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 MCDC 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, <u>must be matched by the property owner or tenant</u>. 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, 20	16						
Mailing Address: 207 E Virginia St							
City McKinney	ST: TX		Zip: 75069				
Phone: 214-882-7167 Cell: 214-882-7167	F	ax: n/a		Email: jennifer.cpjk@gmail.com			
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 G	rease Trap						
Location of Project: Alley located b	ehind 207 E Virgir	nia St					
Physical Address: 207 E Virginia St							
City: McKinney	ST: TX		Zip: 7	75069			
Property Size: acres & 66B	Collin CA	D Property ID): McKinney O	Priginal Donation, Block 8, Lot 65F			
DROBERTY OWNER THEORNAT	PON (16 1166	c	1 (
PROPERTY OWNER INFORMAT	ION (# airrerent f	тот Аррисат	i into abovej.				
Name: Same as applicant							
Company:							
Mailing Address:							
City:	ST:		Zip:)			

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Phone		Fax:	Email:	Cell:
DETAILE	PROJECT INFORM	ATION:		
Property U	se (retail, restaurant):	Event Center		
Estimated	Date of Project Compl	etion: July 30, 2021		
Days/Hour	s of Business Operatio	n: 24/7		
Estimated	Annual Taxable Sales:	\$450,000.00		
Current Ap \$1,617,400	praised Value of Propo 0.00	erty: \$1,617,400.00	Estimated Appraised \	Value (Post-Improvement):
Estimated	Construction Cost for	Entire Project: \$18,000.0	00	
Total Estin	nated Cost for Exterior	Infrastructure Improve	ments: 0	
Total Gran	t Amount Requested:	\$9,000.00		
Confirm Fu	ınds are Available for	the Match and the Source	ce of the Funds:	
Amount: \$	78,968.00	Source: Business C	hecking Account	
Will funds	be requested from an	y other City of McKinney	entity (e.g. TIRZ Grant,	CDBG Grant)?
	☐ Yes	⊠ No		
If yes, plea	ase provide details and	I funding requested:		
		e proposed improven		
	⊠ Yes	☐ No		
Da	te(s): April 2018			
Additio	nal Information –	please attach the fo	ollowing	
•	Business plan Current financial repo Audited financials for		not available, please indic	cate why)
		Pag	ge 6	

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.

[The Remainder of this Page Intentionally Left Blank]

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

Property Owner:

• •	
Funding Amount:	
Project:	
Start Date:	Completion Date:
Location of Project:	

Please include the following in your report:

Applicant:

- 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

- Nick Torcoletti Liquid Environmental Waste Director of Operations
- Jason Bridschge, TCB Contractors Bridschge 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 Bridschge, Owner and Master Plumber of TCB Contractors, and I quote "his highest recommendation of a plumber to install Precon grease traps".

May 28 – Jason Bridschge, 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 Bridschge, 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 Bridschge, TCB Contractors arrived onsite and announced the existing grease trap needed to be pumped empty. Jason Bridschge, 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 Bridschge, 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 Bridschge, 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 Bridschge, 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. TENESSEE 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 Bridschge, TCB Contractors and Luis, Precon Precast LLC arrived on site the morning of July 9. BOTH did a <u>second</u> 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 Bridschge, 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 Bridschge, 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 Bridschge, 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/cabling.

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 <u>page 3 for pricing.</u>

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 Urbanek

Title: Service Manager

Date: 07/26/2021

Approved For The Client:

Jennifer Klassen

Printed Na

Dated:

Mechanical Partners Inc. © 2021

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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 or 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.
- There are no conditions, understandings or agreements except those contained in this PROPOSAL/AGREEMENT.
- Regulated by the Texas Department of Licensing and Regulation PO box13157, 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.

Mechanical Partners Inc. © 2021

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Scope of Work

Re: Gather Wedding Venue Grease Trap Replacement

CPIK, LLC AK

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.

Mechanical Partners Inc. © 2021

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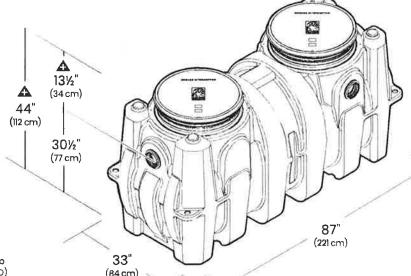
SPECIFICATION AND SUBMITTAL

Mechanica TAL Partners

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

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
- ☐ **AKI** 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

 At 200 GPM, this unit is certified to ASME All2143 (Type C) and CSA B481.1 and includes an internal flow control External flow control with vent not required.

Approval

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

	HED
A	

MODEL NUMBER:

DESCRIPTION: 100/200 GPM Polyethylene Grease Interceptor

PART #: 4055-001-02 DWG BY: B. Karrer

DATE: 8/28/2020 REV:

ECO:

9500 Woodend Road | Edwardsville, KS 66111 | 913-951-3300 | schierproducts.com

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SPECIAL PRECAUTIONS

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

WARNING! DO NOT AIR TEST UNIT OR RISER SYSTEM!
Dolng 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.

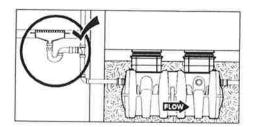
Installation Instructions

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.



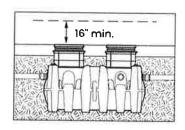
ODOR ALERT!

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



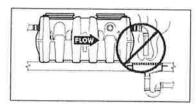
Install interceptor as close as possible to fixtures being served

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

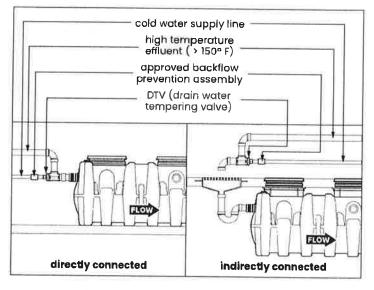


ODOR ALERT!

Do not install air gap on outlet side of interceptor.



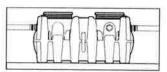
High Temperature Kitchen Water



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).

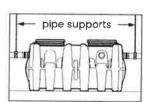
Fully Support Base of Unit

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



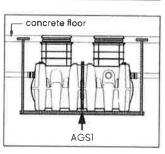
Support Inlet and Outlet Piping

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





MODEL NUMBER:

PART #: 4055-001-02 | DWG BY: B. Karrer

DESCRIPTION: 100/200 GPM Polyethylene Grease Interceptor

DATE: 8/28/2020 REV:

ECO:

9500 Woodend Road | Edwardsville, K\$ 66111 | 913-951-3300 | schierproducts.com

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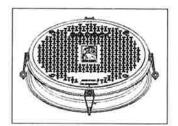


SPECIAL PRECAUTIONS

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

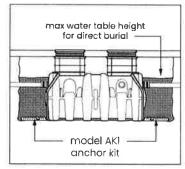
Secure Cover Adapters

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



High Water Table Installations

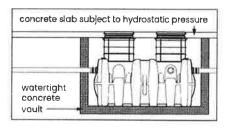
Interceptors and risers are not designed to withstand water table height in excess of the top of the unit when buried (see figure). If it is possible for this to occur, install the interceptor and risers in a water-tight concrete vault or backfill with concrete or flowable fill (wet concrete and flowable 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 AKI anchor kit,

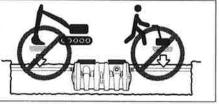
Hydrostatic/ **Pressure Slabs**

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.



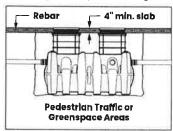
DO NOT COMPACT BACKFILL MECHANICALLY

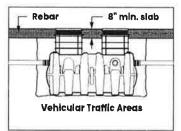
Compact by hand only



Below Grade Installation Slab Requirements

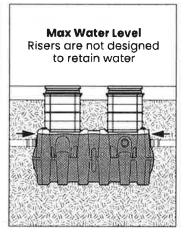
A concrete slab to finished grade with rebar is required when installing interceptor below grade.





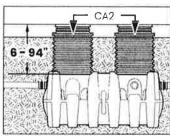
Installations with Risers

3 FCR2 Risers Max 94



Corrugated Riser Pipe Requirements

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





MODEL NUMBER: GB-250

PART #: 4055-001-02 | DWG BY: B. Karrer

DATE: 8/28/2020 | REV:

DESCRIPTION: 100/200 GPM Polyethylene Grease interceptor

ECO:

a Capyright 2020 Schier Products Company

SPECIFICATIONS

NOTES

1, 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 add 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.

6. For gravity drainage applications only Do not use for pressure applications.

8. Cover placement allows full access to tank for

proper maintenance. Vent not required unless per local code

10. Engineered inlet and outlet diffusers are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon /

Sampling access. 12. Adjustable cover adapters provide up to 4" of additional height.

13. Fixed outlet models (-FO) have inlet and outlet permanently welded at the factory in the straight-through (B) positions.

14. Flow rates are based on 2-minute drain time.

15. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating)

DIFFUSION FLOW TECHNOLOGY

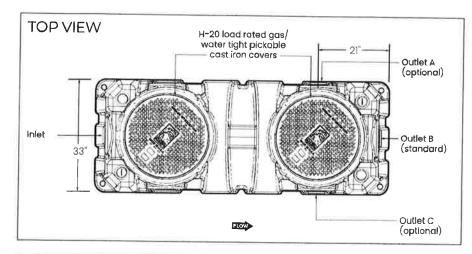
The inlet diffuser reduces turbulence, creates laminar flow and allows the entire tank volume to be utilized for efficient grease separation and minimal disturbance to existing the control of the contr disturbance to existing grease and sediment layers. The inlet diffuser can be attached to any of the 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.

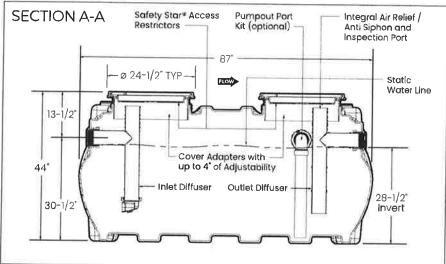
ENGINEER SPECIFICATION GUIDE

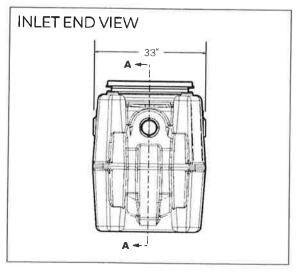
Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME All 2.14.3 (Type D for 100 GPM, type C for 200 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.







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

9500 Woodend Road | Edwardsville, KS 66111 | 913-951-3300 | schierproducts.com

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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 #
Date

2021-33 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.

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

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 I 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

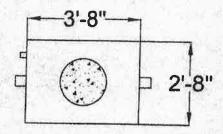
817-448-9718 OFFICE 817-448-9886 FAX frank@preconprecast.com

1

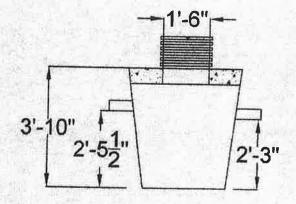
3500 SERIES 300 GREASE TRAP General Notes: 1. Unit comes with interior piping installed.

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

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

As of December 31, 2020

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	24 500 00
Checking at LegacyTexas Bank	24,508.08 -3,933.22
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
	48,366.00
Improvements	•
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 Current Liabilities Credit Cards WELLS FARGO CC	15,212.80
Total Credit Cards	15,212.80
,	10,212.00
Other Current Liabilities	20,400,40
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	100 === 00
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
. V	

Form 8879-PE

IRS e-file Signature Authorization for Form 1065

▶ ERO must obtain and retain completed Form 8879-PE.

▶ Go to www.irs.gov/Form8879PE for the latest information.

2019

Form **8879-PE** (2019)

OMB No. 1545-0123

Department of the Treasury Internal Revenue Service

For calendar year 2019, or tax year beginning

and ending

Name	e or partner	snip				Employ	er identific	ation number
C	D TK M	ANAGMENT LLC				01 1	12010	7
100	rt I		nation (Whole dollars only)			0 T - T	43848	
1			ns and allowances (Form 1065, lin				1	144,000
2	Gross pr	ofit (Form 1065, line 3)					2	144,000
			Form 1065, line 22)			***	3	-13,839
4	Net renta	al real estate income (loss	s) (Form 1065, Schedule K, line 2)				4	10,000
5	Other ne	t rental income (loss) (For	rm 1065, Schedule K, line 3c)		*********	587.63 E	5	
	rt-II a	Declaration and Sig	nature Authorization of Part	ner or Member	**********	- A		
			py of the partnership's retui					
know the catrans acknow have	ledge and opy of the mitter, or owledgen selected	I belief, it is true, correct, a partnership's electronic r intermediate service provi ent of receipt or reason fo	artnership income and accompany and complete. I further declare that eturn of partnership income. I consider to send the partnership's retuor rejection of the transmission and number (PIN) as my signature for the partnership.	at the amounts in Part I above as sent to allow my electronic retur rn to the IRS and to receive fron d (b) the reason for any delay in	re the amou n originator n the IRS (a processing	ints sho (ERO) (a) an the ref	own on turn. I	
	XIa	uthorize JRG TAXE	S LLC		to enter m	y PIN	08487	as my signature
			ERO firm name			D	on't enter all	
		the partnership's 2019 ele	ectronically filed return of partners	mp income.				
		a partner or member of th urn of partnership income	ne partnership, I will enter my PIN	as my signature on the partners	ship's 2019	electro	nically filed	
Partn	er or men	nber's signature ▶						
Title I	LL(C MEMBER	JENNIFER K	LASSEN			Date ▶	05/16/20
							2.0	·
Pa	rtIII	Certification and A	Authentication					
l certi	fy that the artnership	e above numeric entry is n indicated above. I confirn	FIN followed by your five-digit self- ny PIN, which is my signature on t in that I am submitting this return in	Don't enter all zero he 2019 electronically filed retur n accordance with the requireme	n of partne ents of Pub	. 3112,	IRS e-file	
Retur	ns.		4163, Modernized e-File (MeF) Inf					
=KU	s signatur	e ▶ UONN K GR	AMSTAD CPA		Date ▶	05/1	.0/20	
		Doi	ERO Must Retain Th n't Submit This Form to t	nis Form – See Instruction he IRS Unless Requeste		So		

For Paperwork Reduction Act Notice, see instructions.

TX 2020 Ver. 11.0 05-102 (Rev.9-15/33)

Texas Franchise Tax Public Information Report

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

■ Tcode 13196

■ Taxpayer number	■ Report	year			You have certain righ			
32059528433	2020				ment Code, to review, have on file about you			
Taxpayer name CPJK MANAGMENT LLC			-	Ch	neck box if the mailir	ng address	has chan	ged.
Mailing address 207 E VIRGINIA ST STE 212					Secretary of Comptroller f			iber or
City State MCKINNEY TX		ZIP code plus 4 75069			0802385	500		
X Check box if there are currently no changes from previou	s year; if no info		nplete t	he applica			B and C.	
Principal office	KINNEY	TX 75						
Principal place of business		TX 7:	5060					
207 E VIRGINIA ST STE 212 MC You must report officer, director, member, general partner and	KINNEY I manager inform				port.			
Please sign below! This report must be sign	ned to satist	fy franchise tax red	quirer	ments.	32	20595	2843:	320
SECTION A Name, title and mailing address of each of Name	Title	member, general partr	Direct		r. 	m d	d y	V
				YES	Term			
NONE Mailing address	City				expiration	ZIP C	ode	_
			In:				200	
Name	Title		Direct	YES	Term	m d	d y	У
			ֈ⊔	100	expiration	1		
Mailing address	City				State	ZIP C	ode	
Name	Title		Direct	tor	Term m	m d	d y	У
				YES	expiration			
Mailing address	City				State	ZIP (ode	
SECTION B Enter information for each corporation, LLC, Lf	P, PA or financia	ıl institution, if any, in whi	ch this	entity owr	ns an interest of 10	percent or	more.	
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institu		State of formation			S file number, if any		e of owners	ship
NONE Name of owned (subsidiary) corporation, LLC, LP, PA or financial institu	ution	State of formation		Texas SO	S file number, if any	Percentag	e of owners	ship
				,				
SECTION C Enter information for each corporation, LL	C, LP, PA or f		ny, tha					
Name of owned (parent) corporation, LLC, LP, PA or financial institution NONE.	1	State of formation		Texas SO	S file number, if any	Percentag	je of owners	ship
Registered agent and registered office currently on file (see instructions	if you need to ma	ke changes)			a filing with the Secret			egistered
Agent:		City	agent	t, registered	d office or general partr		on IP Code	
Office:				11 11 11 11		F D	11	
The information on this form is required by Section 171,203 of the Tax C sheets for Sections A, B and C, if necessary. The information will be ave	ilable for public ins	pection,						nai
I declare that the information in this document and any attachments is been mailed to each person named in this report who is an officer, dire LLC, LP, PA or financial institution.	true and correct to ector, member, ger	the best of my knowledge an eral partner or manager and	id belief, who is n	as of the d ot currently	date below, and that a c employed by this or a	opy of this re related corp	∍port has oration,	
sign 🕨	Titl	е	Date	/1 (/2		code and ph	one number	r
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TX 2020 Ver. 11.0

05-163 (Rev,9-17/9)

Texas Franchise Tax No Tax Due Report

■Tcode 13255 ANNUAL			•	ax Due Reports originally due or
■ Taxpayer number 32059528433	Report year	Due date 11/16/2020	paper report mean granting, a wa	be filed electronically. Filing this is you are requesting, and we are iver from the electronic reporting rement for this report year ONLY
Taxpayer name CPJK MANAGMENT LLC				Secretary of State file number or Comptroller file number
Mailing address 207 E VIRGINIA ST STE 212				0802385500
City State MCKINNEY TX	Country UNITE	ZIP cod ED STATES 750	de plus 4 69	Check box if the address has changed
Charle hav if this is a speaking descript	- n			NAICS code
Check box if this is a combined report				
Check box if Total Revenue is adjusted for Tiered Partnership Elec instructions. (Note: Upper tiered partnerships do not qualify to use				
Is this entity a corporation, limited liability company, professional as		or financial institution?	X Yes	No
If any of the statements below are true, you qua	lify to file this No T	ax Due Report	(Check all boxes that a	apply):
This entity is a passive entity as defined in (Passive income does NOT include rent.)		4-4-4-4	See instructions.)	1. 🔳 🗌
2. This entity's annualized total revenue is be	ow the no tax due t	hreshold.		2. ■ 🕱
3. This entity has zero Texas Gross Receipts.				3. 🔳 🗌
 This entity is a Real Estate Investment Trus in Texas Tax Code Sec. 171.0002(c)(4). 	t (REIT) that meets	the qualifications spe	cified	4. 🔳 🗌
5. This entity is a new veteran-owned busines (Must have formed after Jan. 1, 2016, and must be pre-quality)		as Tax Code Sec. 171.	0005. (See	e instructions.) 5.
6a. Accounting year	d y y	6b. Accounting	vear –	m m d d y y
begin date 6a. ■ 010119		end date	-	123119
7. TOTAL REVENUE (Whole dollars only)	7.			144000.00
Print or time annua				
Print or type name JENNIFER KLASSEN			Area code and pho	one number
I declare that the information in this document and any attachments belief,	is true and correct to the be	st of my knowledge and	Towas C	Mail original to:
sign here	Date 05/1	6/2020		omptroller of Public Accounts P.O. Box 149348 Justin, TX 78714-9348
IIVIV	103/1	0/2020		17. 707 17 0070

