank/Luis had NOT discussed the size, weight, location, or the environment in which the new grease trap needed to be set (i.e. narrow alley, overhead electrical and cable wires). Jason had NO IDEA the size and weight of the grease trap that was delivered. It was decided by Jason Brideschge, TCB Contractors & Frank/Luis; because of the environment; and the fact that Jason was NOT properly equipped or prepared to install the grease trap, that the grease trap would NOT be installed on this date and would be returned to Precon's flatbed and returned via skid steer at a later date. The Precon flatbed driver attempted to haul the grease trap away HOWEVER DID NOT LOWER THE BOOM LIFT ON THE FLATBED AND SNAGGED ELECTRICAL WIRES HANGING ACROSS N. TENNESSEE ST STREET WHICH SNAPPED A TELEPHONE POLE IN HALF LOCATED AT THE CORNER OF N. TENNESSEE ST AND W. HERNDON ST!!! McKinney Fire Department, Encore Wire, and several City of McKinney Officials descended on the scene to collect the proper insurance documents from the Precon Precast driver. The concrete grease trap was eventually hauled off, back to Precon Precast LLC.

July 9, 2021 – I met Jason Brideschge, TCB Contractors and Luis, Precon Precast LLC arrived on site the morning of July 9. BOTH did a second site visit and instructed me to obtain the permission of the neighboring building owner to cut the corner off a cement base of a staircase in the alley that would allow the delivery of the grease trap with “no problem”. I obtained the building owners permission and had the corner cut. It was discussed the July 20 could be the next option to attempt to install the grease trap.

July 11-19 2021 - Jason Brideschge, TCB Contractors took vacation in Colorado and was not available via text or phone for questions/concerns/confirmation regarding the THIRD attempt/next steps to install the grease trap.

July 20, 2021 – Jason Brideschge, TCB Contractors and the Precon driver (SAME DRIVER THAT SNAGGED THE ELECTRICAL WIRED AND SNAPPED THE TELEPHONE IN HALF ON JULY 8) return to site with the grease trap and skid steer. They determine the ground was too wet to install the grease trap and asked if the grease trap could be dropped off in the alley until the ground dried out – at least 4-5 days. The Precon Driver used the skid steer to drive the grease trap into the alley and dropped it; and backed the skid steer out of the alley. It was agreed we would reconvene on Monday, July 26, 2021 to install the grease trap. About an hour after everyone left, Patrick Hackley (City of McKinney Water Department) paid a visit to my office. He reported to me that the Precon driver had driven the skid steer over a Water Meter Cover and crushed it into a water main causing a water main break to my neighboring building. You guessed it – the same neighbor that generously gave me permission to cut the cement corner off his staircase. Patrick and I immediately contact Frank Precon and Luis who adamantly refused to take responsibility siting the City of McKinney should have stronger “traffic” rated watermain covers. Patrick explained the location was NOT a traffic rated location and the responsibility to repair laid with the operator of the machinery that caused the damage. Luis' response was “call a lawyer”. Frank's response was “Not our problem, get mad if you want, hazards of the world”. I contacted Murley Plumbing, at the suggestion of Patrick Hackley, and paid to have the waterline repaired (\$1,077.31).

I spoke with Jason Brideschge, TCB Contractors and his response to this entire ordeal is that he is out of options/ideas and has no plan to refund my deposit, complete the work, remove neither the old metal grease trap or remove the new concrete grease trap from the alley. – IT HAS SINCE BEEN DISCOVERED/CONFIRMED THAT ALL PERMITS REQUESTED BY JASON BRIDSCHGE HAD BEEN REJECTED BY THE CITY OF MCKINNEY FOR FAILURE TO SUBMIT PROPER DOCUMENTATION AND HE SHOULD NEVER HAVE BEEN ONSITE PERFORMING ANY PLUMBING WORK.

July 20, 2021 – I contacted Mechanical Partners, Inc. and shared the above nightmare with them. Jeff Urbanek, Plumbing Service Manager, agreed to meet me on site the following morning.

July 21, 2021 – Jeff Urbanek, Mechanical Partners, Inc quickly assessed that the concrete grease trap had no chance of ever being installed particularly because of its' weight and the fact that the narrow alley environment consisted of multiple overhead wires/cablig.

July 27, 2021 - I have entered into an agreement with Mechanical Partners, Inc to immediately step in and complete the grease trap installation. Work is scheduled to be complete before August 13 – weather permitting.



EXCAVATED GREASE TRAP REMOVED FROM THE GROUND AND ABANDONED BY JASON BRIDSCHGE, OWNER TCB CONTRACTOS



12' x 9' x 8' HOLE ABANDONED BY JASON BRIDSCHGE, OWNER TCB CONTRACTORS AFTER EXCAVATING ORIGINAL GREASETRAP JASON LEFT THE HOLE OPEN AND EXPOSED TO PUBLIC. JENNIFER KLASSEN, THE CLIENT, WENT TO HOME DEPOT AND BOUGHT FENCING & PLYWOOD TO BLOCK OFF ACCESS AND PROTECT PUBLIC EXPOSURE.



FLATBED USED TO DELIVER GREASE TRAP FIRST TIME. DRIVEN BY PRECON PRECAST LLC EMPLOYEE. SNAPPED POWER LINE AND TELEPHONE POLE IN DOWNTOWN MCKINNEY.



SKID STEER USED TO DELIVER GREASE TRAP SECOND TIME DRIVEN BY PRECON PRECAST LLC EMPLOYEE. DROVE OVER/CRUSHED CITY WATER LINES IN DOWNTOWN MCKINNEY.



NEW GREASE TRAP DROPPED OFF AND ABANDONED
AT CLIENT SITE BY JASON BRIDSCHGE, OWNER OF TCB CONTRACTOS AND FRANK PRECON PRECAST LLC

PROJECT AGREEMENT

Proposal

Proposal Date: July 26, 2021

TACLA 019407E

M-18123

By and Between:

Mechanical Partners Inc.
8851 West Freeway Suite 118
Fort Worth, TX 76116
Phone: 817-231-7408

CPJK Management, LLC
207 East Virginia Street
Suite 205
Mckinney, TX 75069

(The Company)

(The Client)

Mechanical Partners Inc. will provide Project services at Customers address listed above

The Project will Provide labor and materials to accomplish the scope of work described in Scope of Work, attached to and a part of this agreement, all for the said amount of See page 3 for pricing.

If parts or equipment prove to be defective, the Company will extend to the Client the benefits of any warranty the Company has received from the manufacturer. Removal and reinstallation of equipment or materials repaired or replaced under a manufacturer's warranty will be replaced at the client's expense at the rates then in effect. Exception: any equipment or materials failure, due to defects in workmanship by the Company.

This Proposal is in effect for a period of (30) days. Additional time beyond proposal date can be extended beyond this period only at the option of the Company.

This work shall be provided in accordance with the terms and conditions contained herein including those on the reverse side of Scope of Work. This Agreement shall constitute the entire agreement between us.

For The Company:

Mechanical Partners Inc
By: Jeff Urbaneck

Title: Service Manager

Date: 07/26/2021

Approved For The Client:

By:  Jennifer Klassen
Printed Name: Jennifer Klassen
Dated: 7/26/21

General Conditions

1. Customer (buyer) will provide access to work areas for Sellers personnel, equipment and tools required for the project. Seller agrees to take all reasonable precautions to protect persons and property. Owner to provide fire, extended coverage and other necessary insurance.
2. Seller shall not be liable for damages due to causes beyond their control such as delivery delays, installation delays or weather related delays.
3. Title to the equipment will remain with the Seller until all sums due seller have been paid. If payment terms and conditions are not met, Seller may remove such equipment not permanently attached to the building (considered real property). Seller may terminate Agreement and all monies due Seller will be immediately payable. Seller reserves the right to charge late fees and interest as well as collection cost on all monies owed by the Buyer past the terms granted to the Buyer from the Seller.
4. Seller is in no way bound to make corrections, repairs or replacements caused by (1) Customers improper operation or misuse of equipment and/or systems, (2) faulty design of equipment and/or systems or (3) negligence, theft or vandalism by others.
5. Seller shall not be required to make safety tests, install additional items that may be a special requirement of an insurance company, laboratory, facility management company or governmental authority. This does not relieve Seller from complying with new international energy code and applicable building codes.
6. Seller shall not be liable for repair, replacement or guarantee of any piping, wiring, ductwork ECT. Not specifically identified in this **PROPOSAL AGREEMENT**.
7. Buyer agrees there will be no transfer of Rights and Recovery or Subrogation against Seller by Buyer or any authorized agent of Buyer, including Buyers insurance carrier.
8. Seller scope of work excludes the identification, detection, encapsulation or removal of any hazardous materials including but not limited to asbestos.
9. Seller excludes all liability for the identification, detection, removal, or notification of conditions, which may be alleged or determined to cause "building related illness" (aka sick building syndrome) or any illness attributed to contaminants within a building or facility.
10. Sellers liability for injury to persons or damage to property shall be limited to that caused solely by its negligence. Seller shall not be liable for any damages or losses resulting from business interruption, inconvenience, loss of profits, or any indirect, or consequential damages.
11. There are no conditions, understandings or agreements except those contained in this **PROPOSAL/AGREEMENT**.
12. Regulated by the Texas Department of Licensing and Regulation PO box 13157, Austin 1-800-803-9202, 512-463-6599.
13. Interest at the highest legal rate will be charged to customers, as an individual or corporation, as the case may be, and permitted by Texas law, on all balances after a 30 day period.

Scope of Work

CPJK, LLC AK

Re: ~~Gather Wedding Venue~~ Grease Trap Replacement

Scope of Work:

- Provide City of McKinney necessary documents and acquire Plumbing Permit.
- Hand Excavate adding onto existing hole where metal grease trap was removed by others at proper size and depth for new GB-250-C24HP Grease Trap to be installed as well as expose all necessary piping to make tie ins to existing plumbing.
- Install new piping to grease interceptor from existing two way clean out to inlet of tank, route new two inch vent from inlet and outlet side required by manufacture to existing vent against building to above ground and make tie in above ground per code, route new outlet with addition of new two way clean outs on outlet side to existing four inch sanitary sewer and make tie in with all piping to have a minimum one quarter inch fall per foot code for grease waste system.
- Perform water testing on new piping and interceptor per manufacture guidelines and inspection.
- Backfill and compact excavation and haul off any remaining spoils.
- Haul off and dispose of existing metal grease trap removed and staged by others.

Exclusions Site Specific:

Landscaping, Removal or Install of 300 Gallon Pre-Cast Trap On site by Others, Overtime Labor and Existing Conditions and Sales Tax.

All work to be performed during normal business hours.

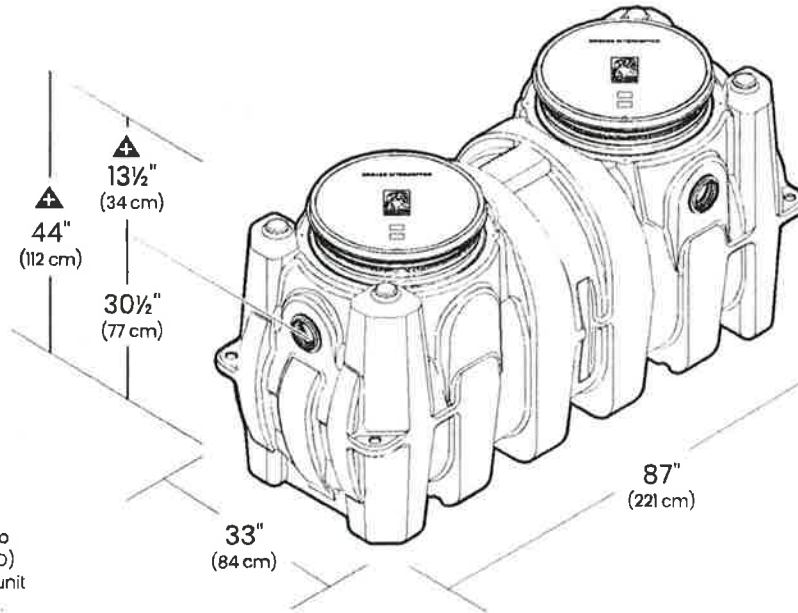
Total Cost Of Repair Less Sales Tax-16,584.00

Allow 6 week lead time for quoted trap. For local trap with work to be scheduled within a 5 business day start time please add an additional \$1,500.00 for a total less tax of- \$18,084.00

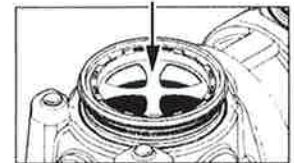
Warranty: Mechanical Partners will extend to the client all manufacturers' warranties on equipment. Mechanical Partners will warranty labor against defects in workmanship for a period of one year from date of equipment startup.

SPECIFICATION AND SUBMITTAL


GB-250 100/200 GPM Great Basin™ Indoor/Outdoor Grease Interceptor



Includes Safety Star*



▲ Adjustable cover adapters provide up to 4" of additional height.

 This unit is certified to ASME A112.14.3 (Type D) and CSA B481.1. This unit does not require flow control.

SUBMITTAL

Standard

Location: Indoor/outdoor
Installation: Above/below grade
Flow Rates / Grease Capacities:
 100 GPM (6.3 L/s) / 1,895 lbs. (860 kg), 260 gal. (984 L)
 200 GPM (12.6 L/s) / 1,196 lbs. (543 kg), 164 gal. (621 L)*
Removal Efficiency at the
Rated Capacity: 96.7%
Solids Capacity: 69 gal. (261 L)
Liquid Capacity: 277 gal. (1,049 L)
Weight: 376 lbs. (171 kg)
Connections: 4" FPT with 4" plain end adapters, single inlet and triple outlet
Covers: Cast iron covers, pickable 24" gas/water tight, H-20 rated, proof-load tested to 40,000 lbs.
Access Restrictor: Safety Star* (450 lb. rating) built into each cover adapter

* At 200 GPM, this unit is certified to ASME A112.14.3 (Type C) and CSA B481.1 and includes an internal flow control. External flow control with vent not required.

Options

- 6" plain end inlet/outlet (straight-through) with dual pumpout port connections
- 6" MPT inlet/outlet (stainless steel, straight-through)
- FO (fixed outlet)
- C24H2 Composite covers, bolted 24" gas/water tight, traffic load rated for 16,000 lbs.

Accessories

- FCR2 (x2) >4" - 34" field cut riser
- FCR2 (x4) >34" - 64" field cut risers
- FCR2 (x6) >64" - 94" field cut risers
- CA2 Adapter for 24" corrugated pipe riser
- PP3 Pumpout port
- AK1 High water anchor kit
- ATD1 Cover adapter tie-down kit
- AGS1 Above grade support kit
- PLAIN-EA-24 2" plain end fitting
- PLAIN-EA-34 3" plain end fitting
- FPT-EA-34 4" x 3" FPT fitting
- FPT-EA-23 3" x 2" FPT fitting
- CC2 Integral membrane clamping collar kit

Approval

Signature:	Date:	Company:
Specifying Engineer:	Engineering Firm:	



MODEL NUMBER:
GB-250

DESCRIPTION: 100/200 GPM Polyethylene Grease Interceptor

PART #: 4055-001-02

DWG BY: B. Karrer

DATE: 8/28/2020

REV:

ECO:



SPECIAL PRECAUTIONS

For Schier Grease Interceptor Installations - Failure to follow this guidance voids your warranty

WARNING! DO NOT AIR TEST UNIT OR RISER SYSTEM! Doing so may result in property damage, personal injury or death.

CAUTION! Do not install this unit in any manner except as described in these instructions.

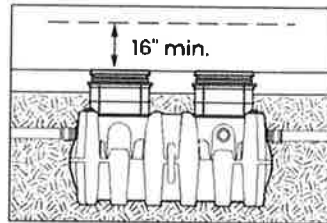
Installation Instructions

Installation instructions and additional components are included with the interceptor. Read all instructions prior to installation. This interceptor is intended to be installed by a licensed plumber in conformance with all local codes.

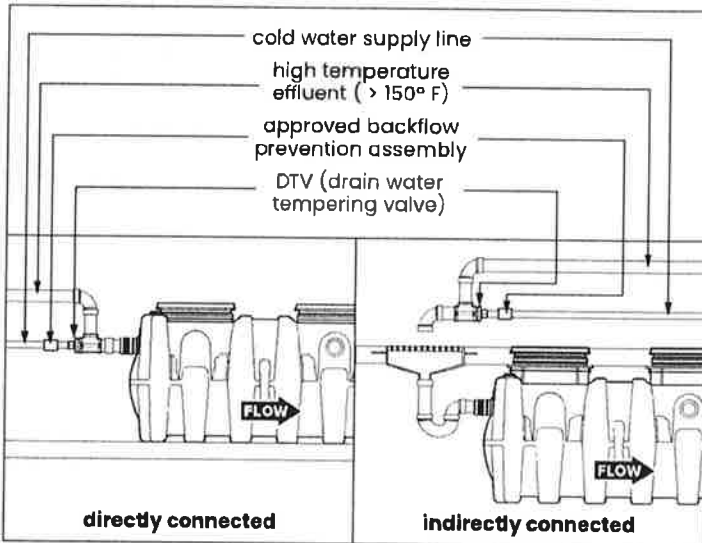


Install interceptor as close as possible to fixtures being served

Provide at least 16" clearance above unit for routine maintenance.

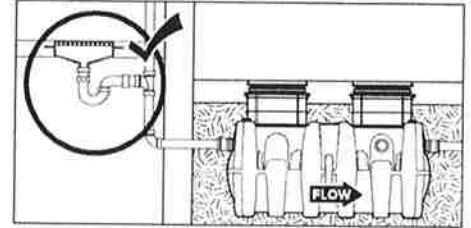


High Temperature Kitchen Water



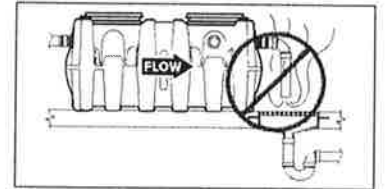
ODOR ALERT!

Interceptor is not a sewer gas trap. All upstream fixtures must be trapped.



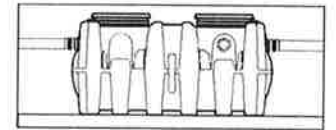
ODOR ALERT!

Do not install air gap on outlet side of interceptor.



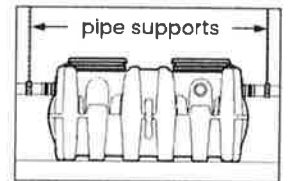
Fully Support Base of Unit

Install unit on solid, level surface in contact with the entire footprint of unit base.



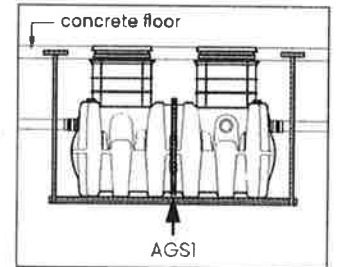
Support Inlet and Outlet Piping

For above grade installations ensure heavy inlet and outlet piping (such as cast iron or long runs) is properly supported or suspended during the entire installation process to prevent connection failure or damage to bulkhead fittings.



Suspended Installations

Design trapeze to support the wet weight of the unit. Do not partially support unit or suspend unit using metal U-channel to create a trapeze. The wet weight of the interceptor combined with high temperature kitchen water creates the potential for tank deformation in suspended installations. In these situations Above Grade Support Kit model AGSI is required to be installed to maintain GB-250 structural integrity.



DO NOT USE CAST IRON COVERS IN ABOVE GRADE OR INDOOR INSTALLATIONS

Use composite cover C24H2 for above grade installations



If water is entering the interceptor at excessive temperature (over 150° F), a drain water tempering valve (DTV) and approved backflow prevention assembly must be installed. Most state and local plumbing codes prohibit water above 150° F being discharged into the sanitary sewer. Water above 150° F will weaken or deform PVC Schedule 40 pipe, poly drainage fixtures like interceptors and erode the coating of cast iron (leading to eventual failure).