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		
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Form	n 1065 Return Summa	ry	
For calendar year 2019, or tax y	ear beginning, and	ending	
<u>CPJK MANAGMENT L</u>	LC	81-1438487	
-			
Total deductions (15	Tax and Payme Total balance Payments Amount ow Overpayme	due ved	()
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	Total number Effectively cor Total withholdi Payments Estimated tax Overpayment	penalty allocated to partners g Tax Due (Overpaid)	() <u> </u>
Analysis of Net Income (Loss)	Schedule L Assets Liabilities	Beginning of Year 1,569,181 1,441,897	End of Year 1,427,380 1,372,260
Analysis, line 1 −13,839 Analysis, line 2 −13,839	Capital	127,284	55,120
Difference 0	Liabilities and capital	1,569,181	1,427,380
	Difference	0	0
Analysis of Net Income (Loss) and M-1/M-3 Reconciliating Analysis, line 1 -13,839 Schedule M-1, line 9 -13,839 Schedule M-3, page 2, line 26(d)	on Partners' Capital Beginning balance Contributions Current year income (loss) Other increases (decreases) Distributions	Schedule M-2 127,284 0 -72,164	Schedule K-1 127,284 0 -72,164
Difference0	Ending balance	55,120	55,120

Form **8879-PE**

IRS e-file Signature Authorization for Form 1065

OMB No. 1545-0123

▶ 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

Name of partieship			Employer identification number			
CPJK MANAGMENT LLC			01	143848	7	
Part I Tax Return Informat	ion (Whole dollars only	v)	101-	143040	1	
1 Gross receipts or sales less returns a				1	144,000	
2 Gross profit (Form 1065, line 3)				2	144,000	
3 Ordinary business income (loss) (For	1005 1 001			3	-13,839	
4 Net rental real estate income (loss) (F	form 1065. Schedule K. line	2)		4	10,000	
5 Other net rental income (loss) (Form	1065, Schedule K, line 3c)			5		
Part II Declaration and Signat	ure Authorization of Pa	ertner or Member				
(Be sure to get a copy	of the partnership's ret	turn)				
partnership's 2019 electronic return of partn knowledge and belief, it is true, correct, and the copy of the partnership's electronic retu transmitter, or intermediate service provider acknowledgement of receipt or reason for re have selected a personal identification num	complete. I further declare t rn of partnership income. I c to send the partnership's rel ejection of the transmission a ber (PIN) as my signature fo	that the amounts in Part I above consent to allow my electronic ret turn to the IRS and to receive fro and (b) the reason for any delay	are the amounts shum originator (ERC om the IRS (a) an in processing the r	nown on)), eturn. I		
Partner or Member's PIN: check one box	k only					
X I authorize JRG TAXES	LLC		to enter my PIN			
on the partnership's 2019 electr	ERO firm name			Don't enter all z	eros	
As a partner or member of the return of partnership income. Partner or member's signature	artners ip I will enles my P	IN is my signature of the pane	en hip's 2019 etectr	onically filed		
Title ► <u>LLC MEMBER</u>	JENNIFER	KLASSEN		_ Date ▶	05/16/20	
Part III Certification and Au	thentication					
ERO's EFIN/PIN. Enter your six-digit EFIN		elf-selected PIN 75576680				
I certify that the above numeric entry is my the partnership indicated above. I confirm the Application and Participation, and Pub. 416 Returns.	at I am submitting this return	n in accordance with the requirer	nents of Pub. 3112	2, IRS e-file		
ERO's signature ▶ <u>JOHN R GRAI</u>	MSTAD CPA		Date ▶ <u>05/</u>	16/20		
Don't		This Form – See Instruct the IRS Unless Request				

For Paperwork Reduction Act Notice, see instructions.

Form **8879-PE** (2019)

Form 1065	Electronic F For calendar year 2019, or tax	Filling - PDF Attachment Repo	ort	2019
artnership Name			Employer Identification Number	
CPJK MANAGI	MENT LLC		81-1438487	
	Title		Attachment Source	Profe N/
PARTNERSHIP	SECTION 199A INFORMATION WRK	(AUTOMATICALLY ATTAC	HED)	IN/
PARTNER SECT	ION 199A INFORMATION WRK	(AUTOMATICALLY ATTAC	HED)	N/
			m; w	
	CLIEN	NT COP	V	
	CLILI		I.	

PAGE 1 OF 1

Fo	m	1065	ľ	U.S	6. Return of Pa	ırtnersi	hip Inco	ome			OMB No. 1545-0123
Dep	artmen	t of the Treasury	F	or calendar year 2019, or t	Access Communication Communica		, endin	g Lagrangiana	272725	0.00	2019
_		pal business activity		Name of partnership	.gov/Form1065 for in	structions	and the la	atest inform	_	malauau id	
^	FIIIICI	pai business activity		Name or partnership					D E	mployer io	entification number
	REN	TAL		CPJK MANA	AGMENT LLC				8	1-14	38487
В	Princip	pal product or service	Туре	Number, street, and roo	orn or suite no. If a P.O. box, s	see the instruc	ctions			ate busines	
=	REA	L ESTATE	or Print	207 E VIF	RGINIA ST ST	ΓE 212	2				
С	Busine	ess code number		City or town, state or pre	rovince, country, and ZIP or fo	reign postal c	ode			otal assets see instructi	ons)
				MCKINNEY		TX 75	069		\$		1,427,380
G	Chec	ck applicable boxes	: (1)	Initial return (2)	Final return (3)	Name	change (4)	Addre	ss cha	nge (5)	Amended return
Н		ck accounting meth	· · · -	Cash (2)			(specify) ▶	The street and the street are street as		10 00 00 00 00 00 00 00 00 00 00 00 00 0	
1					who was a partner at	any time d	uring the ta	x year 🕨			4
J		ck if Schedules C a		CE 10.0 1.00 0.00 0.00 0.00 0.00 0.00 0.0							▶ [
K		ck if partnership:(1)									assive activity purposes
Ca				ess income and expe	enses on lines 1a throu	igh 22 belo	S 0 0				l
		Gross receipts or Returns and allow	1410-0	************		2012/05/05	1a	144,	000		
		Balance. Subtract		om lino 1a		20222200	1b		_	1c	144 000
4	2	Cost of goods sole		Corm 113E A)						2	144,000
Income	3	Gross profit. Subtr	•							3	144,000
္မ	4				s, and trusts (attach staten	nent)	0.0000000000000000000000000000000000000		1.000	4	144,000
드	5	Net farm profit (los	ss) (attach	Schedule F (Form	1040 or 1040-SR))	(6490688				5	
	6			1797, Part II, line 17 (2.4.4.4					6	
	7	Other income (los	s) (attach	statement)	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	575-257575				7	
	8	Total income (lo	ss). Com	bine lines 3 through 7						8	144,000
(S)	9	Salaries and wage	es (other	than to partners) (res	s employment credits)				Y	9	
limitations)	10	Guaranteed payme	ents to	adners	_					10	
Ξ.	11	Repairs and main	tenance			*******				11	3,212
for	12	Bad debts	010110110						****	12	
instructions	13	Rent	000000000000000000000000000000000000000							13	
Ę	14	Taxes and license	0.0000000000000000000000000000000000000		eri como como esco	0000000000	500000000000000	071100000000000	21.9922	14	45,491
	15	Interest (see instri	9.0			cessus and		000000000000000000000000000000000000000	2222	15	43,811
Deductions (see		Depreciation (if red				05895550	16a	45,	388		45 000
S	_b	•			l elsewhere on return	esten s	16b			16c	45,388
<u>.</u>	17 18	Retirement plans,		oil and gas depletion						17	
S	19	Employee benefit	10000000		* * * * * * * * * * * * * * * * * * * *					18	
eq	20	Other deductions		[1:1 + 0:4 1:4	***********	C F	E STA	PEMENTO	0.0000000	19	19,937
Ω	21		•	0030030000000000	he far right column for I					21	157,839
-	22			e (loss). Subtract line	- 04 f E 0					22	-13,839
_	23				pleted long-term contract					23	13,033
Payment	24	Interest due under	the look-	back method—incom	ne forecast method (att	ach Form	8866)	ierenieriji.	24244	24	
Ę	25	BBA AAR imputed	underpa	vment (see instructio	ons)		(4.56 % BOX)		0.000	25	
Pa	26	Other taxes (see i		-1					(0.000)	26	
and	27	Total balance du	e. Add lin	A THE RESERVE AND ADDRESS OF THE PARTY OF TH						27	
ā	28	Payment (see inst	ructions)						*****	28	
Tax	29	Amount owed. If	line 28 is	smaller than line 27,	enter amount owed					29	
느	30	Overpayment, If I	ine 28 is	larger than line 27, er	nter overnavment					30	
Sig	gn	and belief, it is true, cor	rect, and co	that I have examined this implete. Declaration of prepare	return, including accompanying erer (other than partner or lim	g schedules a ited liability co	ind statements, impany membe	and to the best r) is based on all	of my kn informa	Wiley'the IR	S discuss this return
Hè	re	which preparer has any	knowleage.				N			with the pre	eparer shown below (see
		Signature of partner	er or limited	liability company member			Date		L	instructions)? Yes No
		Print/Type preparer's			Preparer's signature			Date		Check	if PTIN
Paid		JOHN R GRAMST	WW. 11.55 G 4.17	MAVEC TTO	JOHN R GRAMSTAD	CPA		05/1		self-emplo	THE VALUE OF THE PROPERTY OF THE PARTY OF TH
	parer			TAXES LLC	717D 0mp 157	3			Firm's	EIN ▶ {	31-0699689
use	Only	Firm's address	6800		AVE STE 150		E240		Di	66	22 225 4627
For	Pane	I		NNEY, TX ce, see separate in		75070-	-3340		Phone	no. oc	32-225-4637 Form 1065 (2019)
	. who			oo, ooo separate III	uviiviio.						rum 1000 (2019)

Sc	hedule B Other Information				
1	What type of entity is filing this return? Check the			Yes	No
а	Domestic general partnership b	Domestic limited partnership			
С	X Domestic limited liability company d	Domestic limited liability part	nership		3
е	Foreign partnership f	Other ►		-	
	At the end of the tax year:	in Controlling and posity transfer of	decombin) to of the	100	
а	Did any foreign or domestic corporation, partnersh				
	exempt organization, or any foreign government or				
	loss, or capital of the partnership? For rules of co		tions. If Yes, attach Schedule		Х
	B-1, Information on Partners Owning 50% or More Did any individual or estate own, directly or indirect		the profit loss or capital of		A
b	the partnership? For rules of constructive ownership.			950	-
	on Partners Owning 50% or More of the Partners			2255	X
3	At the end of the tax year, did the partnership:				1
а	Own directly 20% or more, or own, directly or indirectly or indirectly and indirectly or indirectly	rectly, 50% or more of the total vo	oting power of all classes of		18
_	stock entitled to vote of any foreign or domestic of				9 9
	If "Yes," complete (i) through (iv) below				X
_		(II) Employer Identification	(IiI) Country of	(iv) Percent	
	(i) Name of Corporation	Number (if any)	Incorporation	Owned in Vo	oung
b	Own directly an interest of 20% or more, or own,			91	
	or capital in any foreign or domestic partnership (1
	interest of a trust? For rules of constructive owner	ship, see instructions. If "Yes," c	omplete (i) through (v) left v	WW.	X
	(i) Name of Entity	entrication (iii) Type of	(iv) Courty of	(v) Maximi Percentage Ov	
	(i) Halite of Entity	Entity		Profit, Loss, or	
					_
4	Does the partnership satisfy all four of the follow	=		Yes	No
а	The partnership's total receipts for the tax year we			17.16	10
b	The partnership's total assets at the end of the tax				
C	Schedules K-1 are filed with the return and furnish	ned to the partners on or before t	the due date (including		
	extensions) for the partnership return.				
d	The partnership is not filing and is not required to				X
	If "Yes," the partnership is not required to complet	e Schedules L, M-1, and M-2; ite	m F on page 1 of Form 1065;		
	or item L on Schedule K-1.				-
5	Is this partnership a publicly traded partnership as				X
6	During the tax year, did the partnership have any		given, or had the terms modified		
_	so as to reduce the principal amount of the debt?				-
7	Has this partnership filed, or is it required to file,	Form 8918, Material Advisor Disc	closure Statement, to provide	100	
Vest	information on any reportable transaction?			1.17.5	
8	At any time during calendar year 2019, did the pa				
	a financial account in a foreign country (such as				
	See instructions for exceptions and filing requiren		ort of Foreign Bank and		1
_	Financial Accounts (FBAR). If "Yes," enter the na				X
9	At any time during the tax year, did the partnersh				UNIT
	transferor to, a foreign trust? If "Yes," the partners				.,,
	Transactions With Foreign Trusts and Receipt of				X
10a	Is the partnership making, or had it previously ma	· ·	754 election?	000	X
	See instructions for details regarding a section 75				
b	Did the partnership make for this tax year an opti			1.3	
	attach a statement showing the computation and	allocation of the basis adjustmen	nt. See instructions		X
				Form 106	5 (2019)

	Silvanio D Caro Information (commissa)	Yes	No
С	Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a	100	1
	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		Х
11	Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-		Λ
• •	kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the		
	partnership throughout the tax year)		6.
12	At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other	+	
12	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		1
	to this return		
16a	Did you make any payments in 2019 that would require you to file Form(s) 1099? See instructions	1	\vdash
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		
18	Enter the number of partners that are foreign governments under section 892		
19	During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042	+-	
13	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		
20	for Form 8938	- 0	
21	Is the partnership a section 21(c) partnership, as defined in Regulations section 1.72 (c) 1T(b) 14 P	+	37
22			X
22	During the tax year, did the partnership pay or accrue any line est or loyalty for which the deduction is not allowed under section 267A? See instructions of the cotal a nounce of the disaborate deductions.		37
			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	_	
а	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.		H
С	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.	X	
	If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III,		
	line 3		
	If "No," complete Designation of Partnership Representative below.		
	gnation of Partnership Representative (see instructions)		
Ente	below the information for the partnership representative (PR) for the tax year covered by this return.		
Name	of PR		
U.S. a	ddress of PR U.S. phone number of		
7(5)	PR		
If the F	PR is an entity, name of the designated individual for the PR		
U.S. a	ddress of U.S. phone number of		
design	designated individual designated individual		
26	Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund?		X
	If "Yes," enter the amount from Form 8996, line 14		4
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		
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?		
		1065	(2010)

Sche	dule	e K Partners' Distributive Share Items	То	tal amount
	1	Ordinary business income (loss) (page 1, line 22)	1	-13,839
	2	Net rental real estate income (loss) (attach Form 8825)	2	
	I -	Other gross rental income (loss)	of 600	
	ı	5-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3	= =0	
	ءَ ا	Expenses from other rental activities (attach statement) Other net rental income (loss). Subtract line 3b from line 3a Guaranteed payments: a Services 4a b Capital 4b	3c	
ŝ	₄	Guaranteed navments: a Services 4a b Capital 4h		
(Loss)	`	T 1 1 4 1 1 P 4 1 4 1 4 1	4c	
7	5	The first limited the control of the	5	
Income	6		6a	
ē	_	Dividends and dividend equivalents: a Ordinary dividends b Qualified dividends 6b c Dividend equivalents 6c		
2	7		7	
_	8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
		Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
	h	Collectibles (28%) gain (loss) 9b	Ju	
			200	
	10		10	
	14	Net section 1231 gain (loss) (attach Form 4797) Other income (loss) (see instructions) Type ▶	11	
·			12	
Deductions		Section 179 deduction (attach Form 4562) Contributions	13a	
끙	1			
킁	0	Investment interest expense	13c(2)	
Ö	2	Section 59(e)(2) expenditures(1) Type (2) Amount	13d	
	44-	Investment interest expense Section 59(e)(2) expenditures(1) Type ▶ (2) Amount ▶ Other deductions (see instructions)Type ▶ Net earnings (loss) from self-employment	14a	-13,839
. ģ.	1	Hot damings (1888) nom den employment	14a	-13,039
Self- Employ- ment	b	Gross farming or fishing income	14C	144,000
ωшЕ		Gross nonfarm income		144,000
	15a	Low-income housing credit (section 42(j)(5)) Low-income housing credit (oher) Qualified rehabilitation expenditures (rentif real estate) attact Form 34(8, if app cable) Other rental real estate predit (see it is tructions)	15a	
\$	0	Low-income nousing credity oner)	15b	
Credits	°.	Qualified renabilitation expendiures (rentifical estats) attact Form 3458, if applicable)	15c	
ວັ	0			
	1	Other rental credits (see instructions) Type	15e	
	_	Other credits (see instructions) Type	101	
		Name of country or U.S. possession ▶	16b	
		Gross income from all sources		
S.	C	Over insert council at andred lovel		
		Gross income sourced at partner level	16c	
ij		Foreign gross income sourced at partnership level	16c	
actic	d	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶	16c	
nsactio	d	Foreign gross income sourced at partnership level Reserved for future use ▶ Passive category ▶ g General category ▶ h Other ▶	16c	
Fransactic	d	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level	16c 16e 16h	
n Transactions	d	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other ▶	16c	
ug.	d f	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income	16c 16e 16h	
ug.	d f i	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶	16c 16e 16h 16j	
-	d f i k	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶	16c 16e 16h 16j 16i 16o	
ug.	d f i k m	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid	16c 16e 16h 16j 16i 16o 16p	
ug.	d f i k m	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid	16c 16e 16h 16j 16i 16o	
Foreign	d f i k m p q	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid	16c 16e 16h 16j 16l 16o 16p 16q	7
Foreign	d f i k m p q	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid	16c 16e 16h 16j 16l 16o 16p 16q	
Foreign	d f i k m p q	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid ☐ Accrued ☐ Reduction in taxes available for credit (attach statement) Other foreign tax information (attach statement) Post-1986 depreciation adjustment Adjusted gain or loss	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b	
Foreign	d f i k m p q	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other Total foreign taxes (check one): ▶ Paid	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b 17c	
Foreign	d f i k m p q	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b 17c 17d	1
Foreign	d f i k m p q	Foreign gross income sourced at partnership level Reserved for future use	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b 17c 17d 17e	1
Alternative Minimum Tax Foreign (AMT) Items	d f i k m p q r 17a b c d e f	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid ☐ Accrued ☐ Reduction in taxes available for credit (attach statement) Other foreign tax information (attach statement) Post-1986 depreciation adjustment Adjusted gain or loss Depletion (other than oil and gas) Oil, gas, and geothermal properties – gross income Oil, gas, and geothermal properties – deductions Other AMT items (attach statement)	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b 17c 17d 17e 17f	
Alternative Minimum Tax Foreign (AMT) Items	d f i k m p q r 17a b c d e f	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid ☐ Accrued ☐ Reduction in taxes available for credit (attach statement) Other foreign tax information (attach statement) Post-1986 depreciation adjustment Adjusted gain or loss Depletion (other than oil and gas) Oil, gas, and geothermal properties – gross income Oil, gas, and geothermal properties – deductions Other AMT items (attach statement) Tax-exempt interest income	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b 17c 17d 17e 17f 18a]
Alternative Minimum Tax Foreign (AMT) Items	d f i k m p q r 17a b c d e f 18a b	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid ☐ Accrued ☐ Reduction in taxes available for credit (attach statement) Other foreign tax information (attach statement) Post-1986 depreciation adjustment Adjusted gain or loss Depletion (other than oil and gas) Oil, gas, and geothermal properties – gross income Oil, gas, and geothermal properties – deductions Other AMT items (attach statement) Tax-exempt interest income Other tax-exempt income	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b 17c 17d 17e 17f 18a 18b	1
Alternative Minimum Tax Foreign (AMT) Items	d f i k m P q r 17a b c d e f 18a b c c	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other ▶ Total foreign taxes (check one): ▶ Paid ☐ Accrued ☐ Reduction in taxes available for credit (attach statement) Other foreign tax information (attach statement) Post-1986 depreciation adjustment Adjusted gain or loss Depletion (other than oil and gas) Oil, gas, and geothermal properties – gross income Oil, gas, and geothermal properties – deductions Other AMT items (attach statement) Tax-exempt interest income Other tax-exempt income Nondeductible expenses	16c 16e 16h 16j 16i 16o 16p 16q 17a 17b 17c 17d 17e 17f 18a 18b 18c	1
Alternative Minimum Tax Foreign (AMT) Items	d f i k m p q r 17a b c d d e f 18a b c 19a	Foreign gross income sourced at partnership level Reserved for future use	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b 17c 17d 17e 17f 18a 18b 18c 19a	1
Information Minimum Tax Foreign (AMT) Items	d f i k m p q r 17a b c d e f 18a b c 19a b	Foreign gross income sourced at partnership level Reserved for future use	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b 17c 17d 17e 17f 18a 18b 18c 19a 19b	1
Information Minimum Tax Foreign (AMT) Items	d f i k m p q r 177a b c d e f 18a b c 19a b c 20a	Foreign gross income sourced at partnership level Reserved for future use ▶ e Foreign branch category ▶ Passive category ▶ g General category ▶ h Other ▶ Deductions allocated and apportioned at partner level Interest expense ▶ j Other Deductions allocated and apportioned at partnership level to foreign source income Reserved for future use ▶ I Foreign branch category ▶ Passive category ▶ n General category ▶ o Other Total foreign taxes (check one): ▶ Paid ☐ Accrued ☐ Reduction in taxes available for credit (attach statement) Other foreign tax information (attach statement) Post-1986 depreciation adjustment Adjusted gain or loss Depletion (other than oil and gas) Oil, gas, and geothermal properties – gross income Oil, gas, and geothermal properties – deductions Other AMT items (attach statement) Tax-exempt interest income Other tax-exempt income Nondeductible expenses Distributions of cash and marketable securities Distributions of other property Investment income	16c 16e 16h 16j 16i 16o 16p 16q 17a 17b 17c 17d 17e 17f 18a 18b 18c 19a 19b 20a	1
Alternative Minimum Tax Foreign (AMT) Items	d f i k m p q q r 17a b c d e f 18a b c 19a b c 20a b	Foreign gross income sourced at partnership level Reserved for future use	16c 16e 16h 16j 16l 16o 16p 16q 17a 17b 17c 17d 17e 17f 18a 18b 18c 19a 19b	

1	Net income (loss) Co	ombine Schedule K, lines	through 1	1 From the re	eult euhte	ract the cum of	Schodula K lines 1	2 through 13d, and 166	-13,839
2	Analysis by	Anomic concudic 14, iiiics		dividual		ndividual	Scriedule IV, lines 1.	(v) Exempt	
-	partner type:	(i) Corporate		tive)		issive)	(iv) Partnership	Organization	(vi) Nominee/Other
	General partners		(ac	uve)		-13 , 839		Organization	Norminee/Other
	Limited partners					13,039			
		alance Sheets per Bo	noks	R	eginning	of tax year		End of ta	y vear
		ssets	one	(a)	cgiiiiiig	T	(b)	(c)	(d)
1	Cach			(4)	-	<u> </u>	40,091	(6)	5,982
		ccounts receivable	140				40,091		3,902
b	Les allowance for	bad debts	200				_		
3	Inventories	Dad debta							
		hliantian	925						
4	U.S. government of	obligations	च्या ।			-		-	
6	Other current assets	ties	90					-	
7.	(attach statement)	version resemble and a second	24					-	
		persons related to partner				-		-	
8 8	Other investments	estate loans	4.4			-			
	(attach statement)		21.5	1 207	210			1 000 010	
9a	Buildings and othe	r depreciable assets		1,387 160	, 319	1 1	06 706	1,387,319 264,296	
		depreciation		160	,583	1,2	26,736	264,296	1,123,023
	Depletable assets	0.0000000000000000000000000000000000000	55						
	Less accumulated						05.000		
11	Land (net of any a	mortization)	2.5			2	205,080	-	205,080
		amortizable only)				1 V			
13	Less accumulated Other assets	amortization							
	(attach statement)	*********					97,274		93,295
14	Total assets			-	H Company	1,5	69,181		1,427,380
		and Capital		_ \	1 1		1		
15	Accounts payable	nds payable had	. II	$\exists N$			<u> </u>		
16 17	Mortgages, notes, bor Other current liabilities	nds payable in the that	year III						
	(attach statement)		00						22,769
18		01650061000000000000					10 170		
	, ,	or persons related to parti	′			2	18,172		218,172
20	Mortgages, notes, bonds Other liabilities	payable in 1 year or more				1,1	85,438		1,131,319
		051001088001088004464					38,287		
21	Partners' capital accounts	* * * * * * * * * * * * * * * * * * * *			- 1		27,284		55,120
		capital				1,5	69,181		1,427,380
30	hedule M-1	Reconciliation o					,	ss) per Return	
	Niet inneren (Inner)	Note: The partnershi	nay be		$\overline{}$				
1	Net income (loss) p	T. P. S.		-72,1	64 6			nis year not included	
2	5, 6a, 7, 8, 9a, 10, and	chedule K, lines 1, 2, 3c,			- 1 -		le K, lines 1 throug	· '	
	books this year				a	Tax-exemp	i interest \$	***************************************	
	(itemize):	0.0000000000000000000000000000000000000							
2		ers ere ere ere ere ere er			-				
3	Expenses recorded on	er than health insurance)			— ⁷		uded on Schedule K, line	* '	
	Expenses recorded on included on Schedule 13d, and 16p (itemize)	K, lines 1 through					narged against book inco		
	Donnelation C	50 305			a				
	raver and	58,325							
		000000000000000000000000000000000000000				Add Sacs C	and 7	remetrementerers.	
				58,3	25 0	Add lines b	aliu /	nessarrisansures	
5	Add lines 1 through	4		-13,8		•	ss) (Analysis of No.	I	12 020
	hedule M-2	Analysis of Part	nere' C			(LOSS), line	1). Subtract line 8	nom line 5	-13,839
		g of year	11013 0	127,2		Distributions	e a Cash	ľ	
2	Canital contributed	a Cash		16112	0 -	אוסווטטונוטוו	0 m 0 m x x	-	
-	Capital Continuated.	b Property			\dashv		D Flohelty	nergarian and I	
3	Not income (loss) =	er books		-72,1	64 7	Other decr	eases		
4	Other increases			- 1 Z , I	04				
					8	Add lines 6	and 7		
5	Add lines 1 through	4		55,1	_			net line 9 from line 5	55,120
DAA	nua miea i unough	7.110.111.101.111.111.1		. ۱ , ۱ ،	2019	Daiance at	end or year. Subtr	act line 8 from line 5	
D-M									Form 1065 (2019)

PARTNER# 1		П	Final K-1		Amended I	<-1	L51119 OMB No. 1545-0123
Schedule K-1 (Form 1065)	2019		art III		r's Share	of Cur	rent Year Income,
Department of the Treasury							nd Other Items
Internal Revenue Service	For calendar year 2019, or tax year	1	Ordinar	business inc		15	Credils
beginning	ending	2	Net ren	tal real estate		+ +	
Partner's Share of Inc Credits, etc.	See back of form and separate instructions.						
	About the Partnership	3	Other n	et rental incom	ne (loss)	16	Foreign transactions
A Partnership's employer identification		4a	Guaran	leed payments	for services	+	
81-1438487		44	Guaran	teed payments	9 101 361 41003		
B Partnership's name, address, city, sta CPJK MANAGMENT		4b	Guaran	teed payments	for capital		
OOT BUILDOINER	OM OME 212	4c	Total g	uaranteed pay	ments		
207 E VIRGINIA S MCKINNEY	TX 75069						
MONINNET	1X 73003	6	Interest	income		-	
C IRS Center where partnership filed re	elum						
E-FILE		6a	Ordinar	y dividends			
D Check if this is a publicly trade	d partnership (PTP)	<u> </u>	Ouglifia	d dividends		-	
Part II Information	About the Partner	БР	Qualifie	a aividenas		17	Alternative minimum tax (AMT) items
E Partner's SSN or TIN (Do not use TII	N of a disregarded entity. See instr.)	6c	Dividen	d equivalents			
462-41-8359						4	
F Name, address, city, state, and ZIP of JENNIFER KLASSEI	code for partner entered in E, See instructions, N	7	Royaltie	es			
	. •	8	Net sho	ort-term capital	l gain (loss)		
1912 MEANDERING	WAY				,	18	Tax-exempt income and nondeductible expenses
MCKINNEY	CF 7.90 F	9a	Net ion	g-term opital	gal (lors)	Y	Trust regarded and a second
G General partner or LLC member-manager	member parts the LLC	9b	Colle	(28%) 00	rioss	-	
H1 X Domestic partner	Foreign partner	9c	Linreca	ptured section	1250 gain	_	
H2 If the partner is a disregarded	entity (DE), enter the partner's:		0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, g		
TIN		10	Net sec	ction 1231 gair	n (loss)	19	Distributions
Name		_				"	Distribution
I1 What type of entity is this partner?	_INDIVIDUAL	11	Other i	ncome (loss)			
12 If this partner is a retirement plan (IF		-					
J Partner's share of profit, loss, and ca	apital (see instructions): Ending					20	Other information
Profit 23.750	000% 23.750000%	12	Section	179 deductio	n	Z*	STMT
Loss 23.750		13	Other	deductions		- 2	SIMI
the state of the s	000% 23.750000%	"	- Carlor			AH*	STMI
Check if decrease is due to sale or e K Partner's share of liabilities:	Beginning Ending						
Nonrecourse \$	\$	⊢				_	
Qualified nonrecourse financing \$	\$						
	342,451 \$ 325,912	14	Self-en	nployment ean	nings (loss)		
	es liability amounts from lower tier partnerships.	Α			287		
	Capital Account Analysis			2.4	0.00		
	s30,230	C 21	H 140		200 ctivity for at-risk p	Umoroe*	
Capital contributed during the year Current year net income (loss)	15 100	22	\vdash		ctivity for passive		rposes*
Other increase (decrease) (attach e	reasonstratovas fr a	-					al information.
Withdrawals & distributions	s <u>(</u>)	<u>~</u>					
Ending capital account	s <u>13,091</u>	آ و ا					
M Did the partner contribute property w	-	For IRS Use Only					
	"Yes," attach statement. See instructions. Inrecognized Section 704(c) Gain or (Loss)	₹ SS					
	S S	اةً					
- pastatatatatatat		П-					

PARTNER# 2		L. III.			651119
Schedule K-1 2019		Final K-1 Partne	Amended A		OMB No. 1545-0123
(Form 1065) Department of the Treasury	[F				and Other Items
Department of the Treasury Internal Revenue Service For calendar year 2019, or ta	ax year 1	Ordinary business inc		15	Credits
beginning ending			,287		
Partner's Share of Income, Deductions, Credits, etc. See back of form and separate instruction		Net rental real estate			
Part I Information About the Partnership	3	Other net rental incor	me (loss)	16	Foreign transactions
A Partnership's employer identification number	4a	Guaranteed payment	ts for services	+	
81-1438487		Oddra.iood pay	9 101 00.1.00.		
B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC	4b	Guaranteed payments	s for capital		
207 E MIDCINIA OM OME 212	4c	Total guaranteed pay	ments		
207 E VIRGINIA ST STE 212 MCKINNEY TX 75069					
FIGHTINIAL IN 15005	5	Interest income		-	
C IRS Center where partnership filed return					
E-FILE	6a	Ordinary dividends			
Check if this is a publicly traded partnership (PTP)	6b	Qualified dividends		-	
Part II Information About the Partner	90	Qualified dividends		17	Alternative minimum tax (AMT) items
E Partner's SSN or TIN (Do not use TIN of a disregarded entity, See instr.) $452-29-9535$	6c	Dividend equivalents			
F Name, address, city, state, and ZIP code for partner entered in E. See instructions.	7	Royalties		-	
KYLE KLASSEN					
1010 MEANDEDING MAN	8	Net short-term capital	gain (loss)		
1912 MEANDERING WAY MCKINNEY	9a	Net ong-ten o oital	3	18	Tax-exempt income and nondeductible expenses
MCKINIVET TO THE IN	74	Newtong-term Capital	ga	Y	
G X General partner or LLC member-manager member member	9b	Colle ble (28%)	loss		
member-manager member H1 \(\text{\text{\text{Domestic partner}}} \) Domestic partner \(\text{\text{Foreign partner}} \)				4	
H2 If the partner is a disregarded entity (DE), enter the partner's:	9c	Unrecaptured section	1250 gain		
TIN	10	Net section 1231 gair	n (loss)		
Name			<u> </u>	19	Distributions
If What type of entity is this partner? INDIVIDUAL	11	Other income (loss)		\vdash	
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here	一一			-	
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending				20	Other information
Profit 23.750000 % 23.750000	% 12	Section 179 deduction	n	1	
Loss 23.750000 23.750000	%			Z*	STMI
Capital 23.750000 % 23.750000	% 13	Other deductions		AH*	STMT
Check if decrease is due to sale or exchange of partnership interest K Partner's share of liabilities:				-	OTHI
Nonrecourse \$					
Qualified nonrecourse	=				
financing \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7 4	Calf ample mont our	· "ana)		
Check this box if Item K includes liability amounts from lower tier partnerships.	4 A	Self-employment earn -3,	287		
L Partner's Capital Account Analysis					
Beginning capital account \$ 30,23		-	200		
Capital contributed during the year Current year net income (loss) \$ -17,13	9 21	\vdash	ctivity for at-risk pur		
Other increase (decrease) (attach explanation)		ee attached state	ctivity for passive ac ement for ad-		
Withdrawals & distributions \$ (\	00 011001.22 013.1	JIII	unioc.	T INIOITIQUOTI
Ending capital account s 13,09					
M Did the partner contribute property with a built-in gain or loss?	l se				
Yes X No If "Yes," attach statement. See instructions.	IRS Use				
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning S	_ 편				
Beginning \$	— L				

PARTNER# 3		П	Final K-1		Amended K	C-1	L51119 OMB No. 1545-0123
Schedule K-1	2019 i	-	art III	Partne			rent Year Income,
(Form 1065) Department of the Treasury		ï					nd Other Items
Internal Revenue Service	For calendar year 2019, or tax year	1	Ordinan	business inc		15	Credits
beginning	ending	2	Not ron	tal real estate	692		
Partner's Share of Inc		_	Net lell	iai icai estato	income (loss)		
Credits, etc.	See back of form and separate instructions.	3	Other n	et rental incom	ne (loss)	16	Foreign Iransactions
Part I Information A Partnership's employer identification	About the Partnership						
81-1438487	number	4a	Guarani	teed payments	for services	1 1	
B Partnership's name, address, city, sta	ate, and ZIP code	4b	Guaran	teed payments	for capital		
CPJK MANAGMENT	LLC			,,			
0.05	om amm 010	4c	Total gu	uaranteed pay	ments		
207 E VIRGINIA S	ST STE 212 TX 75069						
MCKINNEY	1X /3009	5	Interest	income		- 1	
C IRS Center where partnership filed re	elum		Interest	HIOOHIO			
E-FILE		6a	Ordinar	y dividends			
D Check if this is a publicly trade	d partnership (PTP)			L etterte		4 1	
Part II Information	About the Partner	6b	Qualifie	d dividends		17	Alternative minimum lax (AMT) items
E Partner's SSN or TIN (Do not use TI	N of a disregarded entity. See instr.)	6c	Dividen	d equivalents			
631-26-6643							
F Name, address, city, state, and ZIP of PAIGE PARRISH	code for partner entered in E. See instructions	7	Royaltie	95			
PAIGE PARKISH		8	Net shr	ort-term capital	nain (loss)	+	
6610 STARLING C	IR	L	I Net 311	ort-term capital	gair (ioss)	18	Tax-exempt income and nondeductible expenses
DALLAS	OF 752 9	9a	Ney on	g-term optital	gal (lo s)		nondeductible expenses
		-				-1	
G General partner or LLC member-manager	member LLC	9b	College	(2878)	TOSS		
H1 X Domestic partner	Foreign partner	9c	Unreca	ptured section	1250 gain	1	
H2 If the partner is a disregarded	d entity (DE), enter the partner's:					4	
TIN	 1	10	Net sec	ction 1231 gair	n (loss)	19	Listributions
Name		11	Other i	ncome (loss)		=	
I1 What type of entity is this partner?		l		ioonio (iooo)			
If this partner is a retirement plan (IfJ Partner's share of profit, loss, and ca							Other information
Beginning	Ending	12	Section	179 deductio	n	20	Otres information
Profit 5.000		'*	Gection	175 deducio		Z*	STMT
Loss 5.000 Capital 5.000		13	Other	deductions			
Capital 5.000 Check if decrease is due to sale or e						AH*	STMT
K Partner's share of liabilities:	Beginning Ending	l					
Nonrecourse \$	\$	\vdash					
Qualified nonrecourse financing \$	\$						
Recourse \$	72,095 s 68,613	14	Self-em	ployment ear			
	es liability amounts from lower tier partnerships. Capital Account Analysis	A_			-692	-	
	s 6,364	C		7.	200		
Capital contributed during the year	s	21	Mo		ctivity for at-risk pu	ırposes*	
Current year net income (loss)	\$3,608	22			ctivity for passive		
Other increase (decrease) (attach e	NOTE AND THE PROPERTY OF THE P	<u>*</u> S	see atta	ched stat	ement for a	dditiona	al information.
Withdrawals & distributions	0 556	홑					
M Did the partner contribute property w		, š					
	"Yes," attach statement. See instructions	ا يّ					
	Inrecognized Section 704(c) Gain or (Loss)	For IRS Use Only					
Beginning		ا ۾					

PARTNER# 4			Π		651119
Schedule K-1 2019	H	Final K-1 art III Partner	Amended K		OMB No. 1545-0123
(Form 1065)	1				and Other Items
Department of the Treasury Internal Revenue Service For calendar year 2019, or tax ye	a 1	Ordinary business inco		15	Credits
beginning ending	_	-6,			
Partner's Share of Income, Deductions, Credits, etc. See back of form and separate instructions.	2	Net rental real estate i	ncome (loss)		
Part I Information About the Partnership	3	Other net rental incom	e (loss)	16	Foreign transactions
A Partnership's employer identification number	4a	Guaranteed payments	for services		
81-1438487					
B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC	4b	Guaranteed payments	for capital		
207 E VIRGINIA ST STE 212	4c	Total guaranteed payr	nents		
MCKINNEY TX 75069					
	5	Interest income		_	
C IRS Center where partnership filed return	-	Codings dividends			
E-FILE Check if this is a publicly traded partnership (PTP)	- Ga	Ordinary dividends		-	
	- 6b	Qualified dividends			
Part II Information About the Partner E Partner's SSN or TIN (Do not use TIN of a disregarded enlity, See instr.)		Bill I		17	Alternative minimum tax (AMT) items
629-20-0930	6c	Dividend equivalents		A	<u> </u>
F Name, address, city, state, and ZIP code for partner entered in E. See instructions, CRYSTAL JANSA	7	Royalties		-	
1555 DIAGRICOD DOZD	8	Net short-term capital	gain (loss)	1	
1555 BLACKWOOD ROAD SAN ANGELO	9a	New ong-term of pital g	ia (lo s)	V	Tax-exempt income and nondeductible expenses
G X General partner or LLC member-manager member foreign partner Foreign partner	9b	Coll. 11: (28%)	loss	1	
H2 If the partner is a disregarded entity (DE), enter the partner's:	9c	Unrecaptured section 1	1250 gain		
TIN	10	Net section 1231 gain	(loss)		
Name	,,,			19	Distributions
I1 What type of entity is this partner? INDIVIDUAL	11	Other income (loss)		-	
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here					
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending				20	Other information
Profit 47.500000% 47.500000%	12	Section 179 deduction		Z*	STMT
Loss 47.500000 47.500000 %	13	Other deductions		4.	21111
Capital 47.500000 % 47.500000 % Check if decrease is due to sale or exchange of partnership interest				AH*	STMT
K Partner's share of liabilities: Beginning Ending					
Nonrecourse \$				\vdash	
Qualified nonrecourse financing \$ \$					
Recourse \$ 684,900 s 651,823	14	Self-employment earning			
Check this box if Item K includes liability amounts from lower tier partnerships. L Partner's Capital Account Analysis	A_	-6,	573	-	
Beginning capital account	С	68,4	400		
Capital contributed during the year	21	More than one acti		poses*	
Current year net income (loss) \$ -34,278	22 *C	More than one acti			
Other increase (decrease) (attach explanation) \$		ee attached state	ment for add	ditiona	i information.
Ending capital account \$ 26,182	o Po				
M Did the partner contribute property with a built-in gain or loss?	Use				
Yes X No If "Yes," attach statement. See instructions,	RS				
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss) Beginning \$	For				
Ending	I۳				

SCHEDULE B-2 (Form 1065)

(December 2018)

Election Out of the Centralized Partnership Audit Regime

▶ Attach to Form 1065 or Form 1066.