SCHIER

MODEL NUMBER:
GB-250

DESCRIPTION: 100/200 GPM Polyethylene Grease Interceptor

PART #: 4055-001-02

DWG BY: B. Karrer

DATE: 8/28/2020

REV:

ECO:

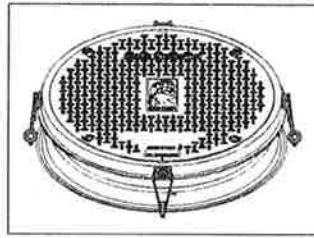


SPECIAL PRECAUTIONS

For Schier Grease Interceptor Installations - Failure to follow this guidance voids your warranty

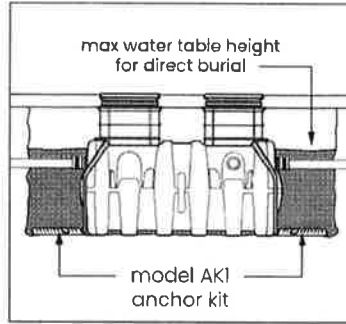
Secure Cover Adapters

Cover adapters must be secured to base units in above grade installations with increased head pressure conditions. Use cover adapter tie-down kit model ATD1.



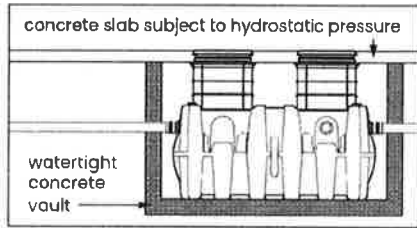
High Water Table Installations

Interceptors and risers are not designed to withstand water table height in excess of the top of the unit when buried (see figure). If it is possible for this to occur, install the interceptor and risers in a water-tight concrete vault or backfill with concrete or flowable fill (wet concrete and flowable backfill should be poured in stages to avoid crushing the interceptor). At risk areas include but are not limited to tidal surge areas, floodplains and areas that receive storm water. Great Basin™ models that are direct buried in high water table scenarios must be installed with an anchor kit. Model GB-250 uses model AK1 anchor kit.



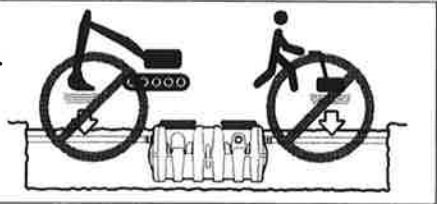
Hydrostatic/Pressure Slabs

When installed under a hydrostatic slab (slab designed to withstand upward lift, usually caused by hydrostatic pressure) interceptor must be enclosed in a watertight concrete vault.



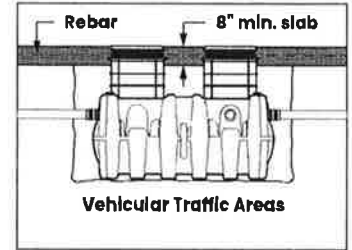
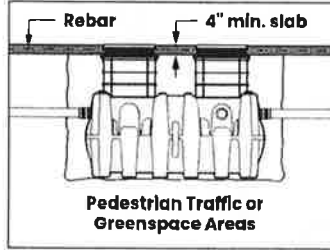
DO NOT COMPACT BACKFILL MECHANICALLY

Compact by hand only

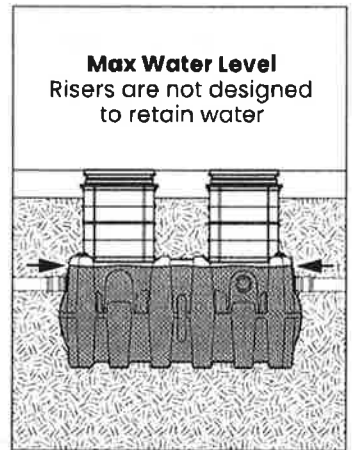
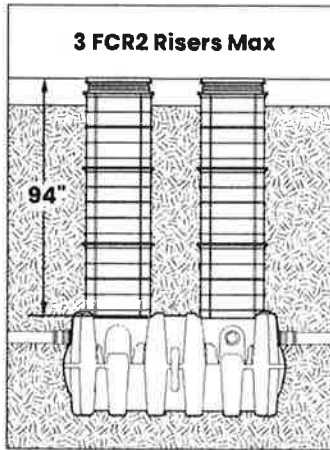


Below Grade Installation Slab Requirements

A concrete slab to finished grade with rebar is required when installing interceptor below grade.

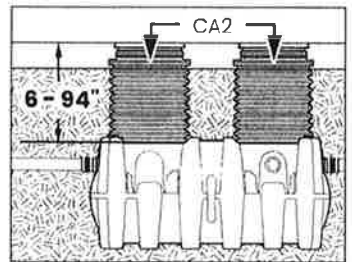


Installations with Risers



Corrugated Riser Pipe Requirements

Riser adapter model CA2 must be used when installing interceptors using 24 inch diameter corrugated pipe as a riser. This will adequately embed the cover adapter in the concrete slab, preventing cover/cover adapter failure under traffic rated loads.



SCHIER

MODEL NUMBER:
GB-250

DESCRIPTION: 100/200 GPM Polyethylene Grease Interceptor

PART #: 4055-001-02

DWG BY: B. Karrer

DATE: 8/28/2020

REV:

ECO:

SPECIFICATIONS

NOTES

- 4" FPT with 4" plain end adapters, single inlet and triple outlet
- Unit weight - w/cast iron covers: 376 lbs.; w/composite covers: 266 lbs. (For wet weight acid 2,310 lbs.)
- Maximum operating temperature: 150° F continuous
- Capacities - Liquid: 277 gal.; @100 GPM - Grease: 1,895 lbs.; @200 GPM - Grease: 1,196 lbs. Solids: 69 gal.
- This unit does not require flow control for 100 GPM applications. Built-in Flow control is provided for 200 GPM applications. For series installations, only install flow control on the first unit in the series if necessary.
- For gravity drainage applications only.
- Do not use for pressure applications.
- Cover placement allows full access to tank for proper maintenance.
- Vent not required unless per local code.
- Engineered inlet and outlet diffusers are removable to inspect / clean piping.
- Integral air relief / Anti-siphon / Sampling access.
- Adjustable cover adapters provide up to 4" of additional height.
- Fixed outlet models (-FO) have inlet and outlet permanently welded at the factory in the straight-through (B) positions.
- Flow rates are based on 2-minute drain time.
- Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating)

DIFFUSION FLOW TECHNOLOGY

The inlet diffuser reduces turbulence, creates laminar flow and allows the entire tank volume to be utilized for efficient grease separation and minimal disturbance to existing grease and sediment layers. The inlet diffuser can be attached to any of the three inlets provided to ease job site piping layouts. The integral air relief / anti-siphon at the outlet diffuser top allows pressure stabilization within the unit during operation. The outlet diffuser can easily be attached to any of the three outlets provided to ease job site piping layouts.

ENGINEER SPECIFICATION GUIDE

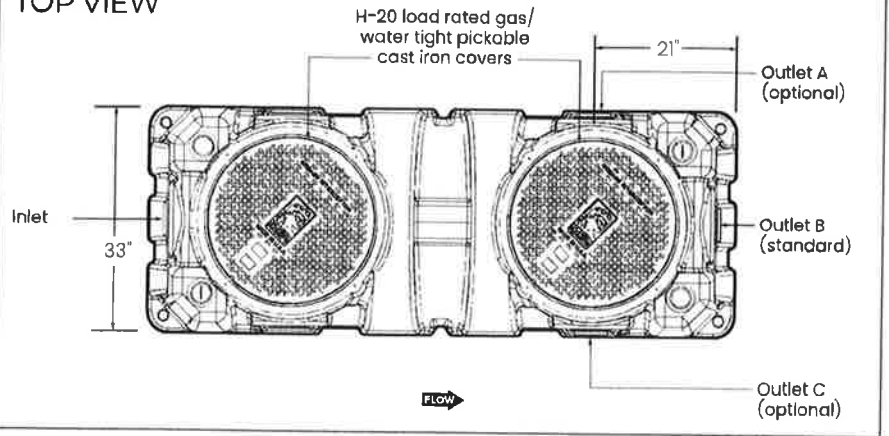
Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME A112.14.3 (Type D for 100 GPM, type C for 200 GPM) and CSA B481.1, with adjustable cover adapters, Safety Star® access restrictor built into each cover adapter, built-in flow control (for 200 GPM only) and three outlet options. Interceptor flow rate shall be 100 or 200 GPM. Interceptor grease capacity shall be 1,895 lbs. @ 100 GPM or 1,196 GPM @ 200 GPM. Cover shall provide water / gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

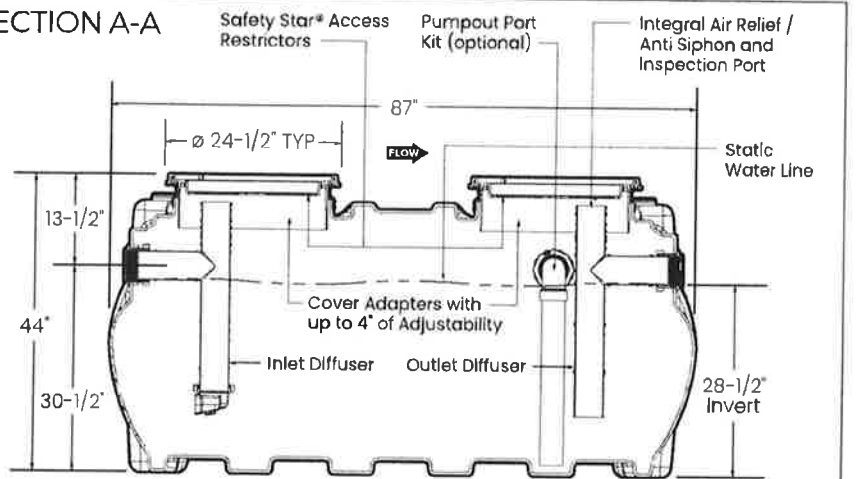
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



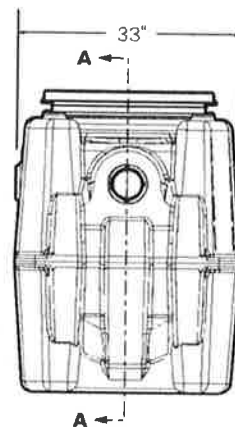
TOP VIEW



SECTION A-A



INLET END VIEW



Rated Grease Capacities for Units Piped in Series

No. of Units in Series	Removal Efficiency	
	100 GPM	200GPM
	96.7%	93.5%
2	3,790 lbs.	2,392 lbs.
3	5,685 lbs.	3,588 lbs.
4	7,580 lbs.	4,790 lbs.



MODEL NUMBER:
GB-250

DESCRIPTION: 100/200 GPM Polyethylene Grease Interceptor

PART #: 4055-001-02

DWG BY: B. Karrer

DATE: 8/28/2020

REV:

ECO:

ESTIMATE



Gather In Downtown McKinney
207 E. Virginia St.
McKinney, Texas 75069
(214) 882-7167

TCB Contractors

200 N. Crowley Rd #1262
Crowley, Texas 76036

Phone: (817) 905-3298

Email: jason.bridschge@tcbcontractors.com

Estimate # 2021-33
Date 05/28/2021

Description	Total
Grease Trap	\$9,963.75
Excavate and demo existing grease trap. Excavate further to accommodate new 300 gallon concrete grease trap and test well. Dump gravel in bottom of excavation. Set new grease trap in hole. Plumb grease lines in and out of grease trap and test well. Hall off old grease trap.	

Subtotal	\$9,963.75
Sales Tax	\$822.01
Total	\$10,785.76

Payment Schedule

2nd payment (34%)	\$3,613.23
3rd payment (34%)	\$3,613.23

Notes:

TCB Contractors to supply pipe, fittings, all supporting materials, and labor to install grease trap.
TCB Contractors to obtain required permit for plumbing from Authority Having Jurisdiction.

Saw cutting, demo of concrete, and pour back of concrete to be done by other.

Soil Conditions - If material to be removed is so large, heavy, or cumbersome that it can not be removed with excavator, than the part that requires other method of removal such as, but not limited to, electric jack hammer, pneumatic jack hammer, hydraulic rock breaker, or dynamite, will be billed on a time and material basis.

Change Orders - All changes to be made that are not part of plumbing plans, only to be done with signed change order with negotiated price to be added to total sum of project.

Payment schedule as follows.

Deposit to begin work

2nd payment after installation of grease trap and piping

3rd payment after 1 spend backfill completed

Texas State Board of Plumbing Examiners
929 East 41st Street
Austin, TX 78765
(512) 450-0637

By signing this document, the customer agrees to the services and conditions outlined in this document.


Gather In Downtown McKinney

PRECON PRECAST, LLC
 6868 FM 730 SOUTH
 AZLE, TX 76020

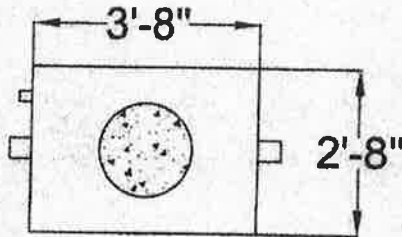
817-448-9718 OFFICE
 817-448-9886 FAX
 frank@preconprecast.com

1

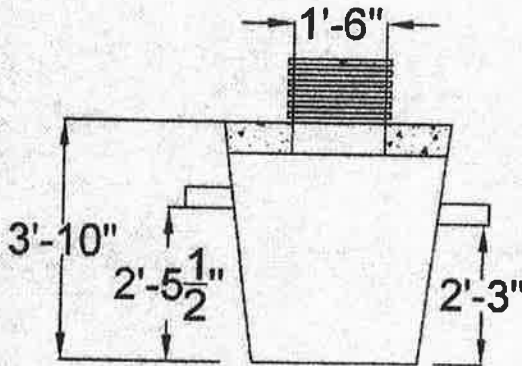
3500 SERIES
300 GREASE TRAP

General Notes: 1. Unit comes with interior piping installed.
 2. Inflow section of unit must be filled with clear water prior to use.

Specifications: 1. Concrete has design strength of 5,000psi @ 28 days. 2. Steel reinforcement: ASTM A-615, grade 60 ASTM A-497 welded wire fabric. 3. Designed for H2O loading. 4. CI Casting: ASTM A-48, class 30/35.



TOP VIEW



SIDE VIEW

125elevault.dwg	APPROVED FOR PRODUCTION	AUTHORIZED BY
	DATE:	PRINT:
	JOB TITLE:	SIGN:

CPJK Management LLC
Balance Sheet
As of December 31, 2020

Cash Basis

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Checking at LegacyTexas Bank	24,508.08
Due to Gather f/ CPJK	-3,933.22
Total Checking/Savings	20,574.86
Other Current Assets	
Suspense	446.00
Total Other Current Assets	446.00
Total Current Assets	21,020.86
Fixed Assets	
Accumulated Depreciation	-247,639.00
Building Purchase	1,144,353.14
Chandelier	5,752.00
Furniture and Equipment	12,436.90
Improvements	48,366.00
Land	205,080.00
Loan Amortization	48,395.69
Loan Origination Fee	59,059.00
QIP Improvements	117,352.00
Total Fixed Assets	1,393,155.73
TOTAL ASSETS	1,414,176.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
WELLS FARGO CC	15,212.80
Total Credit Cards	15,212.80
Other Current Liabilities	
Loan from Partner 001B	26,426.48
Loan from Partner 002B	59,059.00
Loan from Partner 003	131,767.25
Total Other Current Liabilities	217,252.73
Total Current Liabilities	232,465.53
Long Term Liabilities	
Prosperity Mortgage	666,585.91
SBA Loan 1333	488,496.23
Total Long Term Liabilities	1,155,082.14
Total Liabilities	1,387,547.67
Equity	
Owners Contributions	126,755.88
Retained Earnings	-98,188.52
Net Income	-1,938.44
Total Equity	26,628.92
TOTAL LIABILITIES & EQUITY	1,414,176.59

2019

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

Department of the Treasury
Internal Revenue Service

For calendar year 2019, or tax year beginning _____ and ending _____

Name of partnership

Employer identification number

CPJK MANAGMENT LLC

81-1438487

Part I Tax Return Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	144,000
2	Gross profit (Form 1065, line 3)	2	144,000
3	Ordinary business income (loss) (Form 1065, line 22)	3	-13,839
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

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

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2019 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner or Member's PIN: check one box only

I authorize JRG TAXES LLC to enter my PIN 08487 as my signature
ERO firm name Don't enter all zeros
on the partnership's 2019 electronically filed return of partnership income.

As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2019 electronically filed return of partnership income.

Partner or member's signature ▶ _____

Title ▶ LLC MEMBER JENNIFER KLASSEN

Date ▶ 05/16/20

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN 75576680066
Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2019 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ JOHN R GRAMSTAD CPA

Date ▶ 05/16/20

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

Texas Franchise Tax Public Information Report

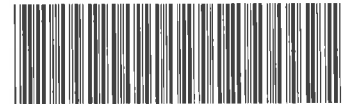
To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode 13196

<input checked="" type="checkbox"/> Taxpayer number 32059528433		<input checked="" type="checkbox"/> Report year 2020		You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.	
Taxpayer name CPJK MANAGMENT LLC				<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 207 E VIRGINIA ST STE 212				Secretary of State (SOS) file number or Comptroller file number 0802385500	
City MCKINNEY	State TX	ZIP code plus 4 75069			

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

Principal office 207 E VIRGINIA ST STE 212 MCKINNEY TX 75069
Principal place of business 207 E VIRGINIA ST STE 212 MCKINNEY TX 75069



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

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

3205952843320

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

Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
NONE			
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

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

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution NONE	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

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

Name of owned (parent) corporation, LLC, LP, PA or financial institution NONE	State of formation	Texas SOS file number, if any	Percentage of ownership
--	--------------------	-------------------------------	-------------------------

Registered agent and registered office currently on file (see instructions if you need to make changes)		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Agent:	City	State	ZIP Code
Office:			

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

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

<input checked="" type="checkbox"/> sign here	Title	Date 05/16/2020	Area code and phone number ()
---	-------	--------------------	-----------------------------------

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
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Texas Franchise Tax No Tax Due Report

■ Tcode 13255 ANNUAL

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

■ Taxpayer number	■ Report year	Due date
32059528433	2020	11/16/2020

Taxpayer name CPJK MANAGMENT LLC				Secretary of State file number or Comptroller file number 0802385500	
Mailing address 207 E VIRGINIA ST STE 212					
City MCKINNEY	State TX	Country UNITED STATES	ZIP code plus 4 75069	Check box if the address has changed <input type="checkbox"/>	
Check box if this is a combined report <input type="checkbox"/>				NAICS code	
Check box if Total Revenue is adjusted for Tiered Partnership Election, see instructions. (Note: Upper tiered partnerships do not qualify to use this form.) <input type="checkbox"/>					
Is this entity a corporation, limited liability company, professional association, limited partnership or financial institution?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

If any of the statements below are true, you qualify to file this No Tax Due Report

(Check all boxes that apply.):

1. **This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003.**
(Passive income does NOT include rent.) (See instructions.) 1.
2. **This entity's annualized total revenue is below the no tax due threshold.** 2.
3. **This entity has zero Texas Gross Receipts.** 3.
4. **This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4).** 4.
5. **This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005.**
(Must have formed after Jan. 1, 2016, and must be pre-qualified.) (See instructions.) 5.