OMB No. 1545-0123

Internal Revenue Service	► Go to www.irs.gov/Form1065 for instructions and t	he latest informati	on.	
Name of Partnership			A0.533	tification Number (EIN)
CPJK MANAG			81-1438	
	h 100 or fewer partners can elect out of the centralized partnership aud			
	n entity that would be treated as a C corporation were it domestic, an			
	f determining whether the partnership has 100 or fewer partners, the p			olders of
	s a partner. By completing Part I, you are making an affirmative statement			
	partners under section 6221(b)(1)(C) and you have provided all of the			he
	e instructions for the treatment of real estate mortgage investment cor	nduits (REMICs), for	more details.	
	Eligible Partners			
	e following codes under Type of Eligible Partner:	Clicible Cossies C	atitus Co	aracration
I - Ind	vidual C - Corporation E - Estate of Deceased Partner F -	Eligible Foreign E	Tillity 3 – 3 C	Type of Eligible
	Name of Partner	Taxpayer Identification	Number (TIN)	Partner (Code)
1 JENNIFER	KLASSEN	462-41-8	3359	I
	SSEN	452-29-9		Ī
	RRISH	631-26-6		I
4 CRYSTAL		629-20-0		1
5	V			
6				
7				
8				
9				
10				
11	CHENT	Δ D	V	
12			Y	
13	OLILINI O		_	
_14				
15				
Continued on Part IV Part II List o	f & Corporation Shareholders (For each S corporation partners	or complete a ser	parato Part II	and
	te Part V, if needed.)	JI, COMPICIO a SO	Jarato I art II	and
•	e following codes under Type of Person:			
	ividual E – Estate of Deceased Shareholder T – Trust O – O	ther		
Name of	Widdle E Estate of Becoased Shareholder 1 Trace 5 C			
S Corporation Partner			TIN of Partne	er 🕨
		Shareholder	TIN	Type of Person
	Name of Shareholder	Silateriolder	1114	(Code)
1				
2				
3				
4				
_ 5				
6				
7				
8				
9				
10				
11				
Continued on Part V				
	Number of Schedules K-1 Required To Be Issued. See ins	tructions		
	d all Parts IV Schedules K-1 required to be issued by the partnership	a posterior	1	4
	nd all Parts V Schedules K-1 required to be issued by any S corporation	n partners		
3 Total. Add line			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 K	Section	Section 199A Information Worksheet					2019		
Ochedule 14	For calendar year 2019 or	tax year beginning	, ending	, endina			9		
Partnership Name				Employ	er Identifi	cation N	umber		
CPJK MANA	GMENT LLC			81-1	43848	37			
	Activit	y Description	Pass-through En		Aggr. Number	SSTB	PTP		
Column A	INCOME	,		,					
Column B	100								
Column C									
Column D				-					
Column E									
	Column A	Column B	Column C Co	olumn 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

Other Information:

CLIENT COPY

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

PARTNER# 1		
14.4	Partner's Section 199A Information Worl	
Schedule K-1	For calendar year 2019 or tax year beginning , ending	2019
Partnership Name		Employer Identification Number
CPJK MANAGME	NT LLC	81-1438487
Partner's Name JENNIFER KLA	ASSEN	Taxpayer Identification Number 462-41-8359

		Activity Description	Pass-through Entity El	Aggr. Number	SSTR	PTP
Column A	INCOME	Activity Description	rass-unough Entity En	Number	0015	• • •
Column B						
Column C	(8.60)					
Column D	tror					
Column E						
X,0 9-C,0 2	1,10,10,97					

Column C

Column B

Column D

Column E

QBI or Qualified PTP items:

Ordinary business income (loss) Net rental real estate income (loss) Other net rental income (loss) Column A

-3,287

Royalties

Section 1231 gain (loss)
Other income (loss)
Section 179 deduction
Charitable contributions
Other deductions

W-2 wages
Qualified property

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Other Information:

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

PARTNER# 2		
	Partner's Section 199A Information W	orksheet
Schedule K-1	For calendar year 2019 or tax year beginning , ending	2019
Partnership Name CPJK MANAGME	NT LLC	Employer Identification Number 81-1438487
Partner's Name KYLE KLASSEN		Taxpayer Identification Number 452-29-9535

Aggr. **Activity Description** Pass-through Entity EIN 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

Column A Column B Column C Column D Column E

Section 1231 gain (loss)

Other income (loss)

Section 179 deduction

Charitable contributions Other deductions

W-2 wages

Qualified property

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Other Information:

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

PARTNER# 3	Partner's Section 199A Information W	
Schedule K-1	For calendar year 2019 or tax year beginning , ending	2019
Partnership Name		Employer Identification Numbe
CPJK MANAGME	NT LLC	81-1438487
Partner's Name PAIGE PARRIS	H	Taxpayer Identification Numbe 631-26-6643

		Activity Description	Pass-through Entity EIN	Aggr. Number	SSTB	PTP
Column A	INCOME					
Column B						
Column C						
Column D	p=====================================					
Column E						

Column C

Column B

Column D

Column E

QBI or Qualified PTP items:

Ordinary business income (loss)
Net rental real estate income (loss)
Other net rental income (loss)
Royalties
Section 1231 gain (loss)

Column A

-692

Section 1231 gain (loss)
Other income (loss)
Section 179 deduction
Charitable contributions
Other deductions

W-2 wages Qualified property CLIENT COPY

Other Information:

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

PARTNER# 4	Partner's Section 199A Information Worksh	neet	
Schedule K-1	For calendar year 2019 or tax year beginning , ending		2019
Partnership Name			tification Number
CPJK MANAGM	ENT LLC	81-14384	487
Partner's Name CRYSTAL JAN	SA	Taxpayer Iden 629-20-0	tification Number

Aggr.

Activity Description Pass-through Entity EiN Number SSTB PTP

Column D

Column E

Column A Column B Column C

QBI or Qualified PTP items:

Ordinary business income (loss)

Net rental real estate income (loss)

INCOME

-6,573

Net rental real estate income (loss) Other net rental income (loss)

Other het rental income (loss

Royalties

Column A

Column B Column C Column D Column E

> Section 1231 gain (loss) Other income (loss)

Section 179 deduction

Charitable contributions

Other deductions

W-2 wages

Qualified property

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Other Information:

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

Federal Statements

Statement 1 - Form 1065, Page 1, Line 20 - Other Deductions

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

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

SEE ATTACHED SECTION 199A INFORMATION WORKSHEET \$

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

Federal Statements KYLE KLASSEN 452-29-9535

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

Description

8990 GROSS RECEIPTS FOR 2018

BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:
BUSINESS INTEREST EXPENSE
ADJUSTED TAXABLE INCOME

10,405
17,898

Federal Statements PAIGE PARRISH 631-26-6643

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

Description

8990 GROS	SS RECEIP	TS FOR 20)18		 7,213
BUSINESS	INTEREST	EXPENSE	LIMITATION	INFORMATION:	
BUSINESS	INTEREST	EXPENSE			2,191
ADJUSTED	TAXABLE	INCOME			3.768

Federal Statements CRYSTAL JANSA 629-20-0930

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

Description

8990 GROSS RECEIPTS FOR 2018

BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:
BUSINESS INTEREST EXPENSE
ADJUSTED TAXABLE INCOME

68,519

20,810
35,795

		Self-Employment	Worksheet		
So	chedule K	For calendar year 2019, or tax year beginning	, and ending		2019
Partners	ship Name	* * *	***************************************	Employer	Identification Number
CD.	JK MANAGM	ENT TIC		81-14	20107
CEU	OIL MANAGM	ENI DEC	Schedule	K-1 Passthrough	
		Activity Description	EIN	Entity Ty	
A IN	ICOME .				
В					
С					
			A	В	С
1a.	Ordinary business	s income (loss) (Schedule K, line 1)	-13,839		
	*	from certain rental real estate activities (see instructions)	20,000		
C.	Other net rental in	ncome (loss) (Schedule K, line 3c)			
d.	Net loss from For	m 4797, Part II, line 17, included on line 1a above.			
	Enter as a positiv	e amount.			
e.	Combine lines 1a	through 1d	-13,839		
2.	Net gain from For	m 4797, Part II, line 17, included on line 1a above			
3a.	Subtract line 2 fro	m line 1e. If line 1e is a loss, increase the loss on			
	line 1e by the amo	ount on line 2.	-13,839		
b.	Part of line 3a alle	ocated to limited partners, estates, trusts, corporations,			
	exempt organizati	•			
		om line 3a. If line 3a is a loss, reduce the loss on line 3a			
		line 3b. Include each individual general partner's	A.A.		
		f Schedule K-1, using code A	* 18, 8kg	V	
		ents to partners (Schedule Killine 4c) derived from a trade			
		fined in section 1402(c) (See Instructions)			
		ocated to individual limited partners for other than services			
		usts, corporations, exempt organizations, and IRAs			
		om line 4a. Include each individual general partner's			
		idividual limited partner's share in box 14 of			
	Schedule K-1, usi				
		s) from self-employment. Combine lines 3c and 4c.	_12 020		
	⊏nter nere and on	Schedule K, line 14a.	-13,839		

PARTNER# 1 Schedule K-1	Analysis of Part						s) Works	heet 2019
Partnership Name	For calendar year	2019, or tax year	beginning		, and er	nding	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Identification Number
CPJK MANAGN	MENT LLC						81-14	
Partner's Name JENNIFER KI	LASSEN							Identification Number 1-8359
Items Included in Currer SCHEDULE K ORDINARY							_	-3,287
				S	UBTOTAL	1	=	-3,28
	-1 SUBTRACTION DEPRECIATION		ICE					13,852
				S	UBTOTAL	1		13,852
TOTAL PER	SCHEDULE K-1,	CURRENT	YEAR	NET	INCOME	(LOSS)	_	-17,139

PARTNER# 2	
Analysis of Partner's K-1, Current Year Net In Schedule K-1 For calendar year 2019, or tax year beginning , and	come (Loss) Worksheet 2019
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
SUBTOTA	-3,28°
SCHEDULE M-1 SUBTRACTIONS: BOOK-TAX DEPRECIATION DIFFERENCE	13,852
SUBTOTA	13,852
TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME	E (LOSS) -17,139

PARTNER# 3	3							
Schedule K-1	Analysis of Part For calendar year	72			r Net Inc		s) Works	2019
Partnership Name CPJK MANAGN								Identification Number 38487
Partner's Name PAIGE PARR								Identification Number 6-6643
	nt Year Income (Loss): ADDITIONS: INCOME/LOSS							-692
				= 5	SUBTOTAL	ı	<u> </u>	-692
SCHEDULE M- BOOK-TAX	-1 SUBTRACTION DEPRECIATION		NCE					2,916
				S	SUBTOTAI	ı	=	2,916
TOTAL PER	SCHEDULE K-1,	CURRENT	YEAR	NET	INCOME	(LOSS)	_	-3,608

PARTNER# 4	Analysis of Dari	nor's K 1 Cours	at Voor Not Inc	omo // c==	\ Works	
Schedule K-1		tner's K-1, Curre) WORKSI	2019
Partnership Name CPJK MANAGM	ENT LLC			*	Employer I 81-143	dentification Numbe
Partner's Name CRYSTAL JAN	SA					dentification Numbe
Items Included in Current SCHEDULE K ORDINARY	, ,					-6,573
			SUBTOTAL	ı		-6,573
	1 SUBTRACTION DEPRECIATION	NS: DIFFERENCE			-	27,70
			SUBTOTAL	ı		27,705
TOTAL PER S	CHEDULE K-1,	CURRENT YEAR	NET INCOME	(LOSS)		-34,278

PARTNER# Partner's Self-Employment Worksheet 2019 Schedule K-1 For calendar year 2019, or tax year beginning , and ending Employer Identification Number Partnership Name CPJK MANAGMENT LLC 81-1438487 Taxpayer Identification Number Partner's Name KLASSEN 462-41-8359 **JENNIFER** Schedule K-1 Passthrough Activity PTP Disposed **EIN Entity Type Activity Description** INCOME C В С Α -3,2871a. Ordinary business income (loss) (Schedule K, line 1) 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. -3,287e. Combine lines 1a through 1d 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 -3,287by the amount on line 2. 4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions) Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1 Box

PARTNER# 2 Partner's Self-Employment Worksheet Schedule K-1 2019 For calendar year 2019, or tax year beginning , and ending Partnership Name Employer Identification Number CPJK MANAGMENT LLC 81-1438487 Partner's Name Taxpayer Identification Number KYLE KLASSEN 452-29-9535 Activity Schedule K-1 Passthrough **Activity Description** Disposed EIN **Entity Type** PTP INCOME В C В С A -3,2871a. Ordinary business income (loss) (Schedule K, line 1) 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. Combine lines 1a through 1d -3,287e. 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. -3,2874a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions) Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1 Box 14.

PARTNER# 3 Partner's Self-Employment Worksheet 2019 Schedule K-1 For calendar year 2019, or tax year beginning , and ending Employer Identification Number Partnership Name CPJK MANAGMENT LLC 81-1438487 Taxpayer Identification Number Partner's Name PAIGE PARRISH 631-26-6643 Schedule K-1 Passthrough Activity PTP Disposed EIN **Activity Description Entity Type** INCOME C C В -692 1a. Ordinary business income (loss) (Schedule K, line 1) 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. -692 e. Combine lines 1a through 1d 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 -692by the amount on line 2. 4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions) Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1 60x

PARTNER# 4 Partner's Self-Employment Worksheet Schedule K-1 2019 For calendar year 2019, or tax year beginning Partnership Name Employer Identification Number CPJK MANAGMENT LLC 81-1438487 Partner's Name Taxpayer Identification Number CRYSTAL JANSA 629-20-0930 Activity Schedule K-1 Passthrough **Activity Description** Disposed EIN PTP **Entity Type** INCOME В С Α В C -6,573 1a. Ordinary business income (loss) (Schedule K, line 1) 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. -6,573 e. Combine lines 1a through 1d 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 -6,573 by the amount on line 2. 4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions) Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1 Box M, Lode A

chedule K-1	Partner's Basis Worksheet, Page		2019
	For calendar year 2019, or tax year beginning , and ending		
ership Name	NITS TTC		r Identification Number 38487
PJK MANAGME ers Name	NT LLC		Identification Number
	CCEN	1 ' '	1-8359
ENNIFER KLA	ASSEN	102-4	1-0333
ginning of year			372,683
Capital contributions			
	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		
	N. 4. (C. 4004)		
	Other portfolio income		
	Other income		
	Tax-exempt interest and other tax-exempt income		
Excess depletion			
Transfer of capital			
Gain on disposition of	of section 179 assets		
Gain on disposition of Other increases	of section 179 assets	DV	
The contract of the contract o	of section 179 assets Cash	PY	
Other increases	CLIENT	PY.	
Other increases	Cash Cash ENT CO	PY (
Other increases Distributions:	Cash Cash ENT CO Property (as (ust a last)) ENT CO Current year	325,912 342,451)	-16,53
Other increases Distributions:	Cash Cash ENT CO Property Cash Current year		-16,53
Other increases Distributions: Change in liabilities:	Cash Cash ENT CO Property (as (ust a last)) ENT CO Current year	342,451)	
Other increases Distributions: Change in liabilities:	Cash Property (a disturbasis) ETCO Current year Prior year (342,451)	-16,539 356,14
Other increases Distributions: Change in liabilities: btotal Distribution in excess	Cash Property (disturbes) ETCO Current year Prior year	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess	Cash Cash ETCO Property Gustures De Current year Prior year s of partner basis Nondeductible expenses	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property Gustums () Current year Prior year s of partner basis Nondeductible expenses Ordinary business loss	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property Custants D Current year Prior year s of partner basis Nondeductible expenses Ordinary business loss Net rental real estate loss	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Comment year Current year Prior year So of partner basis So Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property Gusta Lessis E T C C Current year Prior year s of partner basis s: Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash E C C Property distances E C C Current year Current year Prior year () s of partner basis s: Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Comment	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Courrent year Current year Prior year Solve of partner basis S	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Property distances Current year Prior year s of partner basis Nondeductible expenses Ordinary business loss 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 portfolio loss	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Property distances Current year Prior year s of partner basis Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net long-term capital loss Net section 1231 loss Other portfolio loss Other losses	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Property distances Current year Prior year s of partner basis S Nondeductible expenses Ordinary business loss 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	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Property distances Current year Prior year s of partner basis S Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net long-term capital loss Net section 1231 loss Other portfolio loss Other losses Section 179 deduction Charitable contributions	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Property distances Current year Prior year s of partner basis Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net long-term capital loss Net section 1231 loss Other portfolio loss Other portfolio loss Other losses Section 179 deduction Charitable contributions Investment interest expense	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Property distances Current year Prior year s of partner basis Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net long-term capital loss Net portfolio loss Other portfolio loss Other losses Section 179 deduction Charitable contributions Investment interest expense Section 59(e)(2) expenditures	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Property distances Current year Prior year s of partner basis Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net long-term capital loss Net portfolio loss Other portfolio loss Other losses Section 179 deduction Charitable contributions Investment interest expense Section 59(e)(2) expenditures	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distal less December 2015 Current year Prior year Sof partner basis Schondeductible expenses Ordinary business loss 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 portfolio loss Other losses Section 179 deduction Charitable contributions Investment interest expense Section 59(e)(2) expenditures Portfolio income deductions Other deductions	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property Just Lives De Courrent year Prior year Se of partner basis Se Nondeductible expenses Ordinary business loss 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 portfolio loss Other losses Section 179 deduction Charitable contributions Investment interest expense Section 59(e)(2) expenditures Portfolio income deductions Other deductions	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property distances Current year Prior year Sof partner basis Silvandeductible expenses Ordinary business loss 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 portfolio loss Other losses Section 179 deduction Charitable contributions Investment interest expense Section 59(e)(2) expenditures Portfolio income deductions Other deductions Other deductions Foreign taxes	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses	Cash Property Gustanssi) Current year Prior year S of partner basis S: Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net long-term capital loss Net section 1231 loss Other portfolio 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	342,451)	356,14
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses Deductible losses:	Cash Property Gustanssi) Current year Prior year S of partner basis S Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net long-term capital loss Other portfolio 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	342,451)	
Other increases Distributions: Change in liabilities: btotal Distribution in excess Noncapital expenses Deductible losses:	Cash Property Gustanssi) Current year Prior year S of partner basis S: Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net long-term capital loss Net section 1231 loss Other portfolio 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	342,451)	356,14

12 4	Partner's Basis Worksheet, Page	e 1	0040
Schedule K-1	For calendar year 2019, or tax year beginning , and endir	ng	2019
artnership Name	ENT IIC		Identification Number
<u>CPJK MANAGM</u> Partner's Name		81-14	Identification Number
KYLE KLASSE	N		9-9535
KILE KUMOSE	LV.	432 2	9-9333
Beginning of year	***************************************		372,681
Capital contribution	is: 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	CHICKIT		
Other increases Distributions:	Cash	PY	
15 ASSAULT TO CHARACTER CONTRACTOR	Cash Property (adjusted basis)	PY	
15 ASSAULT TO CHARACTER CONTRACTOR	Property (adjusted basis)	PY (
Distributions:	Property (angusted basis) : Current year Prior year	325,912 342,451)	-16,539
Distributions:	Property (adjusted basis) :: Current year		-16,539
Distributions: Change in liabilities	Property (angusted basis) : Current year Prior year	342,451)	-16,539 356,142
Distributions: Change in liabilities Subtotal	Property (adjusted basis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess	Property (adjusted basis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess	Property (anjusted basis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (anjusted basis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (anjusted tessis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (anjusted tessis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (adjusted tessis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (adjusted tessis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (anjusted tassis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property carjusted tassis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (acquisted tessis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (adjusted tessis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (anjusted tassis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (acjusted tessis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (anjusted tassis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (anjusted tessis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property (anjusted tessis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property carjusted tasis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property carjusted tasis) Current year Prior year (342,451)	
Distributions: Change in liabilities Subtotal Distribution in excess Noncapital expense	Property carjusted tasis) Current year Prior year (342,451)	