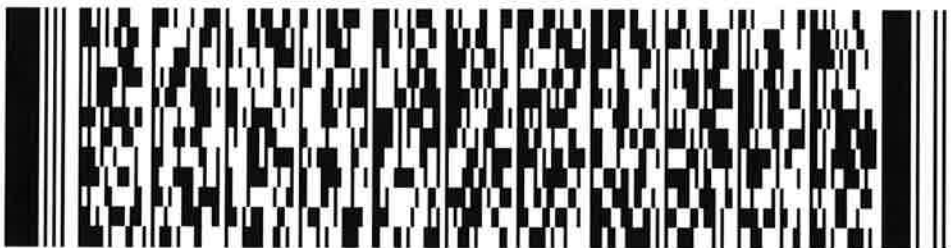
6a. Accounting year begin date	m m d d y y	6b. Accounting year end date	m m d d y y
6a. <input type="checkbox"/> 010119		6b. <input type="checkbox"/> 123119	

7. **TOTAL REVENUE** (Whole dollars only) 7. 144000.00

Print or type name JENNIFER KLASSEN		Area code and phone number ()	
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.		Mail original to: Texas Comptroller of Public Accounts P. O. Box 149348 Austin, TX 78714-9348	
sign here ▶	Date 05/16/2020		

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

Texas Comptroller Official Use Only



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



1022

Form 1065 Return Summary

For calendar year 2019, or tax year beginning _____, and ending _____

CPJK MANAGMENT LLC 81-1438487

Ordinary Business Income (Loss)

Total income	144,000
Total deductions	(157,839)
Ordinary Business Income (Loss)	<u><u>-13,839</u></u>

Tax and Payment

Total balance due	
Payments	(_____)
Amount owed	
Overpayment	

Analysis of Net Income (Loss), Line 1

Ordinary business income (loss)	-13,839
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	(_____)
Total foreign taxes paid / accrued	(_____)
Analysis of Net Income (Loss), Line 1	<u><u>-13,839</u></u>

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)	<u><u>0</u></u>

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		Beginning of Year	End of Year
Analysis of Net Income (Loss)	Schedule L		
Analysis, line 1	Assets	1,569,181	1,427,380
Analysis, line 2	Liabilities	1,441,897	1,372,260
	Capital	127,284	55,120
Difference	Liabilities and capital	<u>1,569,181</u>	<u>1,427,380</u>
	Difference	<u><u>0</u></u>	<u><u>0</u></u>
Analysis of Net Income (Loss) and M-1/M-3 Reconciliation	Partners' Capital	Schedule M-2	Schedule K-1
Analysis, line 1	Beginning balance	127,284	127,284
Schedule M-1, line 9	Contributions	0	0
Schedule M-3, page 2, line 26(d)	Current year income (loss)	-72,164	-72,164
Difference	Other increases (decreases)		
	Distributions	(_____)	(_____)
	Ending balance	<u><u>55,120</u></u>	<u><u>55,120</u></u>

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

Department of the Treasury
Internal Revenue Service

For calendar year 2019, or tax year beginning _____, and ending _____

Name of partnership

Employer identification number

CPJK MANAGMENT LLC

81-1438487

Part I Tax Return Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	144,000
2	Gross profit (Form 1065, line 3)	2	144,000
3	Ordinary business income (loss) (Form 1065, line 22)	3	-13,839
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

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

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2019 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner or Member's PIN: check one box only

I authorize JRG TAXES LLC to enter my PIN 08487 as my signature
ERO firm name Don't enter all zeros
 on the partnership's 2019 electronically filed return of partnership income.

As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2019 electronically filed return of partnership income.

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Partner or member's signature ▶ _____

Title ▶ LLC MEMBER

JENNIFER KLASSEN

Date ▶ 05/16/20

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN 75576680066
Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2019 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ JOHN R GRAMSTAD CPA

Date ▶ 05/16/20

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

Electronic Filing - PDF Attachment Report

Form **1065**

2019

For calendar year 2019, or tax year beginning , and ending

Partnership Name

Employer Identification Number

CPJK MANAGMENT LLC

81-1438487

Title	Attachment Source	Proforma
PARTNERSHIP SECTION 199A INFORMATION WRK	(AUTOMATICALLY ATTACHED)	N/A
PARTNER SECTION 199A INFORMATION WRK	(AUTOMATICALLY ATTACHED)	N/A

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U.S. Return of Partnership Income

For calendar year 2019, or tax year beginning _____, ending _____
 ▶ Go to www.irs.gov/Form1065 for instructions and the latest information.

A Principal business activity RENTAL	Type or Print	Name of partnership CPJK MANAGMENT LLC	D Employer identification number 81-1438487
B Principal product or service REAL ESTATE		Number, street, and room or suite no. If a P.O. box, see the instructions. 207 E VIRGINIA ST STE 212	E Date business started
C Business code number		City or town, state or province, country, and ZIP or foreign postal code MCKINNEY TX 75069	F Total assets (see instructions) \$ 1,427,380

G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return
H Check accounting method: (1) Cash (2) Accrual (3) Other (specify) ▶ _____
I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ _____ 4
J Check if Schedules C and M-3 are attached ▶
K Check if partnership: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes

Caution: Include **only** trade or business income and expenses on lines 1a through 22 below. See instructions for more information.

Income	1a Gross receipts or sales	1a	144,000	
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a			1c 144,000
	2 Cost of goods sold (attach Form 1125-A)			2
	3 Gross profit. Subtract line 2 from line 1c			3 144,000
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4
	5 Net farm profit (loss) (attach Schedule F (Form 1040 or 1040-SR))			5
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6
7 Other income (loss) (attach statement)			7	
8 Total income (loss). Combine lines 3 through 7			8 144,000	
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)			9
	10 Guaranteed payments to partners			10
	11 Repairs and maintenance			11 3,212
	12 Bad debts			12
	13 Rent			13
	14 Taxes and licenses			14 45,491
	15 Interest (see instructions)			15 43,811
	16a Depreciation (if required, attach Form 4562)	16a	45,388	
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c 45,388
	17 Depletion (Do not deduct oil and gas depletion.)			17
	18 Retirement plans, etc.			18
19 Employee benefit programs			19	
20 Other deductions (attach statement) SEE STATEMENT 1			20 19,937	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21 157,839	
22 Ordinary business income (loss). Subtract line 21 from line 8			22 -13,839	
Tax and Payment	23 Interest due under the look-back method—completed long-term contracts (attach Form 8697)			23
	24 Interest due under the look-back method—income forecast method (attach Form 8866)			24
	25 BBA AAR imputed underpayment (see instructions)			25
	26 Other taxes (see instructions)			26
	27 Total balance due. Add lines 23 through 26			27
	28 Payment (see instructions)			28
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed			29
	30 Overpayment. If line 28 is larger than line 27, enter overpayment			30

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Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information which preparer has any knowledge.

Signature of partner or limited liability company member	Date	May the IRS discuss this return with the preparer shown below (see instructions)? <input type="checkbox"/> Yes <input type="checkbox"/> No
Print/Type preparer's name JOHN R GRAMSTAD CPA	Preparer's signature JOHN R GRAMSTAD CPA	Date 05/16/20
Firm's name ▶ JRG TAXES LLC	Firm's EIN ▶ 81-0699689	Check <input type="checkbox"/> if self-employed <input type="checkbox"/> if PTIN P01607960
Firm's address ▶ 6800 WEISKOPF AVE STE 150 MCKINNEY, TX 75070-5340	Phone no. 682-225-4637	

For Paperwork Reduction Act Notice, see separate instructions.

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:		Yes	No
a <input type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership		
c <input checked="" type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership		
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ▶		

2 At the end of the tax year:	Yes	No
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership		X
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership		X

3 At the end of the tax year, did the partnership:	Yes	No
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below		X

(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below	Yes	No
		X

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital

4 Does the partnership satisfy all four of the following conditions?	Yes	No
a The partnership's total receipts for the tax year were less than \$250,000.		
b The partnership's total assets at the end of the tax year were less than \$1 million.		
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.		
d The partnership is not filing and is not required to file Schedule M-3 If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.		X

5 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?	Yes	No
		X

6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?	Yes	No

7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?	Yes	No

8 At any time during calendar year 2019, 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. ▶	Yes	No
		X

9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions	Yes	No
		X

10a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.	Yes	No
		X

b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions	Yes	No
		X

Schedule B Other Information (continued)

		Yes	No
c	Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
11	Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) ▶ <input type="checkbox"/>		
12	At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		
13	If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions ▶		
14	Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶		X
15	Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return ▶ 0		
16a	Did you make any payments in 2019 that would require you to file Form(s) 1099? See instructions		
b	If "Yes," did you or will you file required Form(s) 1099?		
17	Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return ▶ 0		
18	Enter the number of partners that are foreign governments under section 892 ▶ 0		
19	During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		
20	Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		
21	Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-11(b)(14)?		X
22	During the tax year, did the partnership pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions. If "Yes," enter the total amount of the disallowed deductions ▶ \$		X
23	Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
24	Does the partnership satisfy one or more of the following? See instructions		
a	The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense.		
b	The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$26 million and the partnership has business interest.		
c	The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		
25	Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions. If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3 ▶ 4 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 ▶	
26	Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 14 ▶ \$		X
27	Enter the number of foreign partners subject to section 864(c)(8) as a result of transferring all or a portion of an interest in the partnership or of receiving a distribution from the partnership ▶ 0		
28	At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8?		

Schedule K Partners' Distributive Share Items		Total amount
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1 -13,839
	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 Contributions	13a
	b Investment interest expense	13b
	c Section 59(e)(2) expenditures(1) Type ▶ (2) Amount ▶	13c(2)
d Other deductions (see instructions) Type ▶	13d	
Self-Employment	14a Net earnings (loss) from self-employment	14a -13,839
	b Gross farming or fishing income	14b
	c Gross nonfarm income	14c 144,000
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 348, if applicable)	15c
	d Other rental real estate credits (see instructions) Type ▶	15d
	e Other rental credits (see instructions) Type ▶	15e
	f Other credits (see instructions) Type ▶	15f
Foreign Transactions	16a Name of country or U.S. possession ▶	
	b Gross income from all sources	16b
	c Gross income sourced at partner level	16c
	Foreign gross income sourced at partnership level	
	d Reserved for future use ▶ e Foreign branch category ▶	16e
	f Passive category ▶ g General category ▶ h Other ▶	16h
	Deductions allocated and apportioned at partner level	
	i Interest expense ▶ j Other ▶	16j
	Deductions allocated and apportioned at partnership level to foreign source income	
	k Reserved for future use ▶ l Foreign branch category ▶	16l
m Passive category ▶ n General category ▶ o Other ▶	16o	
p Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16p	
q Reduction in taxes available for credit (attach statement)	16q	
r Other foreign tax information (attach statement)		
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a 1
	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 2	

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Analysis of Net Income (Loss)

1	Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p						-13,839
2	Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other
a	General partners			-13,839			
b	Limited partners						

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash		40,091		5,982
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)				
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	1,387,319		1,387,319	
b	Less accumulated depreciation	160,583	1,226,736	264,296	1,123,023
10a	Depletable assets				
b	Less accumulated depletion				
11	Land (net of any amortization)		205,080		205,080
12a	Intangible assets (amortizable only)				
b	Less accumulated amortization				
13	Other assets (attach statement)		97,274		93,295
14	Total assets		1,569,181		1,427,380
Liabilities and Capital					
15	Accounts payable				
16	Mortgages, notes, bonds payable in less than 1 year				
17	Other current liabilities (attach statement)				22,769
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)		218,172		218,172
b	Mortgages, notes, bonds payable in 1 year or more		1,185,438		1,131,319
20	Other liabilities (attach statement)		38,287		
21	Partners' capital accounts		127,284		55,120
22	Total liabilities and capital		1,569,181		1,427,380

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

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

1	Net income (loss) per books	-72,164	6	Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2	Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a	Tax-exempt interest \$	
3	Guaranteed payments (other than health insurance)		7	Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):	
4	Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		a	Depreciation \$	
a	Depreciation \$	58,325			
b	Travel and entertainment \$		8	Add lines 6 and 7	
		58,325	9	Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	-13,839
5	Add lines 1 through 4	-13,839			

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	127,284	6	Distributions: a Cash	
2	Capital contributed: a Cash		b	Property	
	b Property		7	Other decreases (itemize):	
3	Net income (loss) per books	-72,164	8	Add lines 6 and 7	
4	Other increases (itemize):		9	Balance at end of year. Subtract line 8 from line 5	55,120
5	Add lines 1 through 4	55,120			

PARTNER# 1

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

2019

For calendar year 2019, or tax year

beginning ending

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

See back of form and separate instructions.

Part I Information About the Partnership

Part I Information About the Partnership form fields including employer ID number, partnership name, address, and filing status.

Part II Information About the Partner

Part II Information About the Partner form fields including partner's SSN, name, address, and partner type.

Part III What type of entity is this partner? and retirement plan information.

Table showing Partner's share of profit, loss, and capital with beginning and ending values.

Table showing Partner's share of liabilities: Nonrecourse, Qualified nonrecourse financing, and Recourse.

Table showing Partner's Capital Account Analysis with beginning and ending capital account values.

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

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

Final K-1 Amended K-1 OMB No. 1545-0123

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

Main table for Part III with columns for item number, description, and amount. Includes items 1 through 22.

*See attached statement for additional information. For IRS Use Only

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PARTNER# 2

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

2019

Final K-1

Amended K-1

651119 OMB No. 1545-0123

beginning ending For calendar year 2019, or tax year

Partner's Share of Income, Deductions, Credits, etc. See back of form and separate instructions.

Part I Information About the Partnership

Part I Information About the Partnership. A Partnership's employer identification number 81-1438487. B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC 207 E VIRGINIA ST STE 212 MCKINNEY TX 75069. 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

Part II Information About the Partner. E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instr.) 452-29-9535. F Name, address, city, state, and ZIP code for partner entered in E. See instructions. KYLE KLASSEN 1912 MEANDERING WAY MCKINNEY TX 75011. G General partner or LLC member-manager. H1 Domestic 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):

Table with 3 columns: Item, Beginning, Ending. Rows: Profit 23.750000%, Loss 23.750000%, Capital 23.750000%.

K Partner's share of liabilities: Beginning Ending. Nonrecourse \$ \$, Qualified nonrecourse financing \$ \$, Recourse \$ 342,451 \$ 325,912. Check this box if Item K includes liability amounts from lower tier partnerships.

L Partner's Capital Account Analysis. Beginning capital account \$ 30,230. Capital contributed during the year \$, Current year net income (loss) \$ -17,139, Other increase (decrease) (attach explanation) \$, Withdrawals & distributions \$ (), Ending capital account \$ 13,091.

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 \$.

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

Table with 3 columns: Item, Amount, Other Items. Rows: 1 Ordinary business income (loss) -3,287 Credits, 2 Net rental real estate income (loss), 3 Other net rental income (loss) 16 Foreign transactions, 4a Guaranteed payments for services, 4b Guaranteed payments for capital, 4c Total guaranteed payments, 5 Interest income, 6a Ordinary dividends, 6b Qualified dividends 17 Alternative minimum tax (AMT) items, 6c Dividend equivalents, 7 Royalties, 8 Net short-term capital gain (loss), 9a Net long-term capital gain (loss), 9b Collectible (28%) gain (loss), 9c Unrecaptured section 1250 gain, 10 Net section 1231 gain (loss) 19 Distributions, 11 Other income (loss), 12 Section 179 deduction Z* STMT, 13 Other deductions AH* STMT, 14 Self-employment earnings (loss) A -3,287, C 34,200.

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

*See attached statement for additional information.

For IRS Use Only

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PARTNER# 3

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

2019

For calendar year 2019, or tax year

beginning ending

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

See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 81-1438487

B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC 207 E VIRGINIA ST STE 212 MCKINNEY TX 75069

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 instr.) 631-26-6643

F Name, address, city, state, and ZIP code for partner entered in E. See instructions. PAIGE PARRISH 6610 STARLING CIR DALLAS TX 75219

G General partner or LLC member-manager checked
H1 Domestic partner checked
Foreign partner not checked

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). Table with columns for Beginning and Ending, and rows for Profit, Loss, and Capital.

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

K Partner's share of liabilities: Table with columns for Beginning and Ending, and rows for Nonrecourse, Qualified nonrecourse financing, and Recourse.

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

L Partner's Capital Account Analysis

Table for Partner's Capital Account Analysis with rows for Beginning capital account, Capital contributed during the year, Current year net income (loss), Other increase (decrease), Withdrawals & distributions, and Ending capital account.

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

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

Table for Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) with rows for Beginning and Ending.

Final K-1 Amended K-1

651119 OMB No. 1545-0123

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

Main table for Part III with columns for description, amount, and code. Rows include Ordinary business income (loss), Net rental real estate income (loss), Other net rental income (loss), Guaranteed payments, Interest income, Dividends, Royalties, Capital gains/losses, Section 1231 gain, Other income, Section 179 deduction, Other deductions, Self-employment earnings (loss), and More than one activity for at-risk/passive 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

2019

Final K-1

Amended K-1

651119 OMB No. 1545-0123

beginning ending For calendar year 2019, or tax year

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

Part I Information About the Partnership

A Partnership's employer identification number 81-1438487

B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC 207 E VIRGINIA ST STE 212 MCKINNEY TX 75069

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 instr.) 629-20-0930

F Name, address, city, state, and ZIP code for partner entered in E. See instructions. CRYSTAL JANSA 1555 BLACKWOOD ROAD SAN ANGELO TX 76915

G General partner or LLC member-manager (checked) Limited partner or other LLC member (unchecked)

H1 Domestic partner (checked) Foreign partner (unchecked)

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):

Table with columns: Profit, Loss, Capital, Beginning, Ending. Values: Profit 47.500000%, Loss 47.500000%, Capital 47.500000%.

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

Table for Partner's share of liabilities: Nonrecourse, Qualified nonrecourse financing, Recourse. Values: Recourse 684,900.

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

L Partner's Capital Account Analysis

Table for Partner's Capital Account Analysis: Beginning capital account 60,460, Ending capital account 26,182.

M Did the partner contribute property with a built-in gain or loss? Yes (unchecked) No (checked)

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

Table for Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss): Beginning, Ending.

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

Main table for Part III with rows 1-22. Includes items like Ordinary business income (loss) -6,573, Net rental real estate income (loss), etc.

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*See attached statement for additional information.

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**SCHEDULE B-2
(Form 1065)**

(December 2018)
Department of the Treasury
Internal Revenue Service
Name of Partnership

**Election Out of the Centralized
Partnership Audit Regime**

▶ Attach to Form 1065 or Form 1066.

▶ Go to www.irs.gov/Form1065 for instructions and the latest information.

OMB No. 1545-0123

CPJK MANAGMENT LLC Employer Identification Number (EIN)
81-1438487

Certain partnerships with 100 or fewer partners can elect out of the centralized partnership audit regime if each partner is an individual, a C corporation, a foreign entity that would be treated as a C corporation were it domestic, an S corporation, or an estate of a deceased partner. For purposes of determining whether the partnership has 100 or fewer partners, the partnership must include all shareholders of any S corporation that is a partner. By completing Part I, you are making an affirmative statement that all of the partners in the partnership are eligible partners under section 6221(b)(1)(C) and you have provided all of the information on this schedule. See the instructions, including the instructions for the treatment of real estate mortgage investment conduits (REMICs), for more details.

Part I List of Eligible Partners

Use the following codes under Type of Eligible Partner:

I – Individual C – Corporation E – Estate of Deceased Partner F – Eligible Foreign Entity S – S corporation

	Name of Partner	Taxpayer Identification Number (TIN)	Type of Eligible Partner (Code)
1	JENNIFER KLASSEN	462-41-8359	I
2	KYLE KLASSEN	452-29-9535	I
3	PAIGE PARRISH	631-26-6643	I
4	CRYSTAL JANSA	629-20-0930	I
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

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Continued on Part IV

Part II List of S Corporation Shareholders (For each S corporation partner, complete a separate Part II and separate Part V, if needed.)

Use the following codes under Type of Person:

I – Individual E – Estate of Deceased Shareholder T – Trust O – Other

Name of S Corporation Partner ▶		TIN of Partner ▶	
	Name of Shareholder	Shareholder TIN	Type of Person (Code)
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Continued on Part V

Part III Total Number of Schedules K-1 Required To Be Issued. See instructions.

1	Total of Part I and all Parts IV Schedules K-1 required to be issued by the partnership	1	4
2	Total of Part II and all Parts V Schedules K-1 required to be issued by any S corporation partners	2	
3	Total. Add line 1 and line 2	3	4

Note: If line 3 is more than 100, the partnership cannot make the election under section 6221(b).

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-2 (Form 1065) (12-2018)

Schedule K	Section 199A Information Worksheet	2019
For calendar year 2019 or tax year beginning _____, ending _____		

Partnership Name <u>CPJK MANAGMENT LLC</u>	Employer Identification Number <u>81-1438487</u>
---	---

	Activity Description	Pass-through Entity EIN	Aggr. Number	SSTB	PTP
Column A	INCOME				
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)	-13,839				
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Charitable contributions					
Other deductions					
W-2 wages					
Qualified property	1,387,319				
Other Information:					
QBI alloc to co-op pmts received					
W-2 wages alloc to qualified pmts					
Section 199A(g) deduction					

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Section 199A REIT dividends

PARTNER# 1

Schedule K-1	Partner's Section 199A Information Worksheet	2019
	For calendar year 2019 or tax year beginning _____, ending _____	

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name JENNIFER KLASSEN	Taxpayer Identification Number 462-41-8359

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

Column A	Activity Description	Pass-through Entity EIN	Aggr.	
			Number	SSTB PTP
.....	INCOME		
.....			
.....			
.....			
.....			

	Column A	Column B	Column C	Column D	Column E
QBI or Qualified PTP items:					
Ordinary business income (loss)	-3,287				
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Charitable contributions					
Other deductions					
W-2 wages					
Qualified property	329,488				

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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# 2

Schedule K-1	Partner's Section 199A Information Worksheet	2019
For calendar year 2019 or tax year beginning _____, ending _____		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name KYLE KLASSEN	Taxpayer Identification Number 452-29-9535

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

	Activity Description	Pass-through Entity EIN	Aggr. Number	SSTB PTP
Column A	INCOME			
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)		-3,287			
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Charitable contributions					
Other deductions					
W-2 wages					
Qualified property		329,488			

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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# 3

Schedule K-1	Partner's Section 199A Information Worksheet	2019
For calendar year 2019 or tax year beginning _____, ending _____		

Partnership Name <u>CPJK MANAGMENT LLC</u>	Employer Identification Number 81-1438487
Partner's Name <u>PAIGE PARRISH</u>	Taxpayer Identification Number 631-26-6643

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

	Activity Description	Pass-through Entity EIN	Aggr. Number	SSTB	PTP
Column A	<u>INCOME</u>				
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)		-692			
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Charitable contributions					
Other deductions					
W-2 wages					
Qualified property		69,366			

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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# 4

Schedule K-1	Partner's Section 199A Information Worksheet	2019
For calendar year 2019 or tax year beginning _____, ending _____		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name CRYSTAL JANSA	Taxpayer Identification Number 629-20-0930

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

	Activity Description	Pass-through Entity EIN	Aggr. Number	SSTB	PTP
Column A	INCOME				
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)	-6,573				
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Charitable contributions					
Other deductions					
W-2 wages					
Qualified property	658,977				
Other Information:					
QBI alloc to co-op pmnts received					
W-2 wages alloc to qualified pmnts					
Section 199A(g) deduction					

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Section 199A REIT dividends

Federal Statements**Statement 1 - Form 1065, Page 1, Line 20 - Other Deductions**

<u>Description</u>	<u>Amount</u>
COMPUTER AND INTERNET EXPENSE	\$ 203
INSURANCE EXPENSE	8,635
JANITORIAL	1,800
PROFESSIONAL FEES	585
TELEPHONE EXPENSE	469
UTILITIES	8,245
TOTAL	\$ <u>19,937</u>

Statement 2 - Form 1065, Schedule K, Line 20c - Other Items and Amounts

<u>Description</u>	<u>Amount</u>
SEE ATTACHED SECTION 199A INFORMATION WORKSHEET	\$

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81-1438487

Federal Statements
JENNIFER KLASSEN
462-41-8359

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

<u>Description</u>	
8990 GROSS RECEIPTS FOR 2018	34,259
BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:	
BUSINESS INTEREST EXPENSE	10,405
ADJUSTED TAXABLE INCOME	17,898

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81-1438487

Federal Statements
KYLE KLASSEN
452-29-9535

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

Description

8990 GROSS RECEIPTS FOR 2018	34,259
BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:	
BUSINESS INTEREST EXPENSE	10,405
ADJUSTED TAXABLE INCOME	17,898

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81-1438487

Federal Statements

PAIGE PARRISH

631-26-6643

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

<u>Description</u>	
8990 GROSS RECEIPTS FOR 2018	7,213
BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:	
BUSINESS INTEREST EXPENSE	2,191
ADJUSTED TAXABLE INCOME	3,768

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81-1438487

Federal Statements
CRYSTAL JANSA
629-20-0930

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

Description

8990 GROSS RECEIPTS FOR 2018	68,519
BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:	
BUSINESS INTEREST EXPENSE	20,810
ADJUSTED TAXABLE INCOME	35,795

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Self-Employment Worksheet

Schedule **K**

2019

For calendar year 2019, or tax year beginning _____, and ending _____

Partnership Name

Employer Identification Number

CPJK MANAGMENT LLC

81-1438487

Schedule K-1 Passthrough

	Activity Description	EIN	Entity Type
A	INCOME		
B			
C			

	A	B	C
1a. Ordinary business income (loss) (Schedule K, line 1)	-13,839		
b. Net income (loss) from certain rental real estate activities (see instructions)			
c. Other net rental income (loss) (Schedule K, line 3c)			
d. Net loss from Form 4797, Part II, line 17, included on line 1a above. Enter as a positive amount.			
e. Combine lines 1a through 1d	-13,839		
2. Net gain from Form 4797, Part II, line 17, included on line 1a above			
3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2.	-13,839		
b. Part of line 3a allocated to limited partners, estates, trusts, corporations, exempt organizations, and IRAs			
c. Subtract line 3b from line 3a. If line 3a is a loss, reduce the loss on line 3a by the amount on line 3b. Include each individual general partner's share in box 14 of Schedule K-1, using code A.	-13,839		
4a. Guaranteed payments to partners (Schedule K line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)			
b. Part of line 4a allocated to individual limited partners for other than services and to estates, trusts, corporations, exempt organizations, and IRAs			
c. Subtract line 4b from line 4a. Include each individual general partner's share and each individual limited partner's share in box 14 of Schedule K-1, using code A.			
5. Net earnings (loss) from self-employment. Combine lines 3c and 4c. Enter here and on Schedule K, line 14a.	-13,839		

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PARTNER# 1

Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet	
Schedule K-1	2019
For calendar year 2019, or tax year beginning _____, and ending _____	

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name JENNIFER KLASSEN	Taxpayer Identification Number 462-41-8359

Items Included in Current Year Income (Loss):

SCHEDULE K ADDITIONS:

ORDINARY INCOME/LOSS -3,287

SUBTOTAL -3,287

SCHEDULE M-1 SUBTRACTIONS:

BOOK-TAX DEPRECIATION DIFFERENCE 13,852

SUBTOTAL 13,852

TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS) -17,139

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PARTNER# 2

Schedule K-1	Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet	2019
For calendar year 2019, or tax year beginning , and ending		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name KYLE KLASSEN	Taxpayer Identification Number 452-29-9535

Items Included in Current Year Income (Loss):

SCHEDULE K ADDITIONS:

ORDINARY INCOME/LOSS -3,287

SUBTOTAL -3,287

SCHEDULE M-1 SUBTRACTIONS:

BOOK-TAX DEPRECIATION DIFFERENCE 13,852

SUBTOTAL 13,852

TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS) -17,139

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PARTNER# 3

Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet	
Schedule K-1	2019
For calendar year 2019, or tax year beginning _____, and ending _____	

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name PAIGE PARRISH	Taxpayer Identification Number 631-26-6643

Items Included in Current Year Income (Loss):

SCHEDULE K ADDITIONS:
ORDINARY INCOME/LOSS -692

SUBTOTAL -692

SCHEDULE M-1 SUBTRACTIONS:

BOOK-TAX DEPRECIATION DIFFERENCE 2,916

SUBTOTAL 2,916

TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS) -3,608

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PARTNER# 4

Schedule K-1		Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet		2019
		For calendar year 2019, or tax year beginning		and ending
Partnership Name CPJK MANAGMENT LLC			Employer Identification Number 81-1438487	
Partner's Name CRYSTAL JANSA			Taxpayer Identification Number 629-20-0930	

Items Included in Current Year Income (Loss):

SCHEDULE K ADDITIONS:

ORDINARY INCOME/LOSS -6,573

SUBTOTAL -6,573

SCHEDULE M-1 SUBTRACTIONS:

BOOK-TAX DEPRECIATION DIFFERENCE 27,705

SUBTOTAL 27,705

TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS) -34,278

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PARTNER# 1

Schedule K-1	Partner's Self-Employment Worksheet	2019
For calendar year 2019, or tax year beginning _____, and ending _____		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name JENNIFER KLASSEN	Taxpayer Identification Number 462-41-8359

	Activity Disposed	EIN	Schedule K-1 Passthrough Entity Type	PTP
A INCOME				
B				
C				

	A	B	C
1a. Ordinary business income (loss) (Schedule K, line 1)	-3,287		
b. Net income (loss) from certain rental real estate activities (see instructions)			
c. Other net rental income (loss) (Schedule K, line 3c)			
d. Net loss from Form 4797, Part II, line 17, included on line 1a above. Enter as a positive amount.			
e. Combine lines 1a through 1d	-3,287		
2. Net gain from Form 4797, Part II, line 17, included on line 1a above			
3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2.	-3,287		
4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)			
5. Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1, Box 14, code A	-3,287		

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PARTNER# 2

Partner's Self-Employment Worksheet

Schedule **K-1**

For calendar year 2019, or tax year beginning , and ending

2019

Partnership Name

CPJK MANAGMENT LLC

Employer Identification Number

81-1438487

Partner's Name

KYLE KLASSEN

Taxpayer Identification Number

452-29-9535

Activity Description	Activity Disposed	Schedule K-1 Passthrough		
		EIN	Entity Type	PTP
A INCOME				
B				
C				

	A	B	C
1a. Ordinary business income (loss) (Schedule K, line 1)	-3,287		
b. Net income (loss) from certain rental real estate activities (see instructions)			
c. Other net rental income (loss) (Schedule K, line 3c)			
d. Net loss from Form 4797, Part II, line 17, included on line 1a above. Enter as a positive amount.			
e. Combine lines 1a through 1d	-3,287		
2. Net gain from Form 4797, Part II, line 17, included on line 1a above			
3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2.	-3,287		
4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)			
5. Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1 Box 14, Code A	-3,287		

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PARTNER# 3

Schedule K-1	Partner's Self-Employment Worksheet	2019
For calendar year 2019, or tax year beginning _____, and ending _____		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name PAIGE PARRISH	Taxpayer Identification Number 631-26-6643

	Activity Description	Activity Disposed	Schedule K-1 Passthrough		
			EIN	Entity Type	PTP
A	INCOME				
B					
C					

	A	B	C
1a. Ordinary business income (loss) (Schedule K, line 1)	-692		
b. Net income (loss) from certain rental real estate activities (see instructions)			
c. Other net rental income (loss) (Schedule K, line 3c)			
d. Net loss from Form 4797, Part II, line 17, included on line 1a above. Enter as a positive amount.			
e. Combine lines 1a through 1d	-692		
2. Net gain from Form 4797, Part II, line 17, included on line 1a above			
3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2.	-692		
4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)			
5. Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1, box 14, code A	-692		

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PARTNER# 4

Partner's Self-Employment Worksheet

Schedule K-1

For calendar year 2019, or tax year beginning , and ending

2019

Partnership Name

CPJK MANAGMENT LLC

Employer Identification Number

81-1438487

Partner's Name

CRYSTAL JANSA

Taxpayer Identification Number

629-20-0930

Activity Description	Activity Disposed	Schedule K-1 Passthrough		
		EIN	Entity Type	PTP
A INCOME				
B				
C				

	A	B	C
1a. Ordinary business income (loss) (Schedule K, line 1)	-6,573		
b. Net income (loss) from certain rental real estate activities (see instructions)			
c. Other net rental income (loss) (Schedule K, line 3c)			
d. Net loss from Form 4797, Part II, line 17, included on line 1a above. Enter as a positive amount.			
e. Combine lines 1a through 1d	-6,573		
2. Net gain from Form 4797, Part II, line 17, included on line 1a above			
3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2.	-6,573		
4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)			
5. Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1, Box 14, code A	-6,573		

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PARTNER# 1

Partner's Basis Worksheet, Page 1

2019

Schedule **K-1**

For calendar year 2019, or tax year beginning , and ending

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name JENNIFER KLASSEN	Taxpayer Identification Number 462-41-8359

Beginning of year		372,681
Capital contributions: Cash		
Property (adjusted basis)		
Income items:		
Ordinary business income		
Net rental real estate income		
Other net rental income		
Interest		
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		
Excess depletion		
Transfer of capital		
Gain on disposition of section 179 assets		
Other increases		
Distributions:		
Cash		
Property (adjusted basis)		
Change in liabilities:		
Current year	325,912	
Prior year	(342,451)	-16,539
Subtotal		356,142
Distribution in excess of partner basis		
Noncapital expenses: Nondeductible expenses		
Deductible losses:		
Ordinary business loss	3,287	
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		3,287
Other decreases		
End of year		<u>352,855</u>

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

Partner's Basis Worksheet, Page 1

Schedule K-1	For calendar year 2019, or tax year beginning _____, and ending _____	2019
Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487	
Partner's Name KYLE KLASSEN	Taxpayer Identification Number 452-29-9535	

Beginning of year 372,681

Capital contributions: Cash

Property (adjusted basis) _____

Income items: Ordinary business income _____

Net rental real estate income _____

Other net rental income _____

Interest _____

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 _____

Excess depletion _____

Transfer of capital _____

Gain on disposition of section 179 assets _____

Other increases _____

Distributions:

Cash _____

Property (adjusted basis) _____

Change in liabilities: Current year

325,912

Prior year

(342,451)

-16,539

Subtotal 356,142

Distribution in excess of partner basis

Noncapital expenses: Nondeductible expenses

Deductible losses: Ordinary business loss

3,287

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 _____

3,287

Other decreases _____

End of year 352,855

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

PARTNER# 3

Partner's Basis Worksheet, Page 1

2019

Schedule **K-1**

For calendar year 2019, or tax year beginning , and ending

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name PAIGE PARRISH	Taxpayer Identification Number 631-26-6643

Beginning of year		78,459
Capital contributions: Cash		
Property (adjusted basis)		
Income items: Ordinary business income		
Net rental real estate income		
Other net rental income		
Interest		
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		
Excess depletion		
Transfer of capital		
Gain on disposition of section 179 assets		
Other increases		
Distributions: Cash		
Property (adjusted basis)		
Change in liabilities: Current year	68,613	
Prior year	(72,095)	-3,482
Subtotal		74,977
Distribution in excess of partner basis		
Noncapital expenses: Nondeductible expenses		
Deductible losses: Ordinary business loss	692	
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		692
Other decreases		
End of year		<u>74,285</u>

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

PARTNER# 4

Partner's Basis Worksheet, Page 1

Schedule K-1	For calendar year 2019, or tax year beginning _____, and ending _____	2019
---------------------	---	-------------

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name CRYSTAL JANSA	Taxpayer Identification Number 629-20-0930

Beginning of year 745,360

Capital contributions: Cash
Property (adjusted basis)

Income items: Ordinary business income
Net rental real estate income
Other net rental income
Interest
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

Excess depletion
Transfer of capital
Gain on disposition of section 179 assets

Other increases
Distributions: Cash
Property (adjusted basis) ()
Change in liabilities: Current year 651,823
Prior year (684,900) -33,077

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Subtotal 712,283

Distribution in excess of partner basis
Noncapital expenses: Nondeductible expenses
Deductible losses: Ordinary business loss 6,573
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 6,573

Other decreases 6,573

End of year 705,710

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

Schedule K-1 Summary Worksheet

Form **1065**

2019

For calendar year 2019, or tax year beginning , and ending

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
---	---

	Partner Name	SSN/EIN
Column A	JENNIFER KLASSEN	462-41-8359
Column B	KYLE KLASSEN	452-29-9535
Column C	PAIGE PARRISH	631-26-6643
Column D	CRYSTAL JANSA	629-20-0930

Schedule K Items	Column A	Column B	Column C	Column D	SCH K TOTAL
1 Ordinary income	-3,287	-3,287	-692	-6,573	-13,839
2 Net income-rent					
3c Net inc-oth rent					
4a Guar prmts services					
4b Guar prmts 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 Contributions					
13b Invest interest exp					
13c Sec 59(e)(2) exp					
13d Other deductions					
14a Net SE earnings	-3,287	-3,287	-692	-6,573	-13,839
14b Gross farming inc					
14c Gross nonfarm inc	34,200	34,200	7,200	68,400	144,000
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					
16b Gross inc all src					
16c-h Tot foreign income					
16i-o Tot foreign deds					
16p-q Tot foreign taxes					
17a Depr adjustment				1	1
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					

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Schedule K-1 Percentages Summary Worksheet

Form **1065**

2019

For calendar year 2019, or tax year beginning , and ending

Partnership Name

Employer Identification Number

CPJK MANAGMENT LLC

81-1438487

Partner Number	Partner Name	Profit		Loss		Capital	
		Beginning	Ending	Beginning	Ending	Beginning	Ending
1	JENNIFER KLASSEN	23.750000	23.750000	23.750000	23.750000	23.750000	23.750000
2	KYLE KLASSEN	23.750000	23.750000	23.750000	23.750000	23.750000	23.750000
3	PAIGE PARRISH	5.000000	5.000000	5.000000	5.000000	5.000000	5.000000
4	CRYSTAL JANSA	47.500000	47.500000	47.500000	47.500000	47.500000	47.500000

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Reconciliation of Partners' Basis Worksheet

Form **1065**

2019

For calendar year 2019, or tax year beginning _____, and ending _____

Partnership Name

Employer Identification Number

CPJK MANAGMENT LLC

81-1438487

Partner Number	Partner Name	Beginning Basis	Increases	Distribution in Excess of Basis	Allowed Decreases	Ending Basis
1	JENNIFER KLASSEN	372,681	-16,539	0	3,287	352,855
2	KYLE KLASSEN	372,681	-16,539	0	3,287	352,855
3	PAIGE PARRISH	78,459	-3,482	0	692	74,285
4	CRYSTAL JANSA	745,360	-33,077	0	6,573	705,710

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Total this page	<u>1,569,181</u>	<u>-69,637</u>	<u>0</u>	<u>13,839</u>	<u>1,485,705</u>
Total all pages	<u><u>1,569,181</u></u>	<u><u>-69,637</u></u>	<u><u>0</u></u>	<u><u>13,839</u></u>	<u><u>1,485,705</u></u>

Reconciliation of Partners' Capital Accounts Worksheet

Form **1065**

2019

For calendar year 2019, or tax year beginning _____, and ending _____

Partnership Name

Employer Identification Number

CPJK MANAGMENT LLC

81-1438487

Partner Number	Partner Name	Beginning Capital	Capital Contributed	Current Year Net Income (Loss)	Increases & Decreases	Withdrawals & Distributions	Ending Capital
1	JENNIFER KLASSEN	30,230	0	-17,139	0	0	13,091
2	KYLE KLASSEN	30,230	0	-17,139	0	0	13,091
3	PAIGE PARRISH	6,364	0	-3,608	0	0	2,756
4	CRYSTAL JANSA	60,460	0	-34,278	0	0	26,182

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Total this page	<u>127,284</u>	<u>0</u>	<u>-72,164</u>	<u>0</u>	<u>0</u>	<u>55,120</u>
Total all pages	<u>127,284</u>	<u>0</u>	<u>-72,164</u>	<u>0</u>	<u>0</u>	<u>55,120</u>