352,855

End of year

15.4	Partner's Basis Worksheet, Page 1		1 0040
Schedule K-1	For calendar year 2019, or tax year beginning , and ending		2019
tnership Name	rol calendar year 2015, or tax year beginning , and ending	Employer	I Identification Numbe
CPJK MANAGME	NT LLC	81-143	
tner's Name	NI DDC		Identification Number
PAIGE PARRIS	H		5-6643
Seginning 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		
	Dougline		
	Not short tom applied again		
	Net long term capital gain		
	Net posting 4224 point		
	Other portfolio income Other income		
	Tax-exempt interest and other tax-exempt income		
Excess depletion	Tax-exempt interest and other tax-exempt income		
Transfer of capital			
Gain on disposition of	f angling 170 apports		
Other increases	Seculoi 173 assets		
Distributions:	Cash) V	
Distributions.	Property (addistal basis)		
Change in liabilities:		68,613	
Change in habilities.	Personal Annual Company of the Compa	72,095)	2 400
	Prior year	12,000	- 4 487
Subtotal			-3,482
oublotai	VEG 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		,
000000000000000000000000000000000000000			`
Distribution in excess	of partner basis		`
Distribution in excess Noncapital expenses	of partner basis :Nondeductible expenses		`
Distribution in excess	of partner basis :Nondeductible expenses Ordinary business loss	692	`
Distribution in excess Noncapital expenses	of partner basis :Nondeductible expenses Ordinary business loss Net rental real estate loss	692	,
Distribution in excess Noncapital expenses	of partner basis ::Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss	692	,
Distribution in excess Noncapital expenses	of partner basis :Nondeductible expenses Ordinary business loss Net rental real estate loss	692	,
Distribution in excess Noncapital expenses	s of partner basis :Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss	692	`
Distribution in excess Noncapital expenses	s of partner basis : Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss	692	`
Distribution in excess Noncapital expenses	s of partner basis : Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss	692	`
Distribution in excess Noncapital expenses	s of partner basis s Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net section 1231 loss	692	`
Distribution in excess	s of partner basis : Nondeductible expenses Ordinary business loss Net rental real estate loss Other net rental loss Royalties Net short-term capital loss Net long-term capital loss	692	,
Distribution in excess	s of partner basis :Nondeductible expenses Ordinary business loss 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	692	,
Distribution in excess	s of partner basis : Nondeductible expenses Ordinary business loss 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	692	`
Distribution in excess	s of partner basis : Nondeductible expenses Ordinary business loss 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	692	`
Distribution in excess	s of partner basis : Nondeductible expenses Ordinary business loss 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	692	`
Distribution in excess	s of partner basis : Nondeductible expenses Ordinary business loss 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	692	`
Distribution in excess	s of partner basis Nondeductible expenses Ordinary business loss 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	692	,
Distribution in excess	s of partner basis Nondeductible expenses Ordinary business loss 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	692	-3,482 74,977
Distribution in excess	s of partner basis Nondeductible expenses Ordinary business loss 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	692	
Distribution in excess	s of partner basis Nondeductible expenses Ordinary business loss 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	692	

74,285

End of year

Schedule K-1	Partner's Basis Worksheet, Page 1		2019
Scriedule 14-1	For calendar year 2019, or tax year beginning , and ending		2013
nership Name PJK MANAGME	NT LLC		Identification Number 38487
ner's Name			Identification Number
RYSTAL JANS	A	1 ' '	0-0930
eginning of year		serito serito como	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	300020000000000000000000000000000000000		
Transfer of capital	nion an seur de parta de parta parta de la presión de la constitución de la constituir e la travella de la con La provincia de la constituir		
Gain on disposition of		*************	
Other increases			
Distributions:	Cash	Y	
	Property (ad(usted-basis)	(
Change in liabilities:	Current year	651,823	
•		684,900)	-33,07
btotal			712,283
Distribution in excess	of partner basis		
Noncapital expenses	Nondeductible expenses		
Deductible losses:	Ordinary business loss	6,573	
		-,	
	Net rental real estate loss		
	Net rental real estate loss Other net rental loss		
	Other net rental loss		
	Other net rental loss Royalties		
	Other net rental loss Royalties Net short-term capital loss		
	Other net rental loss Royalties Net short-term capital loss Net long-term capital loss		
	Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net section 1231 loss		
	Other net rental loss Royalties Net short-term capital loss Net long-term capital loss Net section 1231 loss Other portfolio loss Other 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		
	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		
	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		
	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		
	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		
	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 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		
	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		
	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		6 576
Other decreases	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	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		6 , 573

400- 1	S	schedule K-1 Sur	nmary Workshe	eet	1 0040
Form 1065	For calendar year 20	19, or tax year beginning	, and endin	g	2019
Partnership Name					r Identification Number
CPJK MANAGMENT	T.I.C			81-14	138487
OF OIL TRIMMODIUM		Partner Name		SSN/EIN	
Column A <u>JE</u>	NNIFER KLAS	SEN		462-41-8359	
Column B KY				452-29 - 9535	
	IGE PARRISH			631-26-6643	
Column D <u>CR</u>	YSTAL JANSA			629-20-0930	
Schedule K Items	Column A	Column B	Column C	Column D	SCH K TOTA
1 Ordinary income	-3,287	-3,287	-692	-6,573	-13,839
2 Net income-rent	D-3/4				
3c Net inc-oth rent					
4a Guar pmts services					
4b Guar pmts capital					
5 Interest income					
6a Ordinary dividends 6b Qual dividends					
6c Dividend equivalents					
7 Royalties					
Net ST capital gain					
9a Net LT capital gain					
9b Collectibles 28% gain					
9c Unrecap sec 1250					
10 Net sec 1231 gain			-0	DV	
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	5/201	0/201	0,5,5	0/0/0	10,700.
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-hTot foreign income					
16i-o Tot foreign deds 16p-qTotal foreign taxes					
17a Depr adjustment				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					
-ve invest income					

PAGE 1 OF 1

	Schedule K-1 Percentages	Summary Works	heet	
Form 1065	For calendar year 2019, or tax year beginning	, and ending		2019
artnership Name			Employer Identification Number	
CPJK MANAGMENT LLC			81-1438487	

Partner		Pro	fit	Los	35	Capital		
Number	Partner Name	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	

400		Reconciliation of Partr	ners' Basis Wo	orksheet		2019
Form 106	For calenda	r year 2019, or tax year beginning	, and end	ing		2019
artnership Nam	ne			Employer	Identification Number	
CPJK MA	ANAGMENT LLC			81-143	38487	
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

 Total this page
 1,569,181
 -69,637
 0
 13,839
 1,485,705

 Total all pages
 1,569,181
 -69,637
 0
 13,839
 1,485,705

Form	1065										
Partnership	Name MANAGMENT LLC	For calendar year 2019, or tax year t	oeginning	, and ending	Employer Identil						
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	13,09				
2	KYLE KLASSEN	30,230	0	-17,139	0	0	13,09				
3	PAIGE PARRISH	6,364	0	-3,608	0	0	2,75				
4	CRYSTAL JANSA	60,460	0	-34,278	0	0	26,182				

Total this page	127,284	0	-72,164	0	0	55,120
Total all pages	127,284	0	-72,164	0	0	55,120

Federal Asset Report INCOME

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per	Conv Meth	Prior	Current
Prior N	1ACRS; BUILDING	5/01/16 - =	1,144,353 1,144,353		3	1,144,353 1,144,353	39	MM S/L	77,028	29,343 29,343
1 II 2 II 4 C 5 F 6 N 7 II 8 F 9 N	Depreciation: MPROVEMENTS LAND CHANDELIER FURNITURE AND FIXTURE NEW COUNTERS LOAN ORIGINATION FEE ROOF/AWNING NEW AC DOWNSTAIRS NEW AC UPSTAIRS Total Other Depreciation	5/01/16 5/01/16 6/12/16 8/04/16 2/21/17 4/18/17 2/27/18 1/01/18	117,352 205,080 5,752 10,219 2,218 59,059 8,821 30,623 8,922 448,046		66 32	117,352 205,080 5,752 10,219 2,218 59,059 8,821 30,623 8,922 448,046	39 0 7 7 7 1 7 7 7	MO S/L Land MO200DB MO200DB MO200DB MO200DB MO200DB MO200DB MO200DB	62,625 0 4,494 7,985 1,539 59,059 1,261 4,376 1,275 142,614	3,009 0 360 638 194 0 2,160 7,499 2,185 16,045
	Total ACRS and Other Depre	eciation =	448,046		10	448,046			142,614	16,045
	Grand Totals Less: Dispositions and Transf Less: Start-up/Org Expense Net Grand Totals	ers = =	1,592,399 0 0 1,592,399			1,592,399 0 0 1,592,399			219,642 0 0 219,642	45,388 0 0 45,388

AMT Asset Report INCOME

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

ACE Asset Report INCOME

Asset Prior	Description MACRS;	Date In Service	Cost	Bus %	Sec 179Bonus		PerConv Meth	Prior	Current
3	BUILDING	5/01/16	1,144,353 1,144,353		3	1,144,353 1,144,353	39 MM S/L	77,024	29,342 29,342
1 2 4 5 6 7 8	Depreciation: IMPROVEMENTS LAND CHANDELIER FURNITURE AND FIXTURE NEW COUNTERS LOAN ORIGINATION FEE ROOF/AWNING NEW AC DOWNSTAIRS NEW AC UPSTAIRS Total Other Depreciation	5/01/16 5/01/16 6/12/16 8/04/16 2/21/17 4/18/17 2/27/18 1/01/18 11/01/18	0 0 0 0 0 0 0 0		33 34	0 0 0 0 0 0 0 0 0	0 HY 0 HY 0 HY 0 HY 0 HY 0 HY 0 HY 0 HY	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0
	Total ACRS and Other Depre	ciation	0		(4	0		0	0
	Grand Totals Less: Dispositions and Transfe Net Grand Totals	ers	1,144,353 0 1,144,353		is la	1,144,353 0 1,144,353		77,024 0 77,024	29,342 0 29,342

81	-1	43	84	87

Depreciation Adjustment Report All Business Activities

		Asset	Description	Tax	AMT	ACE	AMT Adjustments/ Preferences
MACR	S Adju	istments:					
Page 1	1	3	BUILDING	29,343 29,343	29,342 29,342	29,342 29,342	1
Additio	nal AC	E Informa	tion for Other Assets:				
Page I Page I Page I Page I Page I Page I Page I Page I Page I	1 1 1 1 1 1 1 1	1 2 4 5 6 7 8 9	IMPROVEMENTS LAND CHANDELIER FURNITURE AND FIXTURE NEW COUNTERS LOAN ORIGINATION FEE ROOF/AWNING NEW AC DOWNSTAIRS NEW AC UPSTAIRS	3,009 0 360 638 194 0 2,160 7,499 2,185	0 * 0 * 0 * 0 * 0 * 0 * 0 * 0 * 0 * 0 *	3,009 s 0 s 360 s 638 s 194 s 0 s 2,160 s 7,499 s 2,185 s	
			Totals for ACE Depreciation Adjustment: AMT Depreciation Addback		45,387		

ACE Depreciation Expense

45,387 s

^{* -} 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	-1	43	84	87	
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Future Depreciation Report FYE: 12/31/20 INCOME

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

Form	1	065
⊢orm	- 1	UUU

Two Year Comparison Worksheet, Page 1

2018 & 2019

Employer Identification Number

		2018	81-143 2019	Differences
	Gross receipts less returns and allowances	144,250	144,000	-250
	Cost of goods sold			
	Gloss profit	144,250	144,000	-250
Income	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
	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
Deductions	Interest	45,223	43,811	-1,412
Deductions	Depreciation	39,427	45,388	5,961
	Depletion			
	Retirement plans, etc.			
	Employee benefit programs			
	Other deductions	36,488	19,937	-16,551
	Total deductions	131 820	57,839	26,513
	Ordinary business income (loss)	12 924	- 3,839	-26,763
	Total balance due			
Tax and	Payments			
Payment	Amount owed			
	Overpayment			

Form **1065**

Two Year Comparison Worksheet, Page 2

2018 & 2019

Partnership Name

Employer Identification Number

CPJK M	MANAGMENT LLC		81-1438	3487
		2018	2019	Differences
- 1	Ordinary business income (loss)	12,924	-13,839	-26,763
- 1	Net rental real estate income (loss)			
I	Net other rental income (loss)			
	Guaranteed payments			
	Interest income			
Income	Ordinary dividends			
(Loss)	Qualified dividends			
` ′	Dividend equivalents			
	Royalties			
	Net short-term capital gain (loss)			
l	Net long-term capital gain (loss)			
- 1	Net section 1231 gain (loss)			
	Other income (loss)			
	Section 179 deduction			
- 1	Contributions			
Deductions	Investment interest expense			
Doddollons	Section 59(e)(2) expenditures			
- 1	Other deductions			
	Net earnings (loss) from self-employment	12,924	-13,839	-26,763
Self-	Gross farm or fishing income	12/321	13,033	20,700
Employment	Gross nonfarm inc me	M 050	4,000	-250
	Low-income housing credit section 42 ()(9))	144 250		250
	Low-income housing add (when)	UUI		
Credits	Qualified rehab expenditures (rental real estate)			
Credits	Other rental real estate gradits			
- 1	Other rental real estate credits		===	
	Other rendits			
	Other credits			
F!	Total foreign gross income			
Foreign	Total foreign deductions			
Transactions	110000000000000000000000000000000000000		-	
	Reduction in taxes available for credit	-1	1	
	Post-1986 depreciation adjustment			
Alternative	Adjusted gain or loss			
Minimum	Depletion (other than oil and gas)			
Tax (AMT)	Oil, gas, and geothermal properties - gross income			
Items	Oil, gas, and geothermal properties - deductions			
	Other AMT items			
	Tax-exempt interest income			
	Other tax-exempt income			
	Nondeductible expenses			
Other	Distributions of cash and marketable securities			
Information	Distributions of other property			
	Investment income			
	Investment expenses			
	Net income (loss)	12,924	-13,839	-26,763

Form 1065

Two Year Comparison Worksheet, Page 3

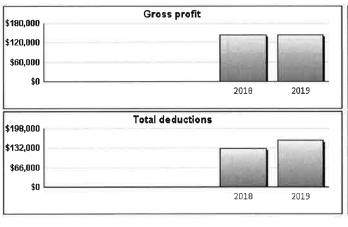
2018 & 2019

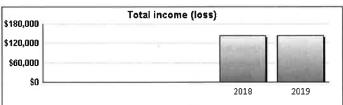
Partnership Name

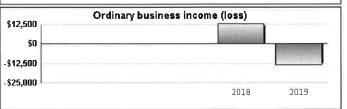
Employer Identification Number

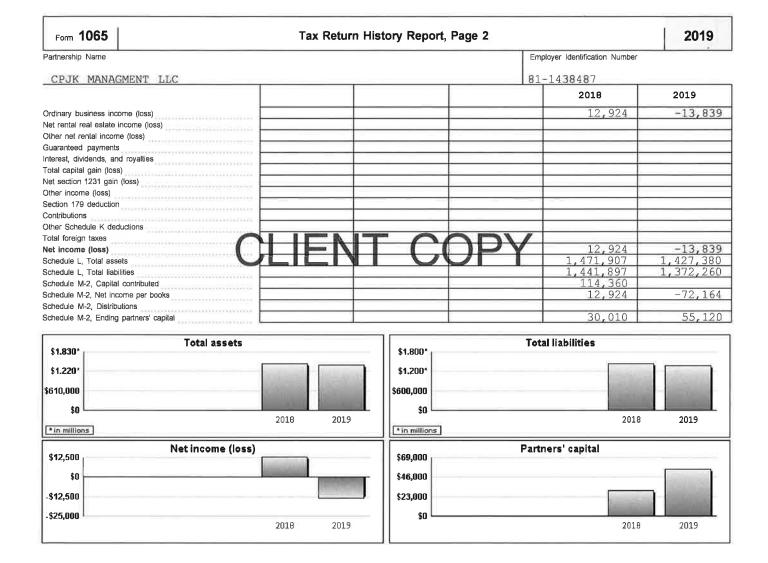
		2018	2019	Differences
	Beginning assets	15,961	1,569,181	1,553,220
Schedule	Beginning liabilities and capital	1,438,838	1,569,181	130,343
L	Ending assets	1,471,907	1,427,380	-44,527
	Ending liabilities and capital	1,471,907	1,427,380	-44,527
	Net income (loss) per books	12,924	-72,164	-85,088
	Taxable income not on books			
	Guaranteed payments (other than health ins)			
Schedule	Book expenses not deducted		58,325	58,325
M-1	Income on books not on return			
	Return deductions not on books			
	Income per return	12,924	-13,839	-26,763
	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
Schedule	Other increases			
M-2	Cash distributions			
	Property distributions			
	Other decreases			
	Balance at end of year	30,010	55,120	25,110
	Total income (loss) items Income (loss) pe income statement Temporary differen	CO	PY	
	Permanent difference			
	Income (loss) per tax return			
	Total expense/deduction items:			
	Expense per income statement			
Schedule	Temporary difference			
M-3	Permanent difference			
	Deduction per tax return			
	Other items with no differences			
	Reconciliation totals:			
	Income (loss) per income statement			
	Temporary difference			
	Permanent difference			
	Income (loss) per tax return			

Form 1065	Tax Ref	urn History Rep	ort, Page 1		2019
Partnership Name				Employer Identification Number	
CPJK MANAGMENT LLC				81-1438487	
				2018	2019
Net gross receipts				144,250	144,000
Cost of goods sold					
Gross profit	CACAL -			144,250	144,000
Gross profit percentage Other trade or business income (loss)				100.0000	100.0000
Other trade or business income (loss)	111111111				
Total income (loss)				144,250	144,000
Salaries and wages	State of the state				
Suaranteed payments to partners	1017/2				
Bad debts					
(G) R					
Faxes and licenses	TOTAL CONTRACTOR			7,000	45,491
ILE I EST				45,223	43,811
Depreciation				39,427	45,388
Depreciation Other trade or business deductions	VLILI	1		39,676	23,149
Total deductions				131,326	157,839
Ordinary business income (loss)				12,924	-13,839









Texas Franchise Tax Return Summary

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

Taxable Income	144.000	
Total Revenue	144,000	
Margin subject to apportionment	1 0000	
Apportionment factor	1.0000	
Margin apportioned to TX		
Allowable deductions	-	
Taxable margin		
Tax Computation		
Taxable margin	007500	
Tax rate	.007500	
Tax due before adjustments		
Tax credits	0.00	
Tax due before discount Discount	0.00	
Total tax due		0.00
rotar tax due		
Payments/Penalties Prior payment Penalty	T COI)V
Penalty Interest		
Total payments/penalties		==
iotai payments/penalties		
Total tax due and payable		0.00
Refund		

TX 2020 Ver. 11.0 05-102 (Rev.9-15/33)