81-1438487

Federal Asset Report INCOME

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
Prior MACRS:									
3	BUILDING	5/01/16	1,144,353			1,144,353	39 MMS/L	77,028	29,343
			<u>1,144,353</u>			<u>1,144,353</u>		<u>77,028</u>	<u>29,343</u>
Other Depreciation:									
1	IMPROVEMENTS	5/01/16	117,352			117,352	39 MO S/L	62,625	3,009
2	LAND	5/01/16	205,080			205,080	0 -- Land	0	0
4	CHANDELIER	6/12/16	5,752			5,752	7 MO200DB	4,494	360
5	FURNITURE AND FIXTURE	8/04/16	10,219			10,219	7 MO200DB	7,985	638
6	NEW COUNTERS	2/21/17	2,218			2,218	7 MO200DB	1,539	194
7	LOAN ORIGINATION FEE	4/18/17	59,059			59,059	1 MO200DB	59,059	0
8	ROOF/AWNING	2/27/18	8,821			8,821	7 MO200DB	1,261	2,160
9	NEW AC DOWNSTAIRS	1/01/18	30,623			30,623	7 MO200DB	4,376	7,499
10	NEW AC UPSTAIRS	11/01/18	8,922			8,922	7 MO200DB	1,275	2,185
	Total Other Depreciation		<u>448,046</u>			<u>448,046</u>		<u>142,614</u>	<u>16,045</u>
	Total ACRS and Other Depreciation		<u>448,046</u>			<u>448,046</u>		<u>142,614</u>	<u>16,045</u>
	Grand Totals		1,592,399			1,592,399		219,642	45,388
	Less: Dispositions and Transfers		0			0		0	0
	Less: Start-up/Org Expense		0			0		0	0
	Net Grand Totals		<u>1,592,399</u>			<u>1,592,399</u>		<u>219,642</u>	<u>45,388</u>

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81-1438487

AMT Asset Report INCOME

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per Conv Meth	Prior	Current
Prior MACRS:									
3	BUILDING	5/01/16	1,144,353			1,144,353	39 MMS/L	77,024	29,342
			<u>1,144,353</u>			<u>1,144,353</u>		<u>77,024</u>	<u>29,342</u>
Other Depreciation:									
1	IMPROVEMENTS	5/01/16	0			0	0 HY	0	0
2	LAND	5/01/16	0			0	0 HY	0	0
4	CHANDELIER	6/12/16	0			0	0 HY	0	0
5	FURNITURE AND FIXTURE	8/04/16	0			0	0 HY	0	0
6	NEW COUNTERS	2/21/17	0			0	0 HY	0	0
7	LOAN ORIGINATION FEE	4/18/17	0			0	0 HY	0	0
8	ROOF/AWNING	2/27/18	0			0	0 HY	0	0
9	NEW AC DOWNSTAIRS	1/01/18	0			0	0 HY	0	0
10	NEW AC UPSTAIRS	11/01/18	0			0	0 HY	0	0
	Total Other Depreciation		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>
	Total ACRS and Other Depreciation		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>
	Grand Totals		1,144,353			1,144,353		77,024	29,342
	Less: Dispositions and Transfers		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>
	Net Grand Totals		<u>1,144,353</u>			<u>1,144,353</u>		<u>77,024</u>	<u>29,342</u>

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81-1438487

ACE Asset Report INCOME

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
Prior MACRS:									
3	BUILDING	5/01/16	1,144,353			1,144,353	39 MMS/L	77,024	29,342
			<u>1,144,353</u>			<u>1,144,353</u>		<u>77,024</u>	<u>29,342</u>
Other Depreciation:									
1	IMPROVEMENTS	5/01/16	0			0	0 HY	0	0
2	LAND	5/01/16	0			0	0 HY	0	0
4	CHANDELIER	6/12/16	0			0	0 HY	0	0
5	FURNITURE AND FIXTURE	8/04/16	0			0	0 HY	0	0
6	NEW COUNTERS	2/21/17	0			0	0 HY	0	0
7	LOAN ORIGINATION FEE	4/18/17	0			0	0 HY	0	0
8	ROOF/AWNING	2/27/18	0			0	0 HY	0	0
9	NEW AC DOWNSTAIRS	1/01/18	0			0	0 HY	0	0
10	NEW AC UPSTAIRS	11/01/18	0			0	0 HY	0	0
	Total Other Depreciation		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>
	Total ACRS and Other Depreciation		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>
	Grand Totals		1,144,353			1,144,353		77,024	29,342
	Less: Dispositions and Transfers		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>
	Net Grand Totals		<u>1,144,353</u>			<u>1,144,353</u>		<u>77,024</u>	<u>29,342</u>

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Depreciation Adjustment Report

All Business Activities

Form	Unit	Asset	Description	Tax	AMT	ACE	AMT Adjustments/ Preferences
MACRS Adjustments:							
Page 1	1	3	BUILDING	29,343	29,342	29,342	1
				<u>29,343</u>	<u>29,342</u>	<u>29,342</u>	<u>1</u>

Additional ACE Information for Other Assets:

Page 1	1	1	IMPROVEMENTS	3,009	0*	3,009 s	
Page 1	1	2	LAND	0	0*	0 s	
Page 1	1	4	CHANDELIER	360	0*	360 s	
Page 1	1	5	FURNITURE AND FIXTURE	638	0*	638 s	
Page 1	1	6	NEW COUNTERS	194	0*	194 s	
Page 1	1	7	LOAN ORIGINATION FEE	0	0*	0 s	
Page 1	1	8	ROOF/AWNING	2,160	0*	2,160 s	
Page 1	1	9	NEW AC DOWNSTAIRS	7,499	0*	7,499 s	
Page 1	1	10	NEW AC UPSTAIRS	2,185	0*	2,185 s	
				<u>16,045</u>	<u>0</u>	<u>16,045 s</u>	

Totals for ACE Depreciation Adjustment:

AMT Depreciation Addback

45,387

ACE Depreciation Expense

45,387 s

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* - This asset has no values in AMT column, assume AMT = Tax Value
s - Substituted applicable AMT or Tax data when ACE column is blank.

81-1438487

Future Depreciation Report FYE: 12/31/20

INCOME

Asset	Description	Date In Service	Cost	Tax	AMT	ACE
<u>Prior MACRS:</u>						
3	BUILDING	5/01/16	1,144,353	29,342	29,343	29,343
			<u>1,144,353</u>	<u>29,342</u>	<u>29,343</u>	<u>29,343</u>
<u>Other Depreciation:</u>						
1	IMPROVEMENTS	5/01/16	117,352	3,009	0	0
2	LAND	5/01/16	205,080	0	0	0
4	CHANDELIER	6/12/16	5,752	263	0	0
5	FURNITURE AND FIXTURE	8/04/16	10,219	456	0	0
6	NEW COUNTERS	2/21/17	2,218	138	0	0
7	LOAN ORIGINATION FEE	4/18/17	59,059	0	0	0
8	ROOF/AWNING	2/27/18	8,821	1,543	0	0
9	NEW AC DOWNSTAIRS	1/01/18	30,623	5,357	0	0
10	NEW AC UPSTAIRS	11/01/18	8,922	1,560	0	0
	Total Other Depreciation		<u>448,046</u>	<u>12,326</u>	<u>0</u>	<u>0</u>
	Total ACRS and Other Depreciation		<u>448,046</u>	<u>12,326</u>	<u>0</u>	<u>0</u>
	Grand Totals		<u>1,592,399</u>	<u>41,668</u>	<u>29,343</u>	<u>29,343</u>

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Partnership Name

Employer Identification Number

CPJK MANAGMENT LLC

81-1438487

		2018	2019	Differences
Income	Gross receipts less returns and allowances	144,250	144,000	-250
	Cost of goods sold			
	Gross profit	144,250	144,000	-250
	Ordinary income (loss) from other partnerships, etc.			
	Net farm profit (loss)			
	Net gain (loss) from Form 4797			
	Other income (loss)			
	Total income (loss)	144,250	144,000	-250
Deductions	Salaries and wages (other than to partners)			
	Guaranteed payments to partners			
	Repairs and maintenance	3,188	3,212	24
	Bad debts			
	Rent			
	Taxes and licenses	7,000	45,491	38,491
	Interest	45,223	43,811	-1,412
	Depreciation	39,427	45,388	5,961
	Depletion			
	Retirement plans, etc.			
	Employee benefit programs			
Other deductions	36,488	19,937	-16,551	
	Total deductions	138,826	57,839	26,513
	Ordinary business income (loss)	12,924	-3,839	-26,763
Tax and Payment	Total balance due			
	Payments			
	Amount owed			
	Overpayment			

Partnership Name

Employer Identification Number

CPJK MANAGMENT LLC

81-1438487

		2018	2019	Differences
Income (Loss)	Ordinary business income (loss)	12,924	-13,839	-26,763
	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)			
Deductions	Section 179 deduction			
	Contributions			
	Investment interest expense			
	Section 59(e)(2) expenditures			
	Other deductions			
Self-Employment	Net earnings (loss) from self-employment	12,924	-13,839	-26,763
	Gross farm or fishing income			
Credits	Gross nonfarm income	14,250	4,000	-250
	Low-income housing credit (section 42(j)(5))			
	Low-income housing credit (other)			
	Qualified rehab expenditures (rental real estate)			
	Other rental real estate credits			
Foreign Transactions	Other rental credits			
	Other credits			
	Total foreign gross income			
	Total foreign deductions			
Alternative Minimum Tax (AMT) Items	Total foreign taxes paid and accrued			
	Reduction in taxes available for credit			
	Post-1986 depreciation adjustment	-1	1	2
	Adjusted gain or loss			
	Depletion (other than oil and gas)			
Other Information	Oil, gas, and geothermal properties - gross income			
	Oil, gas, and geothermal properties - deductions			
	Other AMT items			
	Tax-exempt interest income			
	Other tax-exempt income			
	Nondeductible expenses			
	Distributions of cash and marketable securities			
Distributions of other property				
	Investment income			
	Investment expenses			
	Net income (loss)	12,924	-13,839	-26,763

Partnership Name

Employer Identification Number

CPJK MANAGMENT LLC

81-1438487

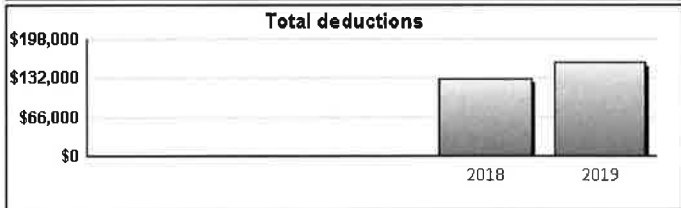
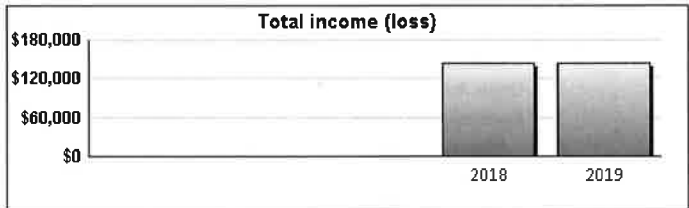
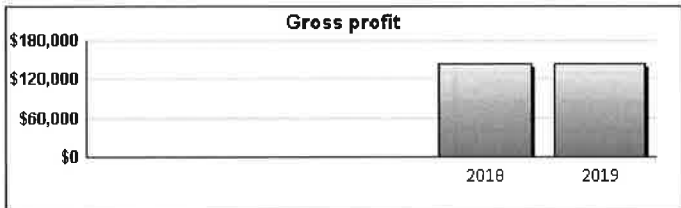
		2018	2019	Differences
Schedule L	Beginning assets	15,961	1,569,181	1,553,220
	Beginning liabilities and capital	1,438,838	1,569,181	130,343
	Ending assets	1,471,907	1,427,380	-44,527
	Ending liabilities and capital	1,471,907	1,427,380	-44,527
Schedule M-1	Net income (loss) per books	12,924	-72,164	-85,088
	Taxable income not on books			
	Guaranteed payments (other than health ins)			
	Book expenses not deducted		58,325	58,325
	Income on books not on return			
	Return deductions not on books			
	Income per return	12,924	-13,839	-26,763
Schedule M-2	Balance at beginning of year	-97,274	127,284	224,558
	Cash contributions	114,360		-114,360
	Property contributions			
	Net income (loss) per books	12,924	-72,164	-85,088
	Other increases			
	Cash distributions			
	Property distributions			
	Other decreases			
	Balance at end of year	30,010	55,120	25,110
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				

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Partnership Name CPJK MANAGMENT LLC Employer Identification Number 81-1438487

	2018	2019
Net gross receipts	144,250	144,000
Cost of goods sold		
Gross profit	144,250	144,000
Gross profit percentage	100.0000	100.0000
Other trade or business income (loss)		
Total income (loss)	144,250	144,000
Salaries and wages		
Guaranteed payments to partners		
Bad debts		
Rent		
Taxes and licenses	7,000	45,491
Interest	45,223	43,811
Depreciation	39,427	45,388
Other trade or business deductions	39,676	23,149
Total deductions	131,326	157,839
Ordinary business income (loss)	12,924	-13,839

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Form **1065**

Tax Return History Report, Page 2

2019

Partnership Name

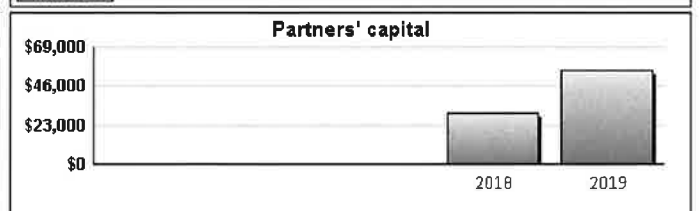
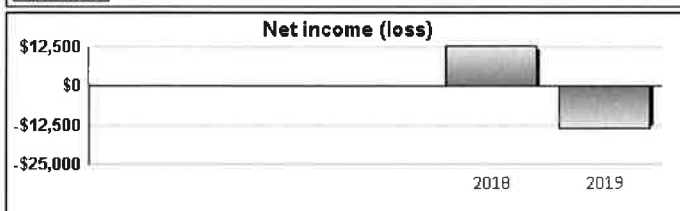
Employer Identification Number

CPJK MANAGMENT LLC

81-1438487

	2018	2019
Ordinary business income (loss)	12,924	-13,839
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		
Net income (loss)	12,924	-13,839
Schedule L, Total assets	1,471,907	1,427,380
Schedule L, Total liabilities	1,441,897	1,372,260
Schedule M-2, Capital contributed	114,360	
Schedule M-2, Net income per books	12,924	-72,164
Schedule M-2, Distributions		
Schedule M-2, Ending partners' capital	30,010	55,120

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Texas Franchise Tax Return Summary

For privilege period covering 01/01/20 through 12/31/20
CPJK MANAGMENT LLC 32059528433

Taxable Income

Total Revenue	144,000	
Margin subject to apportionment		
Apportionment factor	<u>1.0000</u>	
Margin apportioned to TX		
Allowable deductions	<u> </u>	
Taxable margin		<u><u> </u></u>

Tax Computation

Taxable margin		
Tax rate	<u>.007500</u>	
Tax due before adjustments		
Tax credits	<u> </u>	
Tax due before discount	0.00	
Discount	<u>0.00</u>	
Total tax due		<u><u>0.00</u></u>

Payments/Penalties

Prior payment		
Penalty		
Interest		
Total payments/penalties		<u><u> </u></u>

Total tax due and payable 0.00

Refund

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Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number 32059528433		Report year 2020		You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.	
Taxpayer name CPJK MANAGMENT LLC			<input type="checkbox"/> Check box if the mailing address has changed.		
Mailing address 207 E VIRGINIA ST STE 212				Secretary of State (SOS) file number or Comptroller file number 0802385500	
City MCKINNEY	State TX	ZIP code plus 4 75069			

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

Principal office 207 E VIRGINIA ST STE 212 MCKINNEY TX 75069		
Principal place of business 207 E VIRGINIA ST STE 212 MCKINNEY TX 75069		



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

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

3205952843320

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

Name NONE	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

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

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution NONE	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

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

Name of owned (parent) corporation, LLC, LP, PA or financial institution NONE	State of formation	Texas SOS file number, if any	Percentage of ownership
--	--------------------	-------------------------------	-------------------------

Registered agent and registered office currently on file (see instructions if you need to make changes)				You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.			
Agent:							
Office:	City	State	ZIP Code				

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

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

sign here	Title	Date 05/16/2020	Area code and phone number ()
-----------	-------	--------------------	-----------------------------------

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
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Texas Franchise Tax No Tax Due Report

■ Tcode 13255 ANNUAL

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

■ Taxpayer number	■ Report year	Due date
32059528433	2020	11/16/2020

Taxpayer name CPJK MANAGMENT LLC				Secretary of State file number or Comptroller file number 0802385500	
Mailing address 207 E VIRGINIA ST STE 212					
City MCKINNEY	State TX	Country UNITED STATES	ZIP code plus 4 75069	Check box if the address has changed <input type="checkbox"/>	
Check box if this is a combined report <input type="checkbox"/>				NAICS code	
Check box if Total Revenue is adjusted for Tiered Partnership Election, see instructions. (Note: Upper tiered partnerships do not qualify to use this form.) <input type="checkbox"/>					
Is this entity a corporation, limited liability company, professional association, limited partnership or financial institution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

If any of the statements below are true, you qualify to file this **No Tax Due Report**

(Check all boxes that apply.):

1. This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003. (Passive income does NOT include rent.) (See instructions.) 1.
2. This entity's annualized total revenue is below the no tax due threshold. 2.
3. This entity has zero Texas Gross Receipts. 3.
4. This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4). 4.
5. This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005. (Must have formed after Jan. 1, 2016, and must be pre-qualified.) (See instructions.) 5.

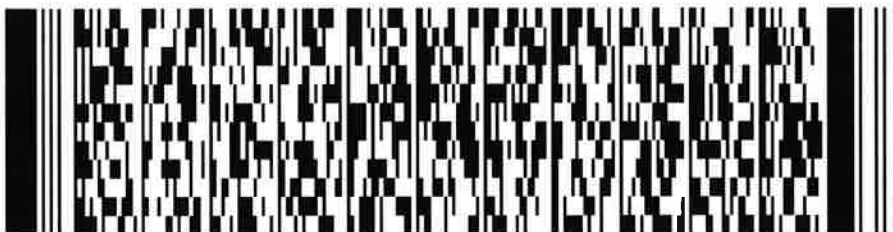
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6a. Accounting year begin date	m m d d y y	6b. Accounting year end date	m m d d y y
6a. <input type="checkbox"/> 010119		6b. <input type="checkbox"/> 123119	
7. TOTAL REVENUE (Whole dollars only)		7. <input type="checkbox"/> 144000.00	

Print or type name JENNIFER KLASSEN		Area code and phone number ()	
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.		Mail original to: Texas Comptroller of Public Accounts P.O. Box 149348 Austin, TX 78714-9348	
sign here ▶	Date 05/16/2020		

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

Texas Comptroller Official Use Only



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



81-1438487

TX Asset Report INCOME

Asset	Description	Date In Service	Cost	Basis for Depr	TX Prior	TX Current	Federal Current	Difference Fed - TX
Prior MACRS:								
3	BUILDING	5/01/16	1,144,353	1,144,353	77,028	29,343	29,343	0
			<u>1,144,353</u>	<u>1,144,353</u>	<u>77,028</u>	<u>29,343</u>	<u>29,343</u>	<u>0</u>
Other Depreciation:								
1	IMPROVEMENTS	5/01/16	117,352	117,352	62,625	3,009	3,009	0
2	LAND	5/01/16	205,080	205,080	0	0	0	0
4	CHANDELIER	6/12/16	5,752	5,752	4,494	360	360	0
5	FURNITURE AND FIXTURE	8/04/16	10,219	10,219	7,985	638	638	0
6	NEW COUNTERS	2/21/17	2,218	2,218	1,539	194	194	0
7	LOAN ORIGINATION FEE	4/18/17	59,059	59,059	0	59,059	0	-59,059
8	ROOF/AWNING	2/27/18	8,821	8,821	1,261	2,160	2,160	0
9	NEW AC DOWNSTAIRS	1/01/18	30,623	30,623	4,376	7,499	7,499	0
10	NEW AC UPSTAIRS	11/01/18	8,922	8,922	1,275	2,185	2,185	0
	Total Other Depreciation		<u>448,046</u>	<u>448,046</u>	<u>83,555</u>	<u>75,104</u>	<u>16,045</u>	<u>-59,059</u>
	Total ACRS and Other Depreciation		<u>448,046</u>	<u>448,046</u>	<u>83,555</u>	<u>75,104</u>	<u>16,045</u>	<u>-59,059</u>
	Grand Totals		1,592,399	1,592,399	160,583	104,447	45,388	-59,059
	Less: Dispositions		0	0	0	0	0	0
	Less: Start-up/Org Expense		0	0	0	0	0	0
	Net Grand Totals		<u>1,592,399</u>	<u>1,592,399</u>	<u>160,583</u>	<u>104,447</u>	<u>45,388</u>	<u>-59,059</u>

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81-1438487

TX Future Depreciation Report FYE: 12/31/20
INCOME

<u>Asset</u>	<u>Description</u>	<u>Date In Service</u>	<u>Cost</u>	<u>TX</u>
<u>Prior MACRS:</u>				
3	BUILDING	5/01/16	1,144,353	29,342
			<u>1,144,353</u>	<u>29,342</u>
<u>Other Depreciation:</u>				
1	IMPROVEMENTS	5/01/16	117,352	3,009
2	LAND	5/01/16	205,080	0
4	CHANDELIER	6/12/16	5,752	263
5	FURNITURE AND FIXTURE	8/04/16	10,219	456
6	NEW COUNTERS	2/21/17	2,218	138
7	LOAN ORIGINATION FEE	4/18/17	59,059	0
8	ROOF/AWNING	2/27/18	8,821	1,543
9	NEW AC DOWNSTAIRS	1/01/18	30,623	5,357
10	NEW AC UPSTAIRS	11/01/18	8,922	1,560
	Total Other Depreciation		<u>448,046</u>	<u>12,326</u>
	Total ACRS and Other Depreciation		<u>448,046</u>	<u>12,326</u>
	Grand Totals		<u>1,592,399</u>	<u>41,668</u>

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Net Distributive Income Worksheet

Form **05-158** **2020 & 2021**

For the privilege period covering 01/01/20 through 12/31/20

Name CPJK MANAGMENT LLC	SOS file number 0802385500	Taxpayer number 32059528433
-----------------------------------	--------------------------------------	---------------------------------------

	Partner Name	SSN/EIN
Column A	JENNIFER KLASSEN	462-41-8359
Column B	KYLE KLASSEN	452-29-9535
Column C	PAIGE PARRISH	631-26-6643
Column D	CRYSTAL JANSA	629-20-0930

Schedule K Items	Column A	Column B	Column C	Column D	SCH K TOTAL
Additions:					
1 Ordinary income	-3,287	-3,287	-692	-6,573	-13,839
2 Net income-rent					
3 Net inc-oth rent					
4 Guaranteed pmts					
5 Interest income					
6a Ordinary dividends					
7 Royalties					
8 Net ST capital gain					
9a Net LT capital gain					
10 Net sec 1231 gain					
11 Other income					
Subtotal	-3,287	-3,287	-692	-6,573	-13,839
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Subtractions:					
12 Sec 179 ded					
13a Contributions					
13b Invest interest exp					
13c Sec 59(e)(2) exp					
13d Other deductions					
16I Tot foreign taxes					
Subtotal					
Total before limitation	-3,287	-3,287	-692	-6,573	-13,839
Net Distributive Income*	-3,287	-3,287	-692	-6,573	-13,839

Note: The net distributive income amount is limited to \$390000 per person, pro-rated for the period upon which the tax is based. Only "natural persons" will be included on this worksheet. The amounts on this worksheet are for information purposes only.

Name **CPJK MANAGMENT LLC** SOS file number **0802385500** Taxpayer number **32059528433**

	2019/2020	2020/2021	Differences	
Revenue	Gross receipts or sales	144,250	144,000	-250
	Dividends			
	Interest			
	Rents			
	Royalties			
	Gains or losses			
	Other income			
	Total gross revenue	144,250	144,000	-250
Exclusions from gross revenue				
Total revenue	144,250	144,000	-250	
Margin	Cost of goods sold			
	Indirect or administrative overhead costs			
	Other costs			
	Total cost of goods sold			
	Wages and cash compensation			
	Employee benefits			
	Other			
	Total compensation			
	Revenue times 70 percent			
	Revenue less cost of goods sold			
Revenue less compensation				
Revenue less \$1 million				
Margin				
Taxable Margin	Gross receipts in Texas			
	Gross receipts everywhere			
	Apportionment factor			
	Apportioned margin			
	Allowable deductions			
	Taxable margin			
	Tax rate			
	Tax due on taxable margin			
	Tax credits	0.00	0.00	0.00
	Tax due before discount	0.00	0.00	0.00
Discount	0.00	0.00	0.00	
Total tax due	0.00	0.00	0.00	
Tax Due and Payable	Prior payments	0.00	0.00	0.00
	Net tax due	0.00	0.00	0.00
	Penalty	0.00	0.00	0.00
	Interest	0.00	0.00	0.00
	Total amount due and payable	0.00	0.00	0.00

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JRG Taxes LLC
6800 Weiskopf Ave Ste 150
McKinney, TX 75070-5340

CRYSTAL JANSA
1555 BLACKWOOD ROAD
SAN ANGELO, TX 76905

JRG Taxes LLC
6800 Weiskopf Ave Ste 150
McKinney, TX 75070-5340
682-225-4637

May 16, 2020

CONFIDENTIAL

CRYSTAL JANSA
1555 BLACKWOOD ROAD
SAN ANGELO, TX 76905

Dear Partner:

We have prepared the enclosed copy of your Schedule K-1 for CPJK MANAGMENT LLC 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, 2019. 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.

CPJK MANAGMENT LLC is an eligible small partnership and has elected out of the centralized partnership audit rules in accordance with Proposed Regulation 301.6221(b)-1. As a result, the IRS will be required to open deficiency proceedings, adjust items associated with this partnership, resolve issues, and assess and collect any tax that may result from the adjustments at the partner level. Each partner level deficiency proceeding is subject to its own statute of limitations and venue, which often results in separate partner-by-partner determinations with respect to the same item.

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

Sincerely,

JRG Taxes LLC

PARTNER# 4

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

2019

Final K-1 Amended K-1

651119 OMB No. 1545-0123

beginning ending For calendar year 2019, or tax year

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

Part I Information About the Partnership

Partnership's employer identification number 81-1438487
Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC
207 E VIRGINIA ST STE 212 MCKINNEY TX 75069
IRS Center where partnership filed return E-FILE
Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instr.) 629-20-0930
Name, address, city, state, and ZIP code for partner entered in E. See instructions. CRYSTAL JANSA
1555 BLACKWOOD ROAD SAN ANGELO TX 76915
General partner or LLC member-manager
Domestic partner
Foreign partner
If the partner is a disregarded entity (DE), enter the partner's TIN Name

What type of entity is this partner? INDIVIDUAL

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

Table with columns: Beginning, Ending. Rows: Profit, Loss, Capital. Values: 47.500000%

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

Table with columns: Beginning, Ending. Rows: Nonrecourse, Qualified nonrecourse financing, Recourse. Values: 684,900, 651,823

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

Partner's Capital Account Analysis. Rows: Beginning capital account, Capital contributed during the year, Current year net income (loss), Other increase (decrease), Withdrawals & distributions, Ending capital account. Values: 60,460, -34,278, 26,182

Did the partner contribute property with a built-in gain or loss? Yes No

Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss). Rows: Beginning, Ending

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

Table with columns: Description, Amount, Code. Rows: 1 Ordinary business income (loss) -6,573; 2 Net rental real estate income (loss); 3 Other net rental income (loss); 4a Guaranteed payments for services; 4b Guaranteed payments for capital; 4c Total guaranteed payments; 5 Interest income; 6a Ordinary dividends; 6b Qualified dividends; 6c Dividend equivalents; 7 Royalties; 8 Net short-term capital gain (loss); 9a Net long-term capital gain (loss); 9b Collectible (28%) capital gain (loss); 9c Unrecaptured section 1250 gain; 10 Net section 1231 gain (loss); 11 Other income (loss); 12 Section 179 deduction; 13 Other deductions; 14 Self-employment earnings (loss) -6,573; 15 Credits; 16 Foreign transactions; 17 Alternative minimum tax (AMT) items; 18 Tax-exempt income and nondeductible expenses; 19 Distributions; 20 Other information; 21 More than one activity for at-risk purposes*; 22 More than one activity for passive activity purposes*.

*See attached statement for additional information.

For IRS Use Only

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040 or 1040-SR. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

- 1. **Ordinary business income (loss).** Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.
 - Passive loss See the Partner's Instructions
 - Passive income Schedule E, line 28, column (h)
 - Nonpassive loss See the Partner's Instructions
 - Nonpassive income Schedule E, line 28, column (k)
- 2. **Net rental real estate income (loss)** See the Partner's Instructions
- 3. **Other net rental income (loss)**
 - Net income Schedule E, line 28, column (h)
 - Net loss See the Partner's Instructions
- 4a. **Guaranteed payment Services** See the Partner's Instructions
- 4b. **Guaranteed payment Capital** See the Partner's Instructions
- 4c. **Guaranteed payment Total** See the Partner's Instructions
- 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 the Partner's Instructions
- 7. **Royalties** Schedule E, line 4
- 8. **Net short-term capital gain (loss)** Schedule D, line 5
- 9a. **Net long-term capital gain (loss)** Schedule D, line 12
- 9b. **Collectibles (28%) gain (loss)** 28% Rate Gain Worksheet, line 4 (Schedule D instructions)
- 9c. **Unrecaptured section 1250 gain** See the Partner's Instructions
- 10. **Net section 1231 gain (loss)** See the Partner's Instructions
- 11. **Other income (loss)**

- Code**
- A Other portfolio income (loss) See the Partner's Instructions
- B Involuntary conversions See the Partner's Instructions
- C Sec. 1256 contracts & straddles Form 6781, line 1
- D Mining exploration costs recapture See Pub. 535
- E Cancellation of debt
- F Section 743(b) positive adjustments
- G Section 965(a) inclusion
- H Income under subpart F (other than inclusions under sections 951A and 965) See the Partner's Instructions
- I Other income (loss) See the Partner's Instructions
- 12. **Section 179 deduction** See the Partner's Instructions
- 13. **Other deductions**
 - A Cash contributions (60%) See the Partner's Instructions
 - B Cash contributions (30%) See the Partner's Instructions
 - C Noncash contributions (50%) See the Partner's Instructions
 - D Noncash contributions (30%) See the Partner's Instructions
 - E Capital gain property to a 50% organization (30%) See the Partner's Instructions
 - F Capital gain property (20%) See the Partner's Instructions
 - G Contributions (100%) See the Partner's Instructions
 - H Investment interest expense Form 4952, line 1
 - I Deductions – royalty income Schedule E, line 19
 - J Section 59(e)(2) expenditures See the Partner's Instructions
 - K Excess business interest expense See the Partner's Instructions
 - L Deductions – portfolio (other) Schedule A, line 16
 - M Amounts paid for medical insurance Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16
 - N Educational assistance benefits See the Partner's Instructions
 - O Dependent care benefits Form 2441, line 12
 - P Preproductive period expenses See the Partner's Instructions
 - Q Commercial revitalization deduction from rental real estate activities See Form 8582 instructions
 - R Pensions and IRAs See the Partner's Instructions
 - S Reforestation expense deduction See the Partner's Instructions
 - T through U Reserved for future use
 - V Section 743(b) negative adjustments See the Partner's Instructions
 - W Other deductions See the Partner's Instructions
 - X Section 965(c) deduction See the Partner's Instructions

- 14. **Self-employment earnings (loss)**
- Note:** If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.
- A **Net earnings (loss) from self-employment** Schedule SE, Section A or B
- B Gross farming or fishing income See the Partner's Instructions
- C Gross non-farm income See the Partner's Instructions

- 15. **Credits**
 - A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings See the Partner's Instructions
 - B Low-income housing credit (other) from pre-2008 buildings See the Partner's Instructions
 - C Low-income housing credit (section 42(j)(5)) from post-2007 buildings See the Partner's Instructions
 - D Low-income housing credit (other) from post-2007 buildings See the Partner's Instructions
 - E Qualified rehabilitation expenditures (rental real estate) See the Partner's Instructions
 - F Other rental real estate credits See the Partner's Instructions
 - G Other rental credits See the Partner's Instructions

- Code**
- H Undistributed capital gains credit Report on Schedule 3 (Form 1040 or 1040-SR), line 13, box a See the Partner's Instructions
- I Biofuel producer credit
- J Work opportunity credit
- K Disabled access credit
- L Empowerment zone employment credit
- M Credit for increasing research activities See the Partner's Instructions
- N Credit for employer social security and Medicare taxes
- O Backup withholding
- P Other credits

- 16. **Foreign transactions**
 - A Name of country or U.S. possession Form 1116, Part I
 - B Gross income from all sources Form 1116, Part I
 - C Gross income sourced at partner level Form 1116, Part I
- Foreign gross income sourced at partnership level**
 - D Reserved for future use
 - E Foreign branch category
 - F Passive category Form 1116, Part I
 - G General category Form 1116, Part I
 - H Other

- Deductions allocated and apportioned at partner level**
 - I Interest expense Form 1116, Part I
 - J Other Form 1116, Part I
- Deductions allocated and apportioned at partnership level to foreign source income**
 - K Reserved for future use
 - L Foreign branch category
 - M Passive category Form 1116, Part I
 - N General category
 - O Other

- Other information**
 - P Total foreign taxes paid Form 1116, Part II
 - Q Total foreign taxes accrued Form 1116, Part II
 - R Reduction in taxes available for credit Form 1116, line 12
 - S Foreign trading gross receipts Form 8873
 - T Extraterritorial income exclusion Form 8873
 - U through V Reserved for future use
 - W Section 965 information See the Partner's Instructions
 - X Other foreign transactions See the Partner's Instructions

- 17. **Alternative minimum tax (AMT) items**
 - A Post-1986 depreciation adjustment
 - B Adjusted gain or loss See the Partner's Instructions and the Instructions for Form 6251
 - 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 Form 1040 or 1040-SR, line 2a
 - B Other tax-exempt income See the Partner's Instructions
 - C Nondeductible expenses See the Partner's Instructions

- 19. **Distributions**
 - A Cash and marketable securities See the Partner's Instructions
 - B Distribution subject to section 737
 - C Other property

- 20. **Other information**
 - A Investment income Form 4952, line 4a
 - B Investment expenses Form 4952, line 5
 - C Fuel tax credit information Form 4138
 - D Qualified rehabilitation expenditures (other than rental real estate) See the Partner's Instructions
 - E Basis of energy property through G
 - H Recapture of investment credit See Form 4255
 - I Recapture of other credits See the Partner's Instructions
 - J Look-back interest – completed long-term contracts See Form 8697
 - K Look-back interest – income forecast method See Form 8866
 - L Dispositions of property with section 179 deductions
 - M Recapture of section 179 deduction
 - N Interest expense for corporate partners
 - O through Y
 - Z Section 199A information
 - AA Section 704(c) information
 - AB Section 751 gain (loss) See the Partner's Instructions
 - 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 59A(e)
 - AH Other information



81-1438487

Federal Statements
CRYSTAL JANSA
629-20-0930

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

<u>Description</u>	
8990 GROSS RECEIPTS FOR 2018	68,519
BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:	
BUSINESS INTEREST EXPENSE	20,810
ADJUSTED TAXABLE INCOME	35,795

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PARTNER# 4

Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet		2019
Schedule K-1	For calendar year 2019, or tax year beginning _____, and ending _____	
Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487	
Partner's Name CRYSTAL JANSA	Taxpayer Identification Number 629-20-0930	

Items Included in Current Year Income (Loss):

SCHEDULE K ADDITIONS:

ORDINARY INCOME/LOSS -6,573

SUBTOTAL -6,573

SCHEDULE M-1 SUBTRACTIONS:

BOOK-TAX DEPRECIATION DIFFERENCE 27,705

SUBTOTAL 27,705

TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS) -34,278

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PARTNER# 4

Schedule K-1	Partner's Self-Employment Worksheet	2019
For calendar year 2019, or tax year beginning _____, and ending _____		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name CRYSTAL JANSA	Taxpayer Identification Number 629-20-0930

Activity Disposed	Activity Description	Schedule K-1 Passthrough		
		EIN	Entity Type	PTP
A	INCOME			
B				
C				

	A	B	C
1a. Ordinary business income (loss) (Schedule K, line 1)	-6,573		
b. Net income (loss) from certain rental real estate activities (see instructions)			
c. Other net rental income (loss) (Schedule K, line 3c)			
d. Net loss from Form 4797, Part II, line 17, included on line 1a above. Enter as a positive amount.			
e. Combine lines 1a through 1d	-6,573		
2. Net gain from Form 4797, Part II, line 17, included on line 1a above			
3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2.	-6,573		
4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)			
5. Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1, Box 14, Code A.	-6,573		

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PARTNER# 4

Schedule K-1	Partner's Section 199A Information Worksheet	2019
For calendar year 2019 or tax year beginning _____, ending _____		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name CRYSTAL JANSA	Taxpayer Identification Number 629-20-0930

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

	Activity Description	Pass-through Entity EIN	Aggr. Number	SSTB	PTP
Column A	INCOME				
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)		-6,573			
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Charitable contributions					
Other deductions					
W-2 wages					
Qualified property		658,977			
Other Information:					
QBI alloc to co-op prmts received					
W-2 wages alloc to qualified prmts					
Section 199A(g) deduction					

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Section 199A REIT dividends

PARTNER# 4

Partner's Basis Worksheet, Page 1

Schedule **K-1**

For calendar year 2019, or tax year beginning , and ending

2019

Partnership Name CPJK MANAGEMENT LLC	Employer Identification Number 81-1438487
Partner's Name CRYSTAL JANSA	Taxpayer Identification Number 629-20-0930

Beginning of year		745,360
Capital contributions: Cash		
Property (adjusted basis)		
Income items:		
Ordinary business income		
Net rental real estate income		
Other net rental income		
Interest		
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		
Excess depletion		
Transfer of capital		
Gain on disposition of section 179 assets		
Other increases		
Distributions:		
Cash		
Property (adjusted basis)		
Change in liabilities:		
Current year	651,823	
Prior year	(684,900)	-33,077
Subtotal		712,283
Distribution in excess of partner basis		
Noncapital expenses: Nondeductible expenses		
Deductible losses:		
Ordinary business loss	6,573	
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		6,573
Other decreases		
End of year		<u>705,710</u>

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

JRG Taxes LLC
6800 Weiskopf Ave Ste 150
McKinney, TX 75070-5340

JENNIFER KLASSEN
1912 MEANDERING WAY
MCKINNEY, TX 75071

JRG Taxes LLC
6800 Weiskopf Ave Ste 150
McKinney, TX 75070-5340
682-225-4637

May 16, 2020

CONFIDENTIAL

JENNIFER KLASSEN
1912 MEANDERING WAY
MCKINNEY, TX 75071

Dear Partner:

We have prepared the enclosed copy of your Schedule K-1 for CPJK MANAGMENT LLC 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, 2019. 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.

We have retained a copy of this Schedule K-1 and the partner basis information for use in preparing your federal income tax return, Form 1040. We urge you to call for an appointment at your earliest convenience so that we might begin preparation of your individual tax returns.

CPJK MANAGMENT LLC is an eligible small partnership and has elected out of the centralized partnership audit rules in accordance with Proposed Regulation 301.6221(b)-1. As a result, the IRS will be required to open deficiency proceedings, adjust items associated with this partnership, resolve issues, and assess and collect any tax that may result from the adjustments at the partner level. Each partner level deficiency proceeding is subject to its own statute of limitations and venue, which often results in separate partner-by-partner determinations with respect to the same item.