Texas Franchise Tax Public Information Report

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

■ Tcode 13196

■ Taxpayer number	■ Report	year		Yo	u have certain rig	hts under Chapter 552 and 559,
32059528433	2020					request and correct information Contact us at 1-800-252-1381
Taxpayer name CPJK MANAGMENT LLC	1 1 2 0 00 0	<u>-</u>		Check	box if the maili	ng address has changed.
Mailing address 207 E VIRGINIA ST STE 212			-		Secretary of Comptroller	State (SOS) file number or file number
City	tate CX	ZIP code plus z			0802385	
Check box if there are currently no changes from p			omplete th	e applicable		
Principal office 207 E VIRGINIA ST STE 212	MCKINNEY	ТΥ	75069			
Principal place of business 207 E VIRGINIA ST STE 212	MCKINNEY		75069			
You must report officer, director, member, general partners				te this report	t	
Please sign below! This report must be	e signed to satis	fy franchise tax	requiren	nents.		
SECTION A Name, title and mailing address of e	ach officer, director,	member, general pa	rtner or n	nanager.	32	205952843320
Name	Title		Directo		em m	m d d y y
NONE				YES I	piration	
Mailing address	City			Sta	ite	ZIP Code
Name	Title		Directo	I Te	em m	m d d y y
				YES I	piration	
Mailing address					V	ZIP Code
Name ULI	itle		Direct	Te	m	m d d y y
					piration	
Mailing address	City			Sta	ite	ZIP Code
SECTION B Enter information for each corporation, LI				·		
Name of owned (subsidiary) corporation, LLC, LP, PA or financial NONE		State of formation			number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial	al institution	State of formation		exas SOS file	number, if any	Percentage of ownership
SECTION C Enter information for each corporatio	n IIC IP PAorfi	nancial institution if	any that	nwns an in	terest of 10 ne	ercent or more in this entit
Name of owned (parent) corporation, LLC, LP, PA or financial in		State of formation			number, if any	Percentage of ownership
NONE Registered agent and registered office currently on file (see instr	notions if you need to ma	ko changos)				
Agent:	actions if you need to ma	ke crianges)			ng with the Secreta se or general partr	nry of State to change registered per information
Office:		City			State	ZIP Code
The information on this form is required by Section 171.203 of the sheets for Sections A, B and C, if necessary. The information will			ncial institut	on that files a	Texas Franchise 1	ax Report. Use additional
I declare that the information in this document and any attachmobeen mailed to each person named in this report who is an official LLC, LP, PA or financial institution.						
sign here	Title	9	Date 05/	16/2020		ode and phone number
La	exas Comptrolle	er Official Use On	ıly			
					/E/DE	PIR IND

TX 2020 Ver. 11.0

05-163 (Rev 9-17/9)

Texas Franchise Tax No Tax Due Report

■ Tcode 13255 ANNUAL	■ Report year	Due date	or after Jan. 1, 2016 t	Tax Due Reports originally due or
32059528433	2020	11/16/2020	granting, a w	ns you are requesting, and we an aiver from the electronic reporting irement for this report year ONLY
Taxpayer name CPJK MANAGMENT LLC				Secretary of State file number or Comptroller file number
Mailing address				0802385500
207 E VIRGINIA ST STE 212 City State	Country	ZIP	code plus 4	Check box if the
MCKINNEY TX			069	address has changed
Check box if this is a combined report				NAICS code
Check box if Total Revenue is adjusted for Tiered Partnership Election instructions, (Note: Upper tiered partnerships do not qualify to use the				
Is this entity a corporation, limited liability company, professional asso		or financial institution?	X Yes	No No
If any of the statements below are true, you qual	ify to file this <u>No Ta</u>	ax Due Report	(Check all boxes that	t apply.):
This entity is a passive entity as defined in T (Passive Income does NOT include rent.)	exas Tax Code Se	c. 171.0003.	(See instructions.)	1.
2. This entity's annualized total revenue is belo	ow the no tax due t	hreshold.		2. 🔳 🔀
3. This entity has zero Texas Gross Receipts.				3. 🔳 🗌
4. This entity is a Real Estate In extment Trust in Texas Tax Code Sec. 171.0002(c)(4).	(REIT) that meets	the qualification s		4. 🔳 🗌
5. This entity is a new veteran-owned business (Must have formed after Jan. 1, 2016, and must be pre-qualified)		as Tax Code Sec. 1	71.0005 . (S	dee instructions.) 5. ■
6a. Accounting year begin date 6a. 010119	d y y	6b. Accounting	ng year 6b. ■	m m d d y y 123119
7. TOTAL REVENUE (Whole dollars only)	7.			144000 .00
Print or type name JENNIFER KLASSEN			Area code and p	phone number
I declare that the information in this document and any attachments is	a take and appear to the hi		- P /	
belief.	s lide and correct to the be	est of my knowledge and	Tevas	Mail original to: Comptroller of Public Accounts

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	
BERNIN BANGA PENJANG BERGERBET BANGS BANG PERJANG BERGALAN BANGKAN PENJANG BERNIN FER	VE/DE
	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 MA	CRS: ILDING	5/01/16	1,144,353 1,144,353	1,144,353 1,144,353	77,028	29,343 29,343	29,343 29,343	0
2 LAN 4 CHA 5 FUR 6 NEV 7 LOA 8 ROO 9 NEV	PROVEMENTS	5/01/16 5/01/16 6/12/16 8/04/16 2/21/17 4/18/17 2/27/18 1/01/18	117,352 205,080 5,752 10,219 2,218 59,059 8,821 30,623 8,922	117,352 205,080 5,752 10,219 2,218 59,059 8,821 30,623 8,922	62,625 0 4,494 7,985 1,539 0 1,261 4,376 1,275	3,009 0 360 638 194 59,059 2,160 7,499 2,185	3,009 0 360 638 194 0 2,160 7,499 2,185	0 0 0 0 0 0 -59,059 0 0
	Total Other Depreciation		448,046	448,046	83,555	75,104	16,045	-59,059
	Total ACRS and Other Depre	eciation =	448,046	448,046	83,555	75,104	16,045	-59,059
	Grand Totals Less: Dispositions Less: Start-up/Org Expense Net Grand Totals	-	1,592,399 0 0 1,592,399	1,592,399 0 0 1,592,399	160,583 0 0 160,583	104,447 0 0 104,447	45,388 0 0 45,388	-59,059 0 0 -59,059

81-1438487

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

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

	450 %	Ne	et Distributive In	come Workshee	et	0000 0 0004
Form 05	9-158	For the privilege period	covering 01/01/2() through 12/31/3	0	2020 & 2021
		Tor the phyliege period	covering OI/OI/Z	, milough IZ/JI/Z	. 0	
Name				SOS file nu		Taxpayer number
CPJK I	MANAGME	NT LLC		080238	5500 32	2059528433
			Partner Name		SSN/EIN	
Column A		JENNIFER KLASS	SEN		462-41-83	
Column B		KYLE KLASSEN			452-29-95	
Column C		PAIGE PARRISH CRYSTAL JANSA			631-26-66	
Column D		KISIAL JANSA			629-20-09.	30
						COLL IX MODEL
Schedule items	K	Column A	Column B	Column C	Column D	SCH K TOTAL
Additions:						
	ry income	-3,287	-3,287	-692	-6.57	73 -13,839
	come-rent	0/201	3,20,	032	0,01	10/003
	c-oth rent					
4 Guara	nteed pmts					
	t income					
	ry dividends					
7 Royalt						
	capital gain					
	capital gain					
700,000	c 1231 gain			00		
	income total	_3 207	- 3 28	692	6, 57	73 -13,839
Suc	totai				10,5	-13,039
Subtractions	:					
12 Sec 1	79 ded					
13a Contrib						
13b Invest						
13c Sec 59		_				
13d Other						
16I Tot for Sub	eign taxes total					
Total before	limitation	-3,287	-3,287	-692	-6 , 5	73 –13,839
Net Distribut	tive Income*	-3,287	-3,287	-692	-6,5° PAGE	73 -13,839 1 OF 1

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.

Form 05	TX Two Year Comparison Worksheet			
		ſ	SOS file number	Taxpayer number
Name	MANIA CMIENTIE TT C		0002205500	32059528433
CPUK I	MANAGMENT LLC	2019/2020	0802385500	
	Grass receipts or sales		2020/2021 144,000	Differences -250
	Gross receipts or sales		144,000	201
	Dividends	(3)0840		
	Interest Rents			
Revenue	DELECTION CONTROL TO THE PROPERTY OF THE PROPE			
/eveline				
	Gains or losses	(42.5)		
	Other income	144,250	144,000	-25
	Total gross revenue Exclusions from gross revenue		111,000	20
	Total revenue	144,250	144,000	-25
	Cost of goods sold		T44,000	23
	Indirect or administrative overhead costs	1011		
	Other costs			
	Total cost of goods sold	0.653		
	Wages and cash compensation	1 0 0 4 1 1		
Margin	Employee benefits	->		
5	Other	2,537		
	Total compensation	7.10.17.2		
	Revenue times 70 percent			
	Revenue less cost of goods sold			
	Revenue less compensator	TOO		
	Revenue less \$1 million Margin		PY	
	Gross receipts in Texas			
	Gross receipts everywhere	0000		
	Apportionment factor	4 104 1		
	Apportioned margin	0.00		
axable	Allowable deductions	14 6 4 4		
Margin	Taxable margin			
wargiii	Tax rate			10 10
	Tax due on taxable margin			
	Tax credits	0.00	0.00	
	Tax due before discount	0.00	0.00	
	Discount	0.00	0.00	
	Total tax due		0.00	
Tax	Prior payments		0.00	
Due	Net tax due	0.00	0.00	
and	Penalty	0.00	0.00	
Payable	Interest	0.00	0.00	
	Total amount due and payable	0.00	0.00	0.0

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			□ ,ded I/		651119 CMB No. 1545 0133
Schedule K-1 2019		Final K-1 art III Partner	Amended K-		OMB No. 1545-0123
(Form 1065) Department of the Treasury					and Other Items
Internal Revenue Service For calendar year 2019, or tax ye	a 1	Ordinary business inco	ome (loss)	15	Credits
beginning ending ending		-6,			
Partner's Share of Income, Deductions, Credits, etc. See back of form and separate instructions.	2	Net rental real estate	income (loss)		
Part I Information About the Partnership	3	Other net rental incom	ne (loss)	16	Foreign transactions
A Partnership's employer identification number	4a	Guaranteed payments	for services		
81-1438487		,			
B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC	4b	Guaranteed payments	for capital		
207 E VIRGINIA ST STE 212	4c	Total guaranteed payr	nents		
MCKINNEY TX 75069					
	5	Interest income			
C IRS Center where partnership filed return					
E-FILE Check if this is a sublish tended apparation (NTC)	6a	Ordinary dividends		-	
Check if this is a publicly traded partnership (PTP)	- 6b	Qualified dividends			
Part II Information About the Partner E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instr.)				17	Alternative minimum tax (AMT) items
629-20-0930	6c	Dividend equivalents		Α	Ι
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. CRYSTAL JANSA	7	Royallies			
	8	Net short-term capital	gain (loss)		
1555 BLACKWOOD ROAD SAN ANGELO TK 769 5	9a	Net ong-tenin orbital g	gal (fo s)	18	Tax-exempt income and nondeductible expenses
G X General partner or LLC member-manager member	9b	Colla 28%	loss	Y	
H1 X Domestic partner Foreign partner	9c	Unrecaptured section	1250 gain		
H2 If the partner is a disregarded entity (DE), enter the partner's:		31,73cp.12.22	izoo ga		
TIN	10	Net section 1231 gain	(loss)	19	Distributions
If What type of entity is this partner? INDIVIDUAL	11	Other income (loss)			
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here	\vdash				
J Partner's share of profil, loss, and capital (see instructions): Beginning Ending				20	Other information
Profit 47.500000% 47.500000%	12	Section 179 deduction		- L	OTIME
Loss 47.500000% 47.500000%	13	Other deductions		Ζ*	STMT
Capital 47.500000% 47.500000%	'*	Other deductions		AH*	STMT
Check if decrease is due to sale or exchange of partnership interest K Partner's share of liabilities: Beginning Ending					
Nonrecourse S S	\vdash				
Qualified nonrecourse financing \$					
Recourse \$ 684,900 s 651,823	14	Self-employment eami	ngs (loss)		10-X
Check this box if Item K includes liability amounts from lower tier partnerships. Partner's Capital Account Analysis	A	-6,	573		for the second
Beginning capital account \$ 60,460	C	68,	400		
Capital contributed during the year \$	21	_	400 ivity for at-risk purp	oses*	
Current year net income (loss) s -34,278	22	H	ivily for passive ac		poses*
Other increase (decrease) (attach explanation) \$\$	*Se	ee attached state	ment for add	litiona	l information.
Withdrawals & distributions \$ () Ending capital account \$ 26,182	_ e e				
Ending capital account \$ 26,182 M Did the partner contribute property with a built-in gain or loss?	- °				
Yes X No if "Yes," attach statement. See instructions.	RS Use				
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)					
Beginning \$	ᅙ				

Other rental real estate credits

Other rental credits

Schedule K-1 (Form 1065) 2019 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. Ordinary business income (loss). Determine whether the income (loss) is Report on Schedule 3 (Form 1040 or 1040-SR), line 13, box a See the Partner's Instructions Undistributed capital gains credit passive or nonpassive and enter on your return as follows, Report on Biofuel producer credit Work opportunity credit Disabled access credit Passive loss See the Partner's Instructions Passive income Schedule E, line 28, column (h) Empowerment zone employment credit Nonpassive loss See the Partner's Instructions М Credit for increasing research Nonpassive income Schedule E, line 28, column (k) See the Partner's Instructions Net rental real estate income (loss) See the Partner's Instructions Credit for employer social security and Medicare taxes 3. Other net rental income (loss) Schedule E, line 28, column (h) o Backup withholding Other credits Net loss See the Partner's Instructions Guaranteed payment Services See the Partner's Instructions 4a. 16. Foreign transactions Guaranteed payment Capital See the Partner's Instructions 4b. Α Name of country or U.S. possession Guaranteed payment Total See the Partner's instructions Ac. Form 1116, Part I Gross income from all sources Form 1040 or 1040-SR line 2b 5. Interest income Gross income sourced at Ordinary dividends Form 1040 or 1040-SR, line 3b 6a. partner level 6b. Qualified dividends Form 1040 or 1040-SR, line 3a Foreign gross income sourced at partnership level Dividend equivalents See the Partner's Instructions Reserved for future use Royalties Schedule E, line 4 Schedule D, line 5 Foreign branch category Net short-term capital gain (loss) 8. Passive category Form 1116, Part I Net long-term capital gain (loss) Schedule D. line 12 G General category 9a. 28% Rate Gain Worksheet, line 4 (Schedule D instructions) Collectibles (28%) gain (loss) н Other 9b. Deductions allocated and apportioned at partner level
I Interest expense Form 1116, Part I
Form 1116, Part I 9c. Unrecaptured section 1250 gain See the Partner's Instructions 10. Net section 1231 gain (loss) See the Partner's Instructions Other 11. Other income (loss) Deductions allocated and apportioned at partnership level to foreign source income Code Reserved for future use Other portfolio income (loss) See the Partner's Instructions Foreign branch category See the Partner's Instructions В Involuntary conversions Passive category Form 1116, Part I Sec. 1256 contracts & straddles Form 6781, line 1 General category Mining exploration costs recapture See Pub. 535 Other Λ Cancellation of debt Other information Section 743(b) positive adjustments Total foreign taxes paid Form 1116, Part II Form 1116, Part II Section 965(a) inclusion Q Total foreign taxes accrued Income under subpart F (other than inclusions under sections 951A and 965) See the Partner's Instructions Form 1116, line 12 Reduction in taxes available for credit Form 8873 Foreign trading gross receipts Extratemitorial income exclusion Form 8873 Other income (loss)
Section 179 deduction Reserved for future use Other deductions A Cash contributions (60%) See the Partner's Instructions В Cash contributions (30%) um tax (AMT) items Noncash contributions (50%) С Post-1986 depreciation adjustment Noncash contributions (30%) See the Partner's Instructions D В Adjusted gain or loss See the Partner's Capital gain property to a 50% organization (30%) Ε Depletion (other than oil & gas) Instructions and Oil, gas, & geothermal - gross income the Instructions for Capital gain property (20%) Oil, gas, & geothermal - deductions Form 6251 Contributions (100%) Other AMT items Investment interest expense Form 4952, line 1 18. Tax-exempt income and nondeductible expenses Schedule E, line 19 Deductions - royalty income Form 1040 or 1040-SR, line 2a Tax-exempt interest income Section 59(e)(2) expenditures See the Partner's Instructions В Other tax-exempt income See the Partner's Instructions Excess business interest expense See the Partner's Instructions κ See the Partner's Instructions Nondeductible expenses Deductions - portfolio (other) Schedule A, line 16 19. Distributions Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16 Amounts paid for medical insurance M Cash and marketable securities See the Partner's Instructions Educational assistance benefits See the Partner's Instructions Distribution subject to section 737 n Dependent care benefits Form 2441 line 12 Other property See the Partner's Instructions Preproductive period expenses 20. Other information Commercial revitalization deduction Q Investment income Form 4952, line 4a See Form 8582 instructions from rental real estate activities Investment expenses Form 4952, line 5 Pensions and IRAs See the Partner's Instructions Fuel tax credit information Form 4136 See the Partner's Instructions Reforestation expense deduction Qualified rehabilitation expenditures through U Reserved for future use (other than rental real estate) See the Partner's Instructions Section 743(b) negative adjustments Basis of energy property See the Partner's Instructions Other deductions Section 965(c) deduction through G Recepture of investment credit See Form 4255 Self-employment earnings (loss) н $\begin{tabular}{ll} \textbf{Note:} & \textbf{If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE. \\ \end{tabular}$ Recapture of other credits See the Partner's Instructions Look-back interest - completed Net earnings (loss) from self-employment long-term contracts Α See Form 8697 Schedule SE. Section A or B Look-back interest - income forecast Gross farming or fishing income See the Partner's Instructions See Form 8866 method С Gross non-farm income See the Partner's Instructions Dispositions of property with section 179 deductions 15. Credits Low-income housing credit (section 42(j)(5)) from pre-2008 Recapture of section 179 deduction interest expense for corporate N buildings Low-income housing credit 0 Ihrough Y (other) from pre-2008 buildings Section 199A information C Low-income housing credit Section 704(c) information (section 42(j)(5)) from Section 751 gain (loss) See the Partner's Instructions post-2007 buildings See the Partner's Instructions Section 1(h)(5) gain (loss) Low-income housing credit Deemed section 1250 AD (other) from post-2007 unrecaptured gain buildings Qualified rehabilitation Excess taxable income Е Excess business interest income expenditures (rental real estate) 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

Description

8990 GROSS RECEIPTS FOR 2018 68,519

BUSINESS INTEREST EXPENSE LIMITATION INFORMATION:
BUSINESS INTEREST EXPENSE 20,810
ADJUSTED TAXABLE INCOME 35,795

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 Employer Identification Number 81-1438487 CPJK MANAGMENT LLC Taxpayer Identification Number Partner's Name 629-20-0930 CRYSTAL JANSA Items Included in Current Year Income (Loss): SCHEDULE K ADDITIONS: ORDINARY INCOME/LOSS -6,573-6,573SUBTOTAL SCHEDULE M-1 SUBTRACTIONS: 27,705 BOOK-TAX DEPRECIATION DIFFERENCE 27,705 SUBTOTAL TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS) -34,278==========

PARTNER# 4 Partner's Self-Employment Worksheet Schedule K-1 2019 For calendar year 2019, or tax year beginning Employer Identification Number Partnership Name CPJK MANAGMENT LLC 81-1438487 Partner's Name Taxpayer Identification Number CRYSTAL JANSA 629-20-0930 Schedule K-1 Passthrough Activity **Activity Description** Disposed PTP **Entity Type** INCOME A В С -6,5731a. Ordinary business income (loss) (Schedule K, line 1) 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. -6,573 e. Combine lines 1a through 1d 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 -6,573by the amount on line 2. 4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions) Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1 Box 14, sode A

PARTNER# 4	Partner's Section 199A Information W	The state of the s
Schedule K-1	For calendar year 2019 or tax year beginning , ending	2019
Partnership Name		Employer Identification Number
CPJK MANAGN	MENT LLC	81-1438487
Partner's Name CRYSTAL JAI	NSA	Taxpayer Identification Number 629-20-0930

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

Aggr.