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

Sincerely,

JRG Taxes LLC

PARTNER# 1

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

2019

Final K-1

Amended K-1

651119 OMB No. 1545-0123

For calendar year 2019, or tax year beginning ending

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

Part I Information About the Partnership
A Partnership's employer identification number 81-1438487
B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC
207 E VIRGINIA ST STE 212 MCKINNEY TX 75069
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 instr.) 462-41-8359
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. JENNIFER KLASSEN
1912 MEANDERING WAY MCKINNEY TX 75069

G General partner or LLC member-manager
H1 Domestic 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):

Table with 2 columns: Beginning, Ending. Rows: Profit 23.750000%, Loss 23.750000%, Capital 23.750000%

K Partner's share of liabilities:
Nonrecourse \$
Qualified nonrecourse financing \$
Recourse \$ 342,451 \$ 325,912
Check this box if item K includes liability amounts from lower tier partnerships

L Partner's Capital Account Analysis
Beginning capital account \$ 30,230
Capital contributed during the year \$
Current year net income (loss) \$ -17,139
Other increase (decrease) (attach explanation) \$
Withdrawals & distributions \$ ()
Ending capital account \$ 13,091

M Did the partner contribute property with a built-in gain or loss? Yes No

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)
Beginning \$
Ending \$

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items
Table with 4 columns: Line number, Description, Code, Amount. Includes rows for Ordinary business income, Net rental real estate income, Credits, Dividends, etc.

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For IRS Use Only

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040 or 1040-SR. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

<p>1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.</p> <p style="padding-left: 20px;"><i>Report on</i></p> <p>Passive loss See the Partner's Instructions</p> <p>Passive income Schedule E, line 28, column (h)</p> <p>Nonpassive loss See the Partner's Instructions</p> <p>Nonpassive income Schedule E, line 28, column (k)</p> <p>2. Net rental real estate income (loss) See the Partner's Instructions</p> <p>3. Other net rental income (loss)</p> <p>Net income Schedule E, line 28, column (h)</p> <p>Net loss See the Partner's Instructions</p> <p>4a. Guaranteed payment Services See the Partner's Instructions</p> <p>4b. Guaranteed payment Capital See the Partner's Instructions</p> <p>4c. Guaranteed payment Total See the Partner's Instructions</p> <p>5. Interest income Form 1040 or 1040-SR, line 2b</p> <p>6a. Ordinary dividends Form 1040 or 1040-SR, line 3b</p> <p>6b. Qualified dividends Form 1040 or 1040-SR, line 3a</p> <p>6c. Dividend equivalents See the Partner's Instructions</p> <p>7. Royalties Schedule E, line 4</p> <p>8. Net short-term capital gain (loss) Schedule D, line 5</p> <p>9a. Net long-term capital gain (loss) Schedule D, line 12</p> <p>9b. Collectibles (28%) gain (loss) 28% Rate Gain Worksheet, line 4 (Schedule D instructions)</p> <p>9c. Unrecaptured section 1250 gain See the Partner's Instructions</p> <p>10. Net section 1231 gain (loss) See the Partner's Instructions</p> <p>11. Other income (loss)</p> <p><i>Code</i></p> <p>A Other portfolio income (loss) See the Partner's Instructions</p> <p>B Involuntary conversions See the Partner's Instructions</p> <p>C Sec. 1256 contracts & straddles Form 6781, line 1</p> <p>D Mining exploration costs recapture See Pub. 535</p> <p>E Cancellation of debt</p> <p>F Section 743(b) positive adjustments</p> <p>G Section 965(a) inclusion</p> <p>H Income under subpart F (other than inclusions under sections 951A and 965) See the Partner's Instructions</p> <p>I Other income (loss) See the Partner's Instructions</p> <p>12. Section 179 deduction See the Partner's Instructions</p> <p>13. Other deductions</p> <p>A Cash contributions (60%)</p> <p>B Cash contributions (30%)</p> <p>C Noncash contributions (50%)</p> <p>D Noncash contributions (30%)</p> <p>E Capital gain property to a 50% organization (30%)</p> <p>F Capital gain property (20%)</p> <p>G Contributions (100%)</p> <p>H Investment interest expense Form 4952, line 1</p> <p>I Deductions – royalty income Schedule E, line 19</p> <p>J Section 59(e)(2) expenditures See the Partner's Instructions</p> <p>K Excess business interest expense See the Partner's Instructions</p> <p>L Deductions – portfolio (other) Schedule A, line 16</p> <p>M Amounts paid for medical insurance Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16</p> <p>N Educational assistance benefits See the Partner's Instructions</p> <p>O Dependent care benefits Form 2441, line 12</p> <p>P Preproductive period expenses See the Partner's Instructions</p> <p>Q Commercial revitalization deduction from rental real estate activities See Form 8582 instructions</p> <p>R Pensions and IRAs See the Partner's Instructions</p> <p>S Reforestation expense deduction See the Partner's Instructions</p> <p>T through U Reserved for future use</p> <p>V Section 743(b) negative adjustments</p> <p>W Other deductions See the Partner's Instructions</p> <p>X Section 965(c) deduction</p> <p>14. Self-employment earnings (loss)</p> <p>Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.</p> <p>A Net earnings (loss) from self-employment Schedule SE, Section A or B</p> <p>B Gross farming or fishing income See the Partner's Instructions</p> <p>C Gross non-farm income See the Partner's Instructions</p> <p>15. Credits</p> <p>A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings</p> <p>B Low-income housing credit (other) from pre-2008 buildings</p> <p>C Low-income housing credit (section 42(j)(5)) from post-2007 buildings</p> <p>D Low-income housing credit (other) from post-2007 buildings</p> <p>E Qualified rehabilitation expenditures (rental real estate)</p> <p>F Other rental real estate credits</p> <p>G Other rental credits</p>	<p><i>Code</i></p> <p>H Undistributed capital gains credit</p> <p>I Biofuel producer credit</p> <p>J Work opportunity credit</p> <p>K Disabled access credit</p> <p>L Empowerment zone employment credit</p> <p>M Credit for increasing research activities</p> <p>N Credit for employer social security and Medicare taxes</p> <p>O Backup withholding</p> <p>P Other credits</p> <p>16. Foreign transactions</p> <p>A Name of country or U.S. possession</p> <p>B Gross income from all sources</p> <p>C Gross income sourced at partner level</p> <p><i>Foreign gross income sourced at partnership level</i></p> <p>D Reserved for future use</p> <p>E Foreign branch category</p> <p>F Passive category</p> <p>G General category</p> <p>H Other</p> <p><i>Deductions allocated and apportioned at partner level</i></p> <p>I Interest expense Form 1116, Part I</p> <p>J Other Form 1116, Part I</p> <p><i>Deductions allocated and apportioned at partnership level to foreign source income</i></p> <p>K Reserved for future use</p> <p>L Foreign branch category</p> <p>M Passive category</p> <p>N General category</p> <p>O Other</p> <p><i>Other information</i></p> <p>P Total foreign taxes paid Form 1116, Part II</p> <p>Q Total foreign taxes accrued Form 1116, Part II</p> <p>R Reduction in taxes available for credit Form 1116, line 12</p> <p>S Foreign trading gross receipts Form 8873</p> <p>T Extraterritorial income exclusion Form 8873</p> <p>U through V Reserved for future use</p> <p>W Section 965 information See the Partner's Instructions</p> <p>X Other foreign transactions</p> <p>17. Alternative minimum tax (AMT) items</p> <p>A Post-1986 depreciation adjustment</p> <p>B Adjusted gain or loss</p> <p>C Depletion (other than oil & gas)</p> <p>D Oil, gas, & geothermal – gross income</p> <p>E Oil, gas, & geothermal – deductions</p> <p>F Other AMT items</p> <p>18. Tax-exempt income and nondeductible expenses</p> <p>A Tax-exempt interest income Form 1040 or 1040-SR, line 2a</p> <p>B Other tax-exempt income See the Partner's Instructions</p> <p>C Nondeductible expenses See the Partner's Instructions</p> <p>19. Distributions</p> <p>A Cash and marketable securities</p> <p>B Distribution subject to section 737</p> <p>C Other property</p> <p>20. Other information</p> <p>A Investment income Form 4952, line 4a</p> <p>B Investment expenses Form 4952, line 5</p> <p>C Fuel tax credit information Form 4136</p> <p>D Qualified rehabilitation expenditures (other than rental real estate)</p> <p>E Basis of energy property</p> <p>F through G</p> <p>H Recapture of investment credit See Form 4255</p> <p>I Recapture of other credits See the Partner's Instructions</p> <p>J Look-back interest – completed long-term contracts See Form 8697</p> <p>K Look-back interest – income forecast method See Form 8866</p> <p>L Dispositions of property with section 179 deductions</p> <p>M Recapture of section 179 deduction</p> <p>N Interest expense for corporate partners</p> <p>O through Y</p> <p>Z Section 199A information</p> <p>AA Section 704(c) information</p> <p>AB Section 751 gain (loss)</p> <p>AC Section 1(h)(5) gain (loss)</p> <p>AD Deemed section 1250 unrecaptured gain</p> <p>AE Excess taxable income</p> <p>AF Excess business interest income</p> <p>AG Gross receipts for section 59A(e)</p> <p>AH Other information</p>
--	---

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81-1438487

Federal Statements
JENNIFER KLASSEN
462-41-8359

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

Description

8990 GROSS RECEIPTS FOR 2018	34,259
BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:	
BUSINESS INTEREST EXPENSE	10,405
ADJUSTED TAXABLE INCOME	17,898

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PARTNER# 1

Schedule K-1	Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet	2019
For calendar year 2019, or tax year beginning , and ending		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name JENNIFER KLASSEN	Taxpayer Identification Number 462-41-8359

Items Included in Current Year Income (Loss):

SCHEDULE K ADDITIONS:

ORDINARY INCOME/LOSS -3,287

SUBTOTAL -3,287

SCHEDULE M-1 SUBTRACTIONS:

BOOK-TAX DEPRECIATION DIFFERENCE 13,852

SUBTOTAL 13,852

TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS) -17,139

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PARTNER# 1

Partner's Self-Employment Worksheet

Schedule **K-1**

For calendar year 2019, or tax year beginning _____, and ending _____

2019

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name JENNIFER KLASSEN	Taxpayer Identification Number 462-41-8359

Activity Description	Activity Disposed	Schedule K-1 Passthrough		
		EIN	Entity Type	PTP
A INCOME				
B				
C				

	A	B	C
1a. Ordinary business income (loss) (Schedule K, line 1)	-3,287		
b. Net income (loss) from certain rental real estate activities (see instructions)			
c. Other net rental income (loss) (Schedule K, line 3c)			
d. Net loss from Form 4797, Part II, line 17, included on line 1a above. Enter as a positive amount.			
e. Combine lines 1a through 1d	-3,287		
2. Net gain from Form 4797, Part II, line 17, included on line 1a above			
3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2.	-3,287		
4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)			
5. Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1, Box 14, Code A	-3,287		

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PARTNER# 1

Schedule K-1	Partner's Section 199A Information Worksheet	2019
For calendar year 2019 or tax year beginning _____, ending _____		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name JENNIFER KLASSEN	Taxpayer Identification Number 462-41-8359

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

	Activity Description	Pass-through Entity EIN	Aggr. Number	SSTB PTP
Column A	INCOME			
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)	-3,287				
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Charitable contributions					
Other deductions					
W-2 wages					
Qualified property		329,488			

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Other Information:

- QBI alloc to co-op prmts received
- W-2 wages alloc to qualified prmts
- Section 199A(g) deduction

Section 199A REIT dividends

PARTNER# 1

Partner's Basis Worksheet, Page 1

Schedule **K-1**

For calendar year 2019, or tax year beginning , and ending

2019

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name JENNIFER KLASSEN	Taxpayer Identification Number 462-41-8359

Beginning of year		372,681
Capital contributions: Cash		
Property (adjusted basis)		
Income items:		
Ordinary business income		
Net rental real estate income		
Other net rental income		
Interest		
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		
Excess depletion		
Transfer of capital		
Gain on disposition of section 179 assets		
Other increases		
Distributions:		
Cash		
Property (adjusted basis)		
Change in liabilities:		
Current year	325,912	
Prior year	(342,451)	-16,539
Subtotal		356,142
Distribution in excess of partner basis		
Noncapital expenses: Nondeductible expenses		
Deductible losses:		
Ordinary business loss	3,287	
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		3,287
Other decreases		
End of year		<u>352,855</u>

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

JRG Taxes LLC
6800 Weiskopf Ave Ste 150
McKinney, TX 75070-5340

KYLE KLASSEN
1912 MEANDERING WAY
MCKINNEY, TX 75071

JRG Taxes LLC
6800 Weiskopf Ave Ste 150
McKinney, TX 75070-5340
682-225-4637

May 16, 2020

CONFIDENTIAL

KYLE KLASSEN
1912 MEANDERING WAY
MCKINNEY, TX 75071

Dear Partner:

We have prepared the enclosed copy of your Schedule K-1 for CPJK MANAGMENT LLC 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, 2019. 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.

CPJK MANAGMENT LLC is an eligible small partnership and has elected out of the centralized partnership audit rules in accordance with Proposed Regulation 301.6221(b)-1. As a result, the IRS will be required to open deficiency proceedings, adjust items associated with this partnership, resolve issues, and assess and collect any tax that may result from the adjustments at the partner level. Each partner level deficiency proceeding is subject to its own statute of limitations and venue, which often results in separate partner-by-partner determinations with respect to the same item.

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

Sincerely,

JRG Taxes LLC

PARTNER# 2

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

2019

Final K-1

Amended K-1

651119 OMB No. 1545-0123

For calendar year 2019, or tax year beginning ending

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

Part I Information About the Partnership

Part I Information About the Partnership: A Partnership's employer identification number 81-1438487; B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC 207 E VIRGINIA ST STE 212 MCKINNEY TX 75069; 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

Part II Information About the Partner: E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instr.) 452-29-9535; F Name, address, city, state, and ZIP code for partner entered in E. See instructions. KYLE KLASSEN 1912 MEANDERING WAY MCKINNEY TX 75069; G General partner or LLC member-manager; H1 Domestic 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): Table with columns Beginning and Ending, rows Profit, Loss, Capital

K Partner's share of liabilities: Table with columns Beginning and Ending, rows Nonrecourse, Qualified nonrecourse financing, Recourse

L Partner's Capital Account Analysis: Table with rows Beginning capital account, Capital contributed during the year, Current year net income (loss), Other increase (decrease), Withdrawals & distributions, Ending capital account

M Did the partner contribute property with a built-in gain or loss? Yes No

N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss): Table with rows Beginning, Ending

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

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items: Table with rows 1 Ordinary business income (loss) -3,287; 2 Net rental real estate income (loss); 3 Other net rental income (loss); 4a Guaranteed payments for services; 4b Guaranteed payments for capital; 4c Total guaranteed payments; 5 Interest income; 6a Ordinary dividends; 6b Qualified dividends; 6c Dividend equivalents; 7 Royalties; 8 Net short-term capital gain (loss); 9a Net long-term capital gain (loss); 9b Collectible (28%) capital (loss); 9c Unrecaptured section 1250 gain; 10 Net section 1231 gain (loss); 11 Other income (loss); 12 Section 179 deduction; 13 Other deductions; 14 Self-employment earnings (loss) -3,287; 15 Credits; 16 Foreign transactions; 17 Alternative minimum tax (AMT) items; 18 Tax-exempt income and nondeductible expenses; 19 Distributions; 20 Other information; 21 More than one activity for at-risk purposes*; 22 More than one activity for passive activity purposes*

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This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040 or 1040-SR. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

- 1. **Ordinary business income (loss).** Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.
 - Passive loss See the Partner's Instructions
 - Passive income Schedule E, line 28, column (h)
 - Nonpassive loss See the Partner's Instructions
 - Nonpassive income Schedule E, line 28, column (k)
- 2. **Net rental real estate income (loss)** See the Partner's Instructions
- 3. **Other net rental income (loss)**
 - Net income Schedule E, line 28, column (h)
 - Net loss See the Partner's Instructions
- 4a. **Guaranteed payment Services** See the Partner's Instructions
- 4b. **Guaranteed payment Capital** See the Partner's Instructions
- 4c. **Guaranteed payment Total** See the Partner's Instructions
- 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 the Partner's Instructions
- 7. **Royalties** Schedule E, line 4
- 8. **Net short-term capital gain (loss)** Schedule D, line 5
- 9a. **Net long-term capital gain (loss)** Schedule D, line 12
- 9b. **Collectibles (28%) gain (loss)** 28% Rate Gain Worksheet, line 4 (Schedule D instructions)
- 9c. **Unrecaptured section 1250 gain** See the Partner's Instructions
- 10. **Net section 1231 gain (loss)** See the Partner's Instructions
- 11. **Other income (loss)**
 - Code
 - A Other portfolio income (loss) See the Partner's Instructions
 - B Involuntary conversions See the Partner's Instructions
 - C Sec. 1256 contracts & straddles Form 6781, line 1
 - D Mining exploration costs recapture See Pub. 535
 - E Cancellation of debt
 - F Section 743(b) positive adjustments
 - G Section 965(a) inclusion
 - H Income under subpart F (other than inclusions under sections 951A and 965)
 - I Other income (loss) See the Partner's Instructions
- 12. **Section 179 deduction** See the Partner's Instructions
- 13. **Other deductions**
 - A Cash contributions (80%) See the Partner's Instructions
 - 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 Form 4952, line 1
 - I Deductions – royalty income Schedule E, line 19
 - J Section 59(e)(2) expenditures See the Partner's Instructions
 - K Excess business interest expense See the Partner's Instructions
 - L Deductions – portfolio (other) Schedule A, line 16
 - M Amounts paid for medical insurance Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16
 - N Educational assistance benefits See the Partner's Instructions
 - O Dependent care benefits Form 2441, line 12
 - P Preproductive period expenses See the Partner's Instructions
 - Q Commercial revitalization deduction from rental real estate activities See Form 8582 instructions
 - R Pensions and IRAs See the Partner's Instructions
 - S Reforestation expense deduction See the Partner's Instructions
 - T through U Reserved for future use
 - V Section 743(b) negative adjustments See the Partner's Instructions
 - W Other deductions See the Partner's Instructions
 - X Section 965(c) deduction
- 14. **Self-employment earnings (loss)**

Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.

 - A Net earnings (loss) from self-employment Schedule SE, Section A or B
 - B Gross farming or fishing income See the Partner's Instructions
 - C Gross non-farm income See the Partner's Instructions
- 15. **Credits**
 - A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings See the Partner's Instructions
 - B Low-income housing credit (other) from pre-2008 buildings
 - C Low-income housing credit (section 42(j)(5)) from post-2007 buildings
 - D Low-income housing credit (other) from post-2007 buildings
 - E Qualified rehabilitation expenditures (rental real estate)
 - F Other rental real estate credits
 - G Other rental credits



- Code
- H Undistributed capital gains credit Report on Schedule 3 (Form 1040 or 1040-SR), line 13, box a See the Partner's Instructions
- I Biofuel producer credit
- J Work opportunity credit
- K Disabled access credit
- L Empowerment zone employment credit
- M Credit for increasing research activities See the Partner's Instructions
- N Credit for employer social security and Medicare taxes
- O Backup withholding
- P Other credits
- 16. **Foreign transactions**
 - A Name of country or U.S. possession Form 1116, Part I
 - B Gross income from all sources
 - C Gross income sourced at partner level
- Foreign gross income sourced at partnership level
 - D Reserved for future use
 - E Foreign branch category
 - F Passive category Form 1116, Part I
 - G General category
 - H Other
- Deductions allocated and apportioned at partner level
 - I Interest expense Form 1116, Part I
 - J Other Form 1116, Part I
- Deductions allocated and apportioned at partnership level to foreign source income
 - K Reserved for future use
 - L Foreign branch category
 - M Passive category Form 1116, Part I
 - N General category
 - O Other
- Other information
 - P Total foreign taxes paid Form 1116, Part II
 - Q Total foreign taxes accrued Form 1116, Part II
 - R Reduction in taxes available for credit Form 1116, line 12
 - S Foreign trading gross receipts Form 8873
 - T Extraterritorial income exclusion Form 8873
 - U through V Reserved for future use
 - W Section 965 information See the Partner's Instructions
 - X Other foreign transactions
- 17. **Alternative minimum tax (AMT) items**
 - A Post-1986 depreciation adjustment See the Partner's Instructions
 - B Adjusted gain or loss
 - C Depletion (other than oil & gas)
 - D Oil, gas, & geothermal – gross income
 - E Oil, gas, & geothermal – deductions Form 6251
 - F Other AMT items
- 18. **Tax-exempt income and nondeductible expenses**
 - A Tax-exempt interest income Form 1040 or 1040-SR, line 2a
 - B Other tax-exempt income See the Partner's Instructions
 - C Nondeductible expenses See the Partner's Instructions
- 19. **Distributions**
 - A Cash and marketable securities See the Partner's Instructions
 - B Distribution subject to section 737
 - C Other property
- 20. **Other information**
 - A Investment income Form 4952, line 4a
 - B Investment expenses Form 4952, line 5
 - C Fuel tax credit information Form 4136
 - D Qualified rehabilitation expenditures (other than rental real estate) See the Partner's Instructions
 - E Basis of energy property through G
 - H Recapture of investment credit See Form 4255
 - I Recapture of other credits See the Partner's Instructions
 - J Look-back interest – completed long-term contracts See Form 8697
 - K Look-back interest – income forecast method See Form 8866
 - L Dispositions of property with section 179 deductions
 - M Recapture of section 179 deduction
 - N Interest expense for corporate partners
 - O through Y
 - Z Section 199A information
 - AA Section 704(c) information
 - AB Section 751 gain (loss) See the Partner's Instructions
 - 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 59A(e)
 - AH Other information

81-1438487

Federal Statements
KYLE KLASSEN
452-29-9535

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

<u>Description</u>	
8990 GROSS RECEIPTS FOR 2018	34,259
BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:	
BUSINESS INTEREST EXPENSE	10,405
ADJUSTED TAXABLE INCOME	17,898

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PARTNER# 2

Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet		2019
Schedule K-1	For calendar year 2019, or tax year beginning _____, and ending _____	
Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487	
Partner's Name KYLE KLASSEN	Taxpayer Identification Number 452-29-9535	

Items Included in Current Year Income (Loss):

SCHEDULE K ADDITIONS:
ORDINARY INCOME/LOSS

-3,287

SUBTOTAL

-3,287

SCHEDULE M-1 SUBTRACTIONS:
BOOK-TAX DEPRECIATION DIFFERENCE

13,852

SUBTOTAL

13,852

TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS)

-17,139

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PARTNER# 2

Partner's Self-Employment Worksheet

Schedule K-1

2019

For calendar year 2019, or tax year beginning , and ending

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name KYLE KLASSEN	Taxpayer Identification Number 452-29-9535

Activity Description	Activity Disposed	Schedule K-1 Passthrough		
		EIN	Entity Type	PTP
A INCOME				
B				
C				

	A	B	C
1a. Ordinary business income (loss) (Schedule K, line 1)	-3,287		
b. Net income (loss) from certain rental real estate activities (see instructions)			
c. Other net rental income (loss) (Schedule K, line 3c)			
d. Net loss from Form 4797, Part II, line 17, included on line 1a above. Enter as a positive amount.			
e. Combine lines 1a through 1d	-3,287		
2. Net gain from Form 4797, Part II, line 17, included on line 1a above			
3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2.	-3,287		
4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)			
5. Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1, Box 14, Code A	-3,287		

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PARTNER# 2

Schedule K-1	Partner's Section 199A Information Worksheet	2019
For calendar year 2019 or tax year beginning _____, ending _____		

Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487
Partner's Name KYLE KLASSEN	Taxpayer Identification Number 452-29-9535

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

	Activity Description	Pass-through Entity EIN	Aggr. Number	SSTB	PTP
Column A	INCOME				
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)		-3,287			
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Charitable contributions					
Other deductions					
W-2 wages					
Qualified property		329,488			

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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# 2

Partner's Basis Worksheet, Page 1

Schedule K-1	For calendar year 2019, or tax year beginning _____, and ending _____	2019
Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487	
Partner's Name KYLE KLASSEN	Taxpayer Identification Number 452-29-9535	

Beginning of year 372,681

Capital contributions: Cash

Property (adjusted basis)

Income items:

Ordinary business income

Net rental real estate income

Other net rental income

Interest

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

Excess depletion

Transfer of capital

Gain on disposition of section 179 assets

Other increases

Distributions:

Cash

Property (adjusted basis)

Change in liabilities: Current year

325,912

Prior year

(342,451)

-16,539

Subtotal

356,142

Distribution in excess of partner basis

Noncapital expenses: Nondeductible expenses

Deductible losses:

Ordinary business loss

3,287

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

3,287

Other decreases

End of year352,855

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

JRG Taxes LLC
6800 Weiskopf Ave Ste 150
McKinney, TX 75070-5340

PAIGE PARRISH
6610 STARLING CIR
DALLAS, TX 75209

JRG Taxes LLC
6800 Weiskopf Ave Ste 150
McKinney, TX 75070-5340
682-225-4637

May 16, 2020

CONFIDENTIAL

PAIGE PARRISH
6610 STARLING CIR
DALLAS, TX 75209

Dear Partner:

We have prepared the enclosed copy of your Schedule K-1 for CPJK MANAGMENT LLC 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, 2019. 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.

CPJK MANAGMENT LLC is an eligible small partnership and has elected out of the centralized partnership audit rules in accordance with Proposed Regulation 301.6221(b)-1. As a result, the IRS will be required to open deficiency proceedings, adjust items associated with this partnership, resolve issues, and assess and collect any tax that may result from the adjustments at the partner level. Each partner level deficiency proceeding is subject to its own statute of limitations and venue, which often results in separate partner-by-partner determinations with respect to the same item.

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

Sincerely,

JRG Taxes LLC

PARTNER# 3

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

2019

Final K-1

Amended K-1

651119 OMB No. 1545-0123

For calendar year 2019, or tax year beginning ending

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

Part I Information About the Partnership
Part II Information About the Partner
A Partnership's employer identification number 81-1438487
B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC
C IRS Center where partnership filed return E-FILE
D Check if this is a publicly traded partnership (PTP)
E Partner's SSN or TIN 631-26-6643
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. PAIGE PARRISH
G General partner or LLC member-manager
H1 Domestic partner
H2 If the partner is a disregarded entity (DE), enter the partner's:
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
K Partner's share of liabilities
L Partner's Capital Account Analysis
M Did the partner contribute property with a built-in gain or loss?
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)

Table with 4 columns: Line number, Description, Amount, and Code. Includes rows for Ordinary business income (loss), Net rental real estate income (loss), Other net rental income (loss), Guaranteed payments for services, Guaranteed payments for capital, Total guaranteed payments, Interest income, Ordinary dividends, Qualified dividends, Dividend equivalents, Royalties, Net short-term capital gain (loss), Net long-term capital gain (loss), Collection of 28% capital gain tax, Unrecaptured section 1250 gain, Net section 1231 gain (loss), Other income (loss), Section 179 deduction, Other deductions, Self-employment earnings (loss), and More than one activity for at-risk purposes.

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This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040 or 1040-SR. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

<p>1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.</p> <p style="text-align: center;"><i>Report on</i></p> <p>Passive loss See the Partner's Instructions</p> <p>Passive income Schedule E, line 28, column (h)</p> <p>Nonpassive loss See the Partner's Instructions</p> <p>Nonpassive income Schedule E, line 28, column (k)</p> <p>2. Net rental real estate income (loss) See the Partner's Instructions</p> <p>3. Other net rental income (loss) Net income Schedule E, line 28, column (h)</p> <p>Net loss See the Partner's Instructions</p> <p>4a. Guaranteed payment Services See the Partner's Instructions</p> <p>4b. Guaranteed payment Capital See the Partner's Instructions</p> <p>4c. Guaranteed payment Total See the Partner's Instructions</p> <p>5. Interest income Form 1040 or 1040-SR, line 2b</p> <p>6a. Ordinary dividends Form 1040 or 1040-SR, line 3b</p> <p>6b. Qualified dividends Form 1040 or 1040-SR, line 3a</p> <p>6c. Dividend equivalents See the Partner's Instructions</p> <p>7. Royalties Schedule E, line 4</p> <p>8. Net short-term capital gain (loss) Schedule D, line 5</p> <p>9a. Net long-term capital gain (loss) Schedule D, line 12</p> <p>9b. Collectibles (28%) gain (loss) 28% Rate Gain Worksheet, line 4 (Schedule D instructions)</p> <p>9c. Unrecaptured section 1250 gain See the Partner's Instructions</p> <p>10. Net section 1231 gain (loss) See the Partner's Instructions</p> <p>11. Other income (loss)</p> <p style="text-align: center;"><i>Code</i></p> <p>A Other portfolio income (loss) See the Partner's Instructions</p> <p>B Involuntary conversions See the Partner's Instructions</p> <p>C Sec. 1256 contracts & straddles Form 6781, line 1</p> <p>D Mining exploration costs recapture See Pub. 535</p> <p>E Cancellation of debt</p> <p>F Section 743(b) positive adjustments</p> <p>G Section 965(a) inclusion</p> <p>H Income under subpart F (other than inclusions under sections 951A and 965) See the Partner's Instructions</p> <p>I Other income (loss) See the Partner's Instructions</p> <p>12. Section 179 deduction See the Partner's Instructions</p> <p>13. Other deductions</p> <p>A Cash contributions (60%)</p> <p>B Cash contributions (30%)</p> <p>C Noncash contributions (50%)</p> <p>D Noncash contributions (30%)</p> <p>E Capital gain property to a 50% organization (30%)</p> <p>F Capital gain property (20%)</p> <p>G Contributions (100%)</p> <p>H Investment interest expense Form 4952, line 1</p> <p>I Deductions – royalty income Schedule E, line 19</p> <p>J Section 59(e)(2) expenditures See the Partner's Instructions</p> <p>K Excess business interest expense See the Partner's Instructions</p> <p>L Deductions – portfolio (other) Schedule A, line 16</p> <p>M Amounts paid for medical insurance Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16</p> <p>N Educational assistance benefits See the Partner's Instructions</p> <p>O Dependent care benefits Form 2441, line 12</p> <p>P Preproductive period expenses See the Partner's Instructions</p> <p>Q Commercial revitalization deduction from rental real estate activities See Form 8582 instructions</p> <p>R Pensions and IRAs See the Partner's Instructions</p> <p>S Reforestation expense deduction See the Partner's Instructions</p> <p>T through U Reserved for future use</p> <p>V Section 743(b) negative adjustments</p> <p>W Other deductions See the Partner's Instructions</p> <p>X Section 965(c) deduction</p> <p>14. Self-employment earnings (loss)</p> <p>Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.</p> <p>A Net earnings (loss) from self-employment Schedule SE, Section A or B</p> <p>B Gross farming or fishing income See the Partner's Instructions</p> <p>C Gross non-farm income See the Partner's Instructions</p> <p>15. Credits</p> <p>A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings</p> <p>B Low-income housing credit (other) from pre-2008 buildings</p> <p>C Low-income housing credit (section 42(j)(5)) from post-2007 buildings</p> <p>D Low-income housing credit (other) from post-2007 buildings</p> <p>E Qualified rehabilitation expenditures (rental real estate)</p> <p>F Other rental real estate credits</p> <p>G Other rental credits</p>	<p style="text-align: center;"><i>Code</i></p> <p>H Undistributed capital gains credit</p> <p>I Biofuel producer credit</p> <p>J Work opportunity credit</p> <p>K Disabled access credit</p> <p>L Empowerment zone employment credit</p> <p>M Credit for increasing research activities</p> <p>N Credit for employer social security and Medicare taxes</p> <p>O Backup withholding</p> <p>P Other credits</p> <p>16. Foreign transactions</p> <p>A Name of country or U.S. possession</p> <p>B Gross income from all sources</p> <p>C Gross income sourced at partner level</p> <p><i>Foreign gross income sourced at partnership level</i></p> <p>D Reserved for future use</p> <p>E Foreign branch category</p> <p>F Passive category</p> <p>G General category</p> <p>H Other</p> <p><i>Deductions allocated and apportioned at partner level</i></p> <p>I Interest expense</p> <p>J Other</p> <p><i>Deductions allocated and apportioned at partnership level to foreign source income</i></p> <p>K Reserved for future use</p> <p>L Foreign branch category</p> <p>M Passive category</p> <p>N General category</p> <p>O Other</p> <p><i>Other information</i></p> <p>P Total foreign taxes paid</p> <p>Q Total foreign taxes accrued</p> <p>R Reduction in taxes available for credit</p> <p>S Foreign trading gross receipts</p> <p>T Extraterritorial income exclusion</p> <p>U through V Reserved for future use</p> <p>W Section 965 information</p> <p>X Other foreign transactions</p> <p>17. Alternative minimum tax (AMT) items</p> <p>A Post-1986 depreciation adjustment</p> <p>B Adjusted gain or loss</p> <p>C Depletion (other than oil & gas)</p> <p>D Oil, gas, & geothermal – gross income</p> <p>E Oil, gas, & geothermal – deductions</p> <p>F Other AMT items</p> <p>18. Tax-exempt income and nondeductible expenses</p> <p>A Tax-exempt interest income</p> <p>B Other tax-exempt income</p> <p>C Nondeductible expenses</p> <p>19. Distributions</p> <p>A Cash and marketable securities</p> <p>B Distribution subject to section 737</p> <p>C Other property</p> <p>20. Other information</p> <p>A Investment income</p> <p>B Investment expenses</p> <p>C Fuel tax credit information</p> <p>D Qualified rehabilitation expenditures (other than rental real estate)</p> <p>E Basis of energy property</p> <p>F through G</p> <p>H Recapture of investment credit</p> <p>I Recapture of other credits</p> <p>J Look-back interest – completed long-term contracts</p> <p>K Look-back interest – income forecast method</p> <p>L Dispositions of property with section 179 deductions</p> <p>M Recapture of section 179 deduction</p> <p>N Interest expense for corporate partners</p> <p>O through Y</p> <p>Z Section 199A information</p> <p>AA Section 704(c) information</p> <p>AB Section 751 gain (loss)</p> <p>AC Section 1(h)(5) gain (loss)</p> <p>AD Deemed section 1250 unrecaptured gain</p> <p>AE Excess taxable income</p> <p>AF Excess business interest income</p> <p>AG Gross receipts for section 59A(e)</p> <p>AH Other information</p>	<p><i>Report on</i></p> <p>Schedule 3 (Form 1040 or 1040-SR), line 13, box a</p> <p>See the Partner's Instructions</p> <p>See the Partner's Instructions</p> <p>See the Partner's Instructions</p> <p>Form 1116, Part I</p> <p>Form 1116, Part I</p> <p>Form 1116, Part I</p> <p>Form 1116, Part I</p> <p>Form 1116, Part II</p> <p>Form 1116, Part II</p> <p>Form 1116, line 12</p> <p>Form 8873</p> <p>Form 8873</p> <p>Reserved for future use</p> <p>See the Partner's Instructions</p> <p>See the Partner's Instructions and the instructions for Form 6251</p> <p>Form 1040 or 1040-SR, line 2a</p> <p>See the Partner's Instructions</p> <p>See the Partner's Instructions</p> <p>Form 4952, line 4a</p> <p>Form 4952, line 5</p> <p>Form 4136</p> <p>See the Partner's Instructions</p> <p>See the Partner's Instructions</p> <p>See Form 8697</p> <p>See Form 8866</p> <p>See the Partner's Instructions</p> <p>See the Partner's Instructions</p> <p>See the Partner's Instructions</p> <p>See the Partner's Instructions</p>
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81-1438487

Federal Statements
PAIGE PARRISH
631-26-6643

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

Description

8990 GROSS RECEIPTS FOR 2018	7,213
BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:	
BUSINESS INTEREST EXPENSE	2,191
ADJUSTED TAXABLE INCOME	3,768

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PARTNER# 3

Analysis of Partner's K-1, Current Year Net Income (Loss) Worksheet		2019
Schedule K-1	For calendar year 2019, or tax year beginning _____, and ending _____	
Partnership Name CPJK MANAGMENT LLC	Employer Identification Number 81-1438487	
Partner's Name PAIGE PARRISH	Taxpayer Identification Number 631-26-6643	

Items Included in Current Year Income (Loss):

SCHEDULE K ADDITIONS:

ORDINARY INCOME/LOSS -692

SUBTOTAL -692

SCHEDULE M-1 SUBTRACTIONS:

BOOK-TAX DEPRECIATION DIFFERENCE 2,916

SUBTOTAL 2,916

TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS) -3,608

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PARTNER# 3

Partner's Self-Employment Worksheet

2019

Schedule K-1

For calendar year 2019, or tax year beginning , and ending

Partnership Name

CPJK MANAGMENT LLC

Employer Identification Number

81-1438487

Partner's Name

PAIGE PARRISH

Taxpayer Identification Number

631-26-6643

Activity Description	Activity Disposed	Schedule K-1 Passthrough		
		EIN	Entity Type	PTP
A INCOME				
B				
C				

	A	B	C
1a. Ordinary business income (loss) (Schedule K, line 1)	-692		
b. Net income (loss) from certain rental real estate activities (see instructions)			
c. Other net rental income (loss) (Schedule K, line 3c)			
d. Net loss from Form 4797, Part II, line 17, included on line 1a above. Enter as a positive amount.			
e. Combine lines 1a through 1d	-692		
2. Net gain from Form 4797, Part II, line 17, included on line 1a above			
3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e by the amount on line 2.	-692		
4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)			
5. Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1, Box 14, Code A	-692		

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PARTNER# 3

Schedule K-1	Partner's Section 199A Information Worksheet	2019
For calendar year 2019 or tax year beginning _____, ending _____		

Partnership Name CPJK MANAGEMENT LLC	Employer Identification Number 81-1438487
Partner's Name PAIGE PARRISH	Taxpayer Identification Number 631-26-6643

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

	Activity Description	Pass-through Entity EIN	Aggr. Number	SSTB	PTP
Column A	INCOME				
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)	-692				
Net rental real estate income (loss)					
Other net rental income (loss)					
Royalties					
Section 1231 gain (loss)					
Other income (loss)					
Section 179 deduction					
Charitable contributions					
Other deductions					
W-2 wages					
Qualified property		69,366			

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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# 3

Partner's Basis Worksheet, Page 1

2019

Schedule **K-1**

For calendar year 2019, or tax year beginning , and ending

Partnership Name

CPJK MANAGMENT LLC

Employer Identification Number

81-1438487

Partner's Name

PAIGE PARRISH

Taxpayer Identification Number

631-26-6643

Beginning of year		78,459
Capital contributions: Cash		
Property (adjusted basis)		
Income items:		
Ordinary business income		
Net rental real estate income		
Other net rental income		
Interest		
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		
Excess depletion		
Transfer of capital		
Gain on disposition of section 179 assets		
Other increases		
Distributions:		
Cash		
Property (adjusted basis)		
Change in liabilities:		
Current year	68,613	
Prior year	(72,095)	-3,482
Subtotal		74,977
Distribution in excess of partner basis		
Noncapital expenses: Nondeductible expenses		
Deductible losses:		
Ordinary business loss	692	
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		692
Other decreases		
End of year		74,285

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



JRG TAXES LLC
5900 Weston Dr
MCKINNEY, TX 75070
(682)225-4637
JR@JRG TAXES.COM

Invoice 5264

BILL TO
CPJK MANAGEMENT LLC

DATE 04/22/2020	PLEASE PAY \$550.00	DUE DATE 04/22/2020
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DATE	DESCRIPTION	ACTIVITY	QUANTITY	RATE	AMOUNT
	2019 Business Tax Return Federal Filing + Texas Franchise Tax Report	Business Tax Return	1	550.00	550.00

TOTAL DUE 550 USD **\$550.00**

THANK YOU.