Column D

Column E

		Activity Description	Pass-through Entity Elf	l Number	SSTB	PTP
Column A	INCOME					
Column B	10%					
Column C						
Column D	21/25					
Column E						
3000000000						

Column C

Column B

QBI or Qualified PTP items:

Ordinary business income (loss) Net rental real estate income (loss) Column A

-6,573

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

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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

17.4	Partner's Basis Worksheet, Page	e 1	2040
Schedule K-1	For calendar year 2019, or tax year beginning , and ending	ng	2019
artnership Name			dentification Numbe
CPJK MANAGME	ENT LLC	81-143	
artner's Name			dentification Number
CRYSTAL JANS	SA	629-20	-0930
Beginning of year		neromenneron:	745,360
Capital contributions			
	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	of section 179 assets	3+100+0+000+0+000+0+000+0+000+0	
Other increases			
Distributions:	Cash		
	Property (adjusted-basis)		
Change in liabilities:	Current year	651,823	
	Prior year (684,900)	-33,077
	5.00105.001100.005.005.001010.005.001010.005.00101.2		***
Subtotal			712,283
Distribution in account	- of docabasts		
Distribution in excess			
	s:Nondeductible expenses	C 572	
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		
			C [73
	Depletion		6 , 573

End of year

705,710

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	П	Final K-1	Amended	K-1	רולים לכל OMB No. 1545-0123
Schedule K-1 2019		art III			rent Year Income,
(Form 1065) Department of the Treasury			Deductions, Cre		
Internal Revenue Service For calendar year 2019, or tax year	1	Ordinary	business income (loss)	15	Credits
beginning ending			-3,287		
Partner's Share of Income, Deductions, Credits etc. See back of form and separate instructions.	2	Net rent	al real estate income (loss)		
Circuito, otor	3	Other no	et rental income (loss)	16	Foreign transactions
Part I Information About the Partnership A Partnership's employer identification number	4a	Guarant	and novements for sandress		
81-1438487	4a	Guarani	eed payments for services		
B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC	4b	Guarant	eed payments for capital		
207 E VIRGINIA ST STE 212 MCKINNEY TX 75069	4c	Total gu	aranleed payments		
	5	Interest	income		
C IRS Center where partnership filed return	_	0 4"	41.14.14.	4	
E-FILE D Check if this is a publicly traded partnership (PTP)	6a	Ordinary	dividends		
	6b	Qualified	d dividends		
Part II Information About the Partner E Partner's SSN or TIN (Do not use TIN of a disregarded entity, See instr.)	<u> </u>			17	Alternative minimum lax (AMT) items
462-41-8359	6c	Dividend	d equivalents		
F Name, address, city, state, and ZIP code for partner entered in E. See instructions,	7	Royaltie	s		
JENNIFER KLASSEN					
1912 MEANDERING WAY	8	Net sho	rt-term capital gain (loss)	18	Tay avamet income and
MCKINNEY OF 750	9a	Net on	g-ten copital gan (lous)	V	Tax-exempt income and nondeductible expenses
G X General partner or LLC member-manager member that LLC	9b	Colle	(28%) no (loss	╁	
H1 X Domestic partner Foreign partner H2 If the partner is a disregarded entity (DE), enter the partner's:	9c	Unrecap	olured section 1250 gain		
TIN	10	Net sec	tion 1231 gain (loss)	19	Distributions
	11	Other in	icome (loss)		
If What type of entity is this partner? INDIVIDUAL 12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here	╙	<u> </u>		_	
J Partner's share of profit, loss, and capital (see instructions):	1			20	Other information
Beginning Ending Profit 23.750000 % 23.750000 %	12	Section	179 deduction	1	
Loss 23.750000 % 23.750000 %		-		Z*	STMT
Capital 23.750000 % 23.750000 %	13	Other d	eductions	AH*	STMT
Check if decrease is due to sale or exchange of partnership interest K Partner's share of liabilities: Regioning Ending	\vdash			-	01111
Reginning Ending Nonrecourse \$ \$	_				
Qualified nonrecourse financing \$	1				
Recourse \$ 342,451 \$ 325,912	14	Self-em	ployment eamings (loss)	-	A STATE OF THE STA
Check this box if Item K includes liability amounts from lower tier partnerships	A	J Con Citi	-3,287		
L Partner's Capital Account Analysis			24 222		
Beginning capital account \$ 30,230	C	1	34,200		
Capital contributed during the year \$ Current year net income (loss) \$ -17,139	21 22	-	e than one activity for at-risk po e than one activity for passive		moses*
Other increase (decrease) (attach explanation) \$			ched statement for a		
Withdrawals & distributions \$ ()					
Ending capital account s 13,091	only.				
M Did the partner contribute property with a built-in gain or loss? Yes X No If "Yes." attach statement. See instructions.	Se				
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)	SS.				
Beginning \$	Ğ				

Other rental real estate credits

Other rental credits

DAA

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 filling information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return Ordinary business income (loss). Determine whether the income (loss) is Code Report on Schedule 3 (Form 1040 or 1040-SR), line 13, box a See the Partner's Instructions Undistributed capital gains credit passive or nonpassive and enter on your return as follows Report on Biofuel producer credit Work opportunity credit Passive loss See the Partner's Instructions Disabled access credit Schedule E. line 28, column (h) Passive income Empowerment zone employment credit Nonpassive loss See the Partner's Instructions М Nonpassive income Schedule E, line 28, column (k) Credit for increasing research activities See the Partner's Instructions Net rental real estate income (loss) See the Partner's Instructions Credit for employer social security and Medicare taxes Other net rental income (loss) 3. Schedule E, line 28, column (h) 0 Backup withholding Net loss See the Partner's Instructions Other credits Guaranteed payment Services See the Partner's Instructions 16. Foreign transactions Guaranteed payment Capital See the Partner's Instructions 4b. Α Name of country or U.S. possession Guaranteed payment Total See the Partner's Instructions 4c. Form 1116, Part I Gross income from all sources Interest income Form 1040 or 1040-SR, line 2b 5. Gross income sourced at Ordinary dividends Form 1040 or 1040-SR, line 3b. 6a. partner level Form 1040 or 1040-SR, line 3a See the Partner's Instructions 6b. Qualified dividends Foreign gross income sourced at partnership level 6c. Dividend equivalents Reserved for future use Royalties Net short-term capital gain (loss) Schedule E, line 4 Schedule D, line 5 Foreign branch calegory 7. 8. Passive category Form 1116, Part I Net long-term capital gain (loss) Schedule D. line 12 9a. General category Collectibles (28%) gain (loss) Other 9b. 28% Rate Gain Worksheet, line 4 (Schedule D instructions) н Deductions allocated and apportioned at partner level Form 1116, Part I Interest expense Form 1116, Part I See the Partner's Instructions Unrecaptured section 1250 gain 9c. Net section 1231 gain (loss) See the Partner's Instructions 10, Other Deductions allocated and apportioned at partnership level to foreign source income Other income (loss) 11. Code Reserved for future use Other portfolio income (loss) See the Partner's Instructions Foreign branch category В Involuntary conversions See the Partner's Instructions Passive category Form 1116, Part I Sec. 1256 contracts & straddles C Form 6781, line 1 General category D Mining exploration costs recapture See Pub. 535 O Other Cancellation of debt Other information Section 743(b) positive adjustments Form 1116, Part II Total foreign taxes paid Section 965(a) inclusion a Form 1116 Part II Total foreign taxes accrued income under subpart F (other than inclusions under sections 951A and 965) See the Partner's Instructions Form 1116, line 12 Reduction in taxes available for credit Form 8873 Foreign trading gross receipts intorial inc Form 8873 exclusion I Other income (loss) Section 179 deduction 12 Reserved for future use 13. Other deductions See the Partner's Instructions Cash contributions (60%) В Cash contributions (30%) Noncash contributions (50%) Post-1986 depreciation adjustment See the Partner's Instructions Noncash contributions (30%) В Adjusted gain or loss See the Partner's Capital gain property to a 50% Ε Depletion (other than oil & gas) Instructions and the Instructions for organization (30%) Oil, gas, & geothermal - gross income Capital gain property (20%) Oil, gas, & geothermal - deductions Form 6251 G Contributions (100%) Other AMT items н Investment interest expense Form 4952, line 1 Tax-exempt income and nondeductible expenses Deductions - royalty income Schedule E, line 19 Form 1040 or 1040-SR, line 2a Tax-exempt interest income Section 59(e)(2) expenditures See the Partner's Instructions Other tax-exempt income See the Partner's Instructions Excess business interest expense See the Partner's Instructions Nondeductible expenses See the Partner's Instructions Deductions - portfolio (other) Schedule A, line 16 Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16 Amounts paid for medical insurance Cash and marketable securities See the Partner's Instructions Distribution subject to section 737 Educational assistance benefits See the Partner's Instructions Dependent care benefits Form 2441, line 12 Other property Preproductive period expenses See the Partner's Instructions 20. Other information O Commercial revitalization deduction Form 4952, line 4a Investment income See Form 8582 instructions from rental real estate activities В investment expenses Form 4952, line 5 Pensions and IRAs See the Partner's Instructions Fuel tax credit information Form 4136 Reforestation expense deduction See the Partner's Instructions Qualified rehabilitation expenditures through U Reserved for future use (other than rental real estate) See the Partner's Instructions Section 743(b) negative adjustments E Basis of energy property See the Partner's Instructions Other deductions Section 965(c) deduction through G Self-employment earnings (loss) н Recapture of investment credit See Form 4255 Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE_{\circ} Recapture of other credits See the Partner's Instructions Look-back interest - completed Α Net earnings (loss) from self-employment See Form 8697 long-term contracts Schedule SE, Section A or B. Look-back interest - income forecast н Gross farming or fishing income See the Partner's Instructions See Form 8866 С Gross non-farm income See the Partner's Instructions L Dispositions of property with section 179 deductions 15. Credits Low-income housing credit Recapture of section 179 deduction (section 42(j)(5)) from pre-2008 buildings N interest expense for corporate В Low-income housing credit O ihrough Y (other) from pre-2008 buildings Low-income housing credit Section 199A information Section 704(c) information (section 42(j)(5)) from Section 751 gain (loss) See the Partner's Instructions post-2007 buildings See the Partner's Instructions Section 1(h)(5) gain (loss) Deemed section 1250 Low-income housing credit (other) from post-2007 AD unrecaptured gain buildings Excess taxable income Qualified rehabilitation Excess business interest income expenditures (rental real estate) AF

Gross receipts for section 59A(e)

Other information

81-1438487

Federal Statements JENNIFER KLASSEN 462-41-8359

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

Description

8990 GROSS RECEI	PTS FOR 20	R 2018 34,259 NSE LIMITATION INFORMATION:						
BUSINESS INTERES	r expense	LIMITATION	INFORMATION:					
BUSINESS INTEREST	r expense				10,405			
ADJUSTED TAXABLE	INCOME				17,898			

PARTNER# 1	Analysis of Part	nor'e K.1	Curror	ıt Vos	r Not Inc	ome /l os	e) Work	choot
Schedule K-1	For calendar year	TOTAL THE TAKEN			, and e	3.50-00 	S) WOIK	2019
Partnership Name CPJK MANAGN		*					5-97	r Identification Numbe
Partner's Name JENNIFER KI	LASSEN							r Identification Number 11-8359
tems Included in Curren								
ORDINARY								-3,287
				S	UBTOTAL	ı	-	-3,28
	1 SUBTRACTION DEPRECIATION		NCE					13,852
				S	UBTOTAL	ı	-	13,852
TOTAL PER S	CHEDULE K-1,	CURRENT	YEAR	NET	INCOME	(LOSS)	-	-17,139

PARTNER# Partner's Self-Employment Worksheet 2019 Schedule K-1 For calendar year 2019, or tax year beginning and ending Employer Identification Number Partnership Name 81-1438487 CPJK MANAGMENT LLC Partner's Name Taxpayer Identification Number 462-41-8359 JENNIFER KLASSEN Activity Schedule K-1 Passthrough PTP Disposed EIN **Activity Description Entity Type** INCOME В C A В С -3,287 1a. Ordinary business income (loss) (Schedule K, line 1) b. Net income (loss) from certain rental real estate activities (see instructions) 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, -3,287e. Combine lines 1a through 1d 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 -3,287by the amount on line 2. 4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions) Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter 5. here and on Schedule K-1 Box

PARTNER# 1

Schedule K-1

Partner's Section 199A Information Worksheet

For calendar year 2019 or tax year beginning , ending

Partnership Name
CPJK MANAGMENT LLC

Partner's Name
JENNIFER KLASSEN

For calendar year 2019 or tax year beginning , ending

Employer Identification Number 81–1438487

Taxpayer Identification Number 462–41–8359

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

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

Column D

Column E

Column C

QBI or Qualified PTP items:

Ordinary business income (loss)

_INCOME

-3,287

Column A

Net rental real estate income (loss) Other net rental income (loss)

Royalties

Column A Column B Column C Column D Column E

> Section 1231 gain (loss) Other income (loss) Section 179 deduction

Charitable contributions
Other deductions

W-2 wages
Qualified property

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Column B

Other Information:

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

Section 199A REIT dividends

Schedule K-1	Partner's Basis Worksheet, Page	(1 €)	2019
	For calendar year 2019, or tax year beginning , and ending		
tnership Name CPJK MANAGME	NT LLC		Identification Number 38487
rtner's Name			Identification Number
JENNIFER KLA	SSEN	462-4	1-8359
Beginning of year		\$18 \$4 \$1 \$1 \$18 \$18 \$18 \$18 \$18 \$18 \$18 \$18 \$	372,681
Capital contributions:			
	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		0100100100000100100100	
Transfer of capital		0.000	
Gain on disposition of	of section 179 assets	STOREST PROPERTY AND ADDRESS.	
Other increases	CHENT		
Distributions:	Cash	PY	
	Property (adjusted basil)	(
Change in liabilities:	Current year	325,912	
	Prior year (<u>342,451</u>) _	-16,539
Subtotal			356,142
Distribution in excess	s 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		
	Section 59(e)(2) expenditures		
	Portfolio income deductions		
	Other deductions		
	Foreign laxes		
	Foreign taxes Loss on disposition of section 179 assets		
	D 1 C		3,287
Other decreases			5,207
One decreases			
ind of year			352,855
End of year		10000000000000000000000000000000000000	552,055

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			=	Ť	П.,			51119
Schedule K-1	2019		Final K-1	Dortoor	Amended			1545-012
(Form 1065)	2010	Pa	art III	Partitlei Deduct	"S Snare ions, Cre	of Cu	rrent Year Income and Other Items	9,
Department of the Treasury Internal Revenue Service	For calendar year 2019, or tax year	1		usiness inco		15	Credits	
	ending			-3,2				
Partner's Share of Income, Ded Credits, etc.	luctions, of form and separate instructions.	2	Net rental r	eal estate in	ncome (loss)			
Part I Information About the Partnership		3	Other net re	rental income	e (loss)	16	Foreign transactions	
A Partnership's employer identification number	1 di di di di di di	4a	Guaranteer	d payments	for services			
81-1438487			00010.101	1 paymons	101 3011,000			
B Partnership's name, address, city, state, and ZIP code CPJK MANAGMENT LLC		4b	Guaranteed payments for capital					
OOZ D WIDGINIA CH CHE	010	4c	Total guara	anteed paym	nents			
207 E VIRGINIA ST STE : MCKINNEY TX	75069		l					
MONTHINE 1 122	13009	5	Interest inc	nme		-		
C IRS Center where partnership filed return				UI 1.5				
E-FILE		6a	Ordinary di	vidends				
D Check if this is a publicly traded partnership (PTP)	6b	Qualified di	* idonde		_		
Part II Information About the		60	Cinquied di	Muenus		17	Alternative minimum tax (AM	T) items
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	enlity. See instr.)	6c	Dividend ed	quivalents		_		
F Name, address, city, state, and ZIP code for partner ent	tered in E. See instructions	7	Royalties					
KYLE KLASSEN		8	Net short-te	erm capital g	nain (loss)			
1912 MEANDERING WAY					, , , ,	18	Tax-exempt income and nondeductible expenses	
MCKINNEY T	750	9a	New ong-ter	o oital gr	B (IQ S)	Y	nondeductible expenses	
	member Foreign partner	9b	Coll	(28%)	loss	-		
H2 If the partner is a disregarded entity (DE), enter to	The same of the sa	9c	Unrecapture	ed section 13	250 gain			
TIN	ne parator o.	10	Net section	1231 gain ((loss)	-		
Name				, ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	19	Distributions	
If What type of entity is this partner? INDIVII	DIIAT.	11	Other incom	ne (loss)				
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.),	, check here	-				-		
Partner's share of profit, loss, and capital (see instruction Beginning	ons): Ending					20	Other information	
Profit 23.750000 %	23.750000%	12	Section 179	deduction		٦_ ا		
Loss 23.750000 %	23.750000%	49	Other ded	2		Z*		STMT
Capital 23.750000 %	23.750000%	13	Other deduc	ctions		AH*		STMT
Check if decrease is due to sale or exchange of partners K Partner's share of liabilities: Beginning	ship interest							
Nonrecourse \$		-						
Qualified nonrecourse financing \$	ŝ							
Recourse \$ 342,451 s	The second secon	14	Self-employ	ment eamin	nos (loss)			
Check this box if Item K includes liability amounts f		A		-3,2				
L Partner's Capital Account A		_		24 /	200			
Beginning capital account Capital contributed during the year \$		C 21	More th	34, 2		Imases*		
Current year net income (loss)	17 100	21 More than one activity for at-risk purposes* 22 More than one activity for passive activity purposes*						
Other increase (decrease) (attach explanation) \$			*See attached statement for additional information.					
Withdrawals & distributions \$		<u> </u>						
Ending capital account \$		e Only						
M Did the partner contribute property with a built-in gain or Yes X No If "Yes," attach staten		n Nse						
N Partner's Share of Net Unrecognized Section		RS						
Beginning S	ý	Ē						
Ending	8							

G

DAA

Other rental credits

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. Ordinary business income (loss). Determine whether the income (loss) is Code Report on Schedule 3 (Form 1040 or 1040-SR), line 13, box a See the Partner's Instructions . Undistributed capital gains credit passive or nonpassive and enter on your return as follows. Report on Biofuel producer credit Work opportunity credit See the Partner's Instructions Passive loss Disabled access credit Schedule E. line 28, column (h) Passive income Employment zone employment credit Nonpassive loss See the Partner's Instructions Credit for increasing research activities м Nonpassive income Schedule E. line 28. column (k) See the Partner's Instructions See the Partner's Instructions Net rental real estate income (loss) Credit for employer social security and Medicare taxes Ν 3. Other net rental income (loss) o Schedule E. line 28. column (h) Backup withholding Other credits Net loss See the Partner's Instructions Guaranteed payment Services See the Partner's Instructions Foreign transactions Name of country or U.S. possession Guaranteed payment Capital See the Partner's Instructions Α 4c. Guaranteed payment Total See the Partner's Instructions Form 1116, Part I Gross income from all sources Interest income Form 1040 or 1040-SR, line 2b 5. C Gross income sourced at Form 1040 or 1040-SR, line 3b Ordinary dividends 6a. partner level Form 1040 or 1040-SR line 3a 6b. Qualified dividends Foreign gross income sourced at partnership level 6c. Dividend equivalents Reserved for future use Royalties Net short-term capital gain (loss) Schedule F. line 4 Foreign branch category 7. Schedule D, line 5 Passive category Form 1116, Part I Schedule D, line 12 General category Net long-term capital gain (loss) 9a. Collectibles (28%) gain (loss) 28% Rate Gain Worksheet, line 4 (Schedule D instructions) Other 9b. Deductions allocated and apportioned at partner level
Interest expense
Form 1116, Part
Form 1116, Part See the Partner's Instructions Unrecaptured section 1250 gain 9c. Form 1116, Part I

Deductions allocated and apportioned at partnership level to foreign source income

K Reserved for future use Net section 1231 gain (loss) See the Partner's Instructions 10. 11. Other income (loss) Code See the Partner's Instructions Other portfolio income (loss) Foreign branch category See the Partner's Instructions В Involuntary conversions Passive category Form 1116, Part I Form 6781, line 1 Sec. 1256 contracts & straddles C. N General category See Pub. 535 Mining exploration costs recapture D n Other Cancellation of debt Е er information Total foreign taxes paid Section 743(b) positive adjustments Form 1116, Part II Form 1116, Part II Section 965(a) inclusion Total foreign taxes accrued Income under subpart F (other than inclusions under sections 951A and 965) See the Partner's Instructions Form 1116 line 12 Reduction in taxes available for credit Form 8873 Foreign trading gross receipts Form 8873 Extraterritorial income exclusion Other income (loss) Reserved for future use 12 Section 179 deduction Other deductions inform See the Partner's Instructions Cash contributions (00%) В Cash contributions (30%) C Noncash contributions (50%) Post-1986 depreciation adjustment See the Partner's Instructions D Noncash contributions (30%) Adjusted gain or loss See the Partner's Capital gain property to a 50% organization (30%) Depletion (other than oil & gas) Instructions and the Instructions for Form 6251 Oil, gas, & geothermal - gross income F Capital gain property (20%) Oil, gas, & goothormal - deductions Other AMT items Contributions (100%) G Form 4952, line 1 Investment interest expense н 18. Tax-exempt income and nondeductible expens Schedule E. line 19 Deductions - royalty income Tax-exempt interest income Form 1040 or 1040-SR, line 2a See the Partner's Instructions Section 59(e)(2) expenditures В Other tax-exempt income See the Partner's Instructions Κ Excess business interest expense See the Partner's Instructions See the Partner's Instructions C Nondeductible expenses Deductions - portfolio (other) Schedule A. line 16 19. Distributions Amounts paid for medical insurance Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16 М Cash and marketable securities See the Partner's Instructions Distribution subject to section 737 Educational assistance benefits See the Partner's Instructions N Dependent care benefits Form 2441, line 12 Other property Preproductive period expenses See the Partner's Instructions 20. Other information Commercial revitalization deduction from rental real estate activities Q Form 4952 line 4a Investment income See Form 8582 instructions Form 4952, line 5 В Investment expenses Pensions and IRAs See the Partner's Instructions Form 4136 C Fuel tax credit information Reforestation expense deduction See the Partner's Instructions Qualified rehabilitation expenditures through U Reserved for future use (other than rental real estate) See the Partner's Instructions Section 743(b) negative adjustments Basis of energy property Other deductions Section 965(c) deduction See the Partner's Instructions through ${\bf G}$ See Form 4255 14. Self-employment earnings (loss) Recapture of investment credit Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE. See the Partner's Instructions Recapture of other credits Look-back interest - completed Net earnings (loss) from self-employment long-term contracts Α See Form 8697 Schedule SE, Section A or B Look-back interest - income forecast See the Partner's Instructions R Gross farming or fishing income See Form 8866 method Gross non-farm income See the Partner's Instructions Dispositions of property with section 179 deductions 15. Credits Low-income housing credit Recapture of section 179 deduction (section 42(j)(5)) from pre-2008 Interest expense for corporate partners N buildings Low-income housing credit through Y (other) from pre-2008 buildings Low-income housing credit Section 199A information Section 704(c) information (section 42(j)(5)) from Section 751 gain (loss) See the Partner's Instructions post-2007 buildings See the Partner's Instructions Section 1(h)(5) gain (loss) Low-income housing credit (other) from post-2007 Deemed section 1250 buildings unrecaptured gain Excess taxable income Qualified rehabilitation Excess business interest income expenditures (rental real estate) Other rental real estate credits AG Gross receipts for section 59A(e)

Other information

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

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 Employer Identification Number Partnership Name CPJK MANAGMENT LLC 81-1438487 Partner's Name Taxpayer Identification Number 452-29-9535 KYLE KLASSEN Items Included in Current Year Income (Loss): SCHEDULE K ADDITIONS: **-3,**287 ORDINARY INCOME/LOSS -3,287 SUBTOTAL SCHEDULE M-1 SUBTRACTIONS: 13,852 BOOK-TAX DEPRECIATION DIFFERENCE 13,852 SUBTOTAL TOTAL PER SCHEDULE K-1, CURRENT YEAR NET INCOME (LOSS) -17,139_____

PARTNER# 2 Partner's Self-Employment Worksheet Schedule K-1 2019 For calendar year 2019, or tax year beginning Partnership Name Employer Identification Number CPJK MANAGMENT LLC 81-1438487 Partner's Name Taxpayer Identification Number KYLE KLASSEN 452-29-9535 Schedule K-1 Passthrough **Activity Activity Description** Disposed EIN PTP **Entity Type** INCOME С Α В -3,2871a. Ordinary business income (loss) (Schedule K, line 1) 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. -3,287e. Combine lines 1a through 1d Net gain from Form 4797, Part II, line 17, included on line 1a above 2. 3a. Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e -3,287by the amount on line 2. 4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions) Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter here and on Schedule K-1 Box

PARTNER# 2	Partner's Section 199A Informat	ion Worksheet	
Schedule K-1	For calendar year 2019 or tax year beginning	, ending	2019
Partnership Name	* ***		lentification Number
CPJK MANAGMEN'	r LLC	81-143	8487
Partner's Name KYLE KLASSEN		Taxpayer lo 452-29	lentification Number -9535

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

Aggr.
EIN Number SSTB PT

Column E

		Activity Description	Pass-through Entity EIN	Number	SSTB	PTP
Column A	INCOME					
Column B	1.52					
Column C						
Column D	11.0+6-2					
Column E						
*****	0.4.0.1					

Column C

Column D

Column B

Column A

-3,287

QBI or Qualified PTP items:

Ordinary business income (loss) 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 CLIENT COPY

Other Information:

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

Section 199A REIT dividends

For calendar year 2019, or tax year beginning and ending artnership Name CPJK MANAGMENT LLC artner's Name KYLE KLASSEN For calendar year 2019, or tax year beginning and ending Employer Identification Number 81-1438487 Taxpayer Identification Number 452-29-9535	Schedule K-1	Partner's Basis Worksheet, Page 1		2040
CPUK MANAGMENT LIC states with the state of	Schedule N-1	For calendar year 2019, or tax year beginning , and ending		2019
Standard	artnership Name			
Beginning of year 372, 681 Capital contributions: Cash Property (adjusted basis) Income items: Ordinary business income Net rental real estate income Other increase Individual Interest and other tax-exempt income Excess depletion Transfer of capital Gain on disposition of section 179 assets Distribution in excess of partner basis Noncapital expenses: Nondeductible expenses Deductible losses: Ordinary business loss Net short-erm capital loss Net rental real estate to COPP Change in liabilities: Cuerty year 342, 451) Distribution in excess of partner basis Noncapital expenses: Nondeductible expenses Deductible losses: Ordinary business loss Net rental real estate loss Other increase Net rental real estate loss Other rental loss Net rental real estate loss Other rental loss Net rental contributions Investment interest expenses Section 179 deduction Charlatele contributions Investment interest expenses Section 179 deduction Charlatele contributions Investment interest expenses Portigle income deductions Other decreases Depletion 33,287 Other decreases Other contributions Investment interest expenses Section 179 deduction Charlatele contributions Investment interest expenses Depletion 33,287 Other decreases		NT_LLC		
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Property (adjusted basis) Ordinary business income Net rental real estate income Other ret rental income Interest Dividends Royalties Net short-term capital gain Net long-term capital gain Net long-term capital gain Other portfolio income Other income Tax-exempt interest and other tax-exempt income Excess depletion Tansfer of capital Gain on disposition of section 179 assets Distributions: Cash Property destitutions: Cash Property destitutions: Cher increases Distributions Cash Property destitutions: Consider in the state of capital Subtotal Distribution in excess of partner basis Noncapital expenses: Nondeductible expenses Deductible losses: Ordinary business loss Net rental real estate loss Other increase Net short-term capital loss Net section 1231 loss Other not rental loss Net socion 1231 loss Other not rental loss Net socion 1231 loss Other portfolio loss Other not rental loss Net socion 1231 loss Other gosses Section 179 deduction Charitable contributions Investment interest expenses Section 59(e)(2) expenditures Portfolio income deductions Other deductions Foreign taxes Loss on disposition of section 179 assets Depiction Other deductions Foreign taxes Loss on disposition of section 179 assets Depiction Other decreases	Beginning of year			372,681
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Other deductions Foreign taxes Loss on disposition of section 179 assets Depletion Other decreases Other decreases		Section 59(e)(2) expenditures		
Foreign taxes Loss on disposition of section 179 assets Depletion Other decreases		POTUDIO INCOME GEOUCIONS		
Loss on disposition of section 179 assets Depletion Other decreases Depletion 3,287		Other deductions		
Loss on disposition of section 179 assets Depletion		Foreign taxes		
Other decreases		Loss on disposition of section 179 assets		
	24	Depletion		3,287
	Other decreases			

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	П	Final K-1	Ī	Amended K	-1	L51119 OMB No. 1545-0123
Schedule K-1 2019		art III	Partner's	_		rent Year Income,
(Form 1065) Department of the Treasury						nd Other Items
Internal Revenue Service For calendar year 2019, or tax year	1	Ordinary	business incor	. ,	15	Credits
beginning ending	2	Not soul	— (lal real estate in	592		
Partner's Share of Income, Deductions,	1	Net letti	iai rear estate iir	come (loss)		
Credits, etc. See back of form and separate instructions.	3	Other n	et rental income	(loss)	16	Foreign transactions
Part I Information About the Partnership A Partnership's employer identification number						
81-1438487	4a	Guarant	leed payments f	or services		
B Partnership's name, address, city, state, and ZIP code	4Ь	Guarant	teed payments f	or capital		
CPJK MANAGMENT LLC						
207 E VIDCINIA CE CEE 212	4c	Total gu	uaranteed paymi	enls		
207 E VIRGINIA ST STE 212 MCKINNEY TX 75069						
HORTINUIT IN 75005	5	Interest	income			
C IRS Center where partnership filed return	<u> </u>					
E-FILE	6a	Ordinary	y dividends			
Check if this is a publicly traded partnership (PTP)	6ь	Qualified	d dividends		-	
Part II Information About the Partner					17	Alternative minimum tax (AMT) items
E Partner's SSN or TIN (Do not use TIN of a disregarded entity, See instr.) 631-26-6643	6c	Divident	d equivalents			
F Name, address, city, state, and ZIP code for partner entered in E. See instructions.	7	Rovaltie	ie.		-	
PAIGE PARRISH	'	Royalle	5			
2 2 2	8	Net sho	ort-term capital g	ain (loss)	1	
6610 STARLING CIR	_	_	-		18	Tax-exempt income and nondeductible expenses
DALLAS TK 752 9	9a	New One	g-term copital ga	(id s)	V	
G X General partner or LLC	9b	Colle	de (28%) sois	oss	1	
General partner or LLC member-manager member H1 \(\text{\text{\text{\text{\text{Domestic partner}}}} \) Domestic partner	Ш		- AST	77.		
H2 If the partner is a disregarded entity (DE), enter the partner's:	9c	Unrecap	plured section 1	250 gain		
TIN	10	Net sec	tion 1231 gain (loss)	_	
Name	"				19	Distributions
If What type of entity is this partner? INDIVIDUAL	11	Other in	ncome (loss)			
12 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here	-				-	
J Partner's share of profit, loss, and capital (see instructions): Beginning Ending					20	Other information
Profit 5.00000% 5.000000%	12	Section	179 deduction		1	Q.T.V.T
Loss 5.000000 5.000000 %	<u> </u>	0"	I - I - I		Z*	STMT
Capital 5.000000 5.000000 %	13	Other c	deductions		AH*	STMT
Check if decrease is due to sale or exchange of partnership interest K Partner's share of liabilities: Partnership Fading						
Nonrecourse S S S	⊢-					
Qualified nonrecourse financing \$	1					
Recourse s 72,095 s 68,613	14	Self-em	ployment eamin	igs (loss)		
Check this box if Item K includes liability amounts from lower tier partnerships.	Α			592		AD SMIRH
Partner's Capital Account Analysis			7 /	200		
Beginning capital account \$	<u>C</u>	Mor		200 vity for at-risk pur	moses*	
Current year net income (loss) \$ -3,608	22	-		ity for passive a		rposes*
Other increase (decrease) (attach explanation) \$	*S					al information.
Withdrawals & distributions \$ ()	<u></u>					
Ending capital account \$ 2,756	ļö					
M Did the partner contribute property with a built-in gain or loss? Yes X No If "Yes," attach statement. See instructions.	IRS Use Only					
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)	1 <u>≅</u>					
Beginning \$	- - -					

Other rental real estate credits

Other rental credits

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. Ordinary business income (loss). Determine whether the income (loss) is Report on Schedule 3 (Form 1040 or 1040-SR), line 13, box a Undistributed capital gains credit passive or nonpassive and enter on your return as follows. Report on Biofuel producer credit Work opportunity credit the Partner's Instructions Passive loss See the Partner's Instructions Disabled access credit Schedule E, line 28, column (h) K Passive income Empowerment zone employment credit Nonpassive loss See the Partner's Instructions М Nonpassive income Schedule E, line 28, column (k) Credit for increasing research activities See the Partner's Instructions Net rental real estate income (loss) See the Partner's Instructions Credit for employer social security and Medicare taxes N Other net rental income (loss) 3. Schedule E, line 28, column (h) Net income 0 Backup withholding Net loss See the Partner's Instructions Other credits 4a. Guaranteed payment Services See the Partner's Instructions 16. Foreign transactions 4b. Guaranteed payment Capital See the Partner's Instructions Name of country or U.S. possession Α 4c. Guaranteed payment Total See the Partner's Instructions Form 1116, Part I Gross income from all sources Interest income Form 1040 or 1040-SR, line 2b 5. C Gross income sourced at 6a. Ordinary dividends Form 1040 or 1040-SR, line 3b partner level Qualified dividends Form 1040 or 1040-SR line 3a 6b. Foreign gross income sourced at partnership level See the Partner's Instructions Dividend equivalents 6c. Reserved for future use Rovalties Schedule E, line 4 Schedule D, line 5 7. Foreign branch category Net short-term capital gain (loss) 8. Passive category Form 1116, Part I Net long-term capital gain (loss) Schedule D, line 12 9a. General category Collectibles (28%) gain (loss) Other 9b. 28% Rate Gain Worksheet, line 4 (Schedule D instructions) н Deductions allocated and apportioned at partner level Form 1116, Part I Interest expense Form 1116, Part I Unrecaptured section 1250 gain See the Partner's Instructions 9c. Net section 1231 gain (loss) See the Partner's Instructions 10. Other Deductions allocated and apportioned at partnership level to foreign source income 11. Other income (loss) Code Reserved for future use Other portfolio income (loss) Α See the Partner's Instructions Foreign branch category See the Partner's Instructions В Involuntary conversions Passive category Form 1116, Part I c Sec. 1256 contracts & straddles. Form 6781 line 1 General category N Mining exploration costs recapture D See Pub. 535 O Other Cancellation of debt er information Section 743(b) positive adjustments Form 1116, Part II Total foreign taxes paid Section 965(a) inclusion Form 1116, Part II G ۵ Total foreign taxes accrued See the Partner's Instructions Income under subpart F (other than inclusions under sections 951A and 965) Form 1116, line 12 Reduction in taxes available for credit Foreign trading gross receipts Form 8873 Extratemitorial in Form 8873 I Other income (loss)
Section 179 deduction 12. Reserved for future use Other deductions 13. Section 9 See the Partner's Instructions Cash contributions (60%) В Cash contributions (30%) Noncash contributions (50%) Post-1986 depreciation adjustment See the Partner's Instructions Noncash contributions (30%) D В Adjusted gain or loss Capital gain property to a 50% organization (30%) See the Partner's E Depletion (other than oil & gas) Instructions and Oil, gas, & geothermal - gross income the Instructions for Capital gain property (20%) Oil, gas, & geothermal - deductions Form 6251 G Contributions (100%) Other AMT items H investment interest expense Form 4952, Jine 1 Tax-exempt income and nondeductible expenses Deductions - royalty income Schedule E, line 19 Form 1040 or 1040-SR, line 2a Tax-exempt interest income Section 59(e)(2) expenditures See the Partner's Instructions See the Partner's Instructions Other tax-exempt income See the Partner's Instructions K Excess business interest expense Nondeductible expenses See the Partner's Instructions Deductions - portfolio (other) Schedule A, line 16 19. Distributions M Schedule A, line 1, or Schedule 1 (Form 1040 or 1040-SR), line 16 Amounts paid for medical insurance Cash and marketable securities See the Partner's Instructions Educational assistance benefits See the Partner's Instructions Distribution subject to section 737 Dependent care benefits Form 2441. line 12 C Other property Preproductive period expenses See the Partner's Instructions 20. Other information Commercial revitalization deduction Investment income Form 4952, line 4a See Form 8582 instructions from rental real estate activities Investment expenses Form 4952, line 5 Pensions and IRAs See the Partner's Instructions Fuel tax credit information Form 4136 Reforestation expense deduction See the Partner's Instructions Qualified rehabilitation expenditures through **U** Reserved for future use (other than rental real estate) Section 743(b) negative adjustments See the Partner's Instructions Other deductions Section 965(c) deduction E Basis of energy property See the Partner's Instructions through G н Self-employment earnings (loss) Recapture of investment credit See Form 4255 Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE. Recapture of other credits See the Partner's Instructions Look-back interest - completed Α Net earnings (loss) from self-employment See Form 8697 long-term contracts Schedule SE, Section A or B. ĸ Look-back interest - income forecast В Gross farming or fishing income See the Partner's Instructions See Form 8866 С Gross non-farm income See the Partner's Instructions L Dispositions of property with section 179 deductions Credits Low-income housing credit Recapture of section 179 deduction (section 42(j)(5)) from pre-2008 buildings N Interest expense for corporate partners В Low-income housing credit n through Y Section 199A information (other) from pre-2008 buildings Low-income housing credit C Section 704(c) information (section 42(j)(5)) from Section 751 gain (loss) See the Partner's Instructions post-2007 buildings See the Partner's Instructions AC Section 1(h)(5) gain (loss) D Low-income housing credit (other) from post-2007 AD Deemed section 1250 unrecaptured gain buildings AΕ Excess taxable income Qualified rehabilitation Е expenditures (rental real estate) AF Excess business interest income

Gross receipts for section 59A(e)

Other information

81-1438487

ADJUSTED TAXABLE INCOME

Federal Statements PAIGE PARRISH 631-26-6643

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

3,768

BUSINESS INTEREST EXPENSE LIMITATION INFORMATION: BUSINESS INTEREST EXPENSE 2,191

PARTNER#	3					
Schedule K-1	-	tner's K-1, Curren		400) Worksh	eet 2019
	For calendar year	r 2019, or tax year beginning	, and e	nding		
Partnership Name	NAMES TO THE OWNER OF THE OWNER OWN					dentification Number
CPJK MANAG Partner's Name	MENT LIC				81-143	
PAIGE PARE	тен				631-26	lentification Number
TITL TITLE	12011				031 20	0013
tems Included in Cum	ent Year Income (Loss):					
SCHEDULE F	ADDITIONS:					
ORDINARY	INCOME/LOSS					-692
					-	
			CIIDMOMAT			600
			SUBTOTAL	1		-692
					2	
SCHEDULE M	1-1 SUBTRACTION	NS:				
BOOK-TAX	DEPRECIATION	DIFFERENCE				2,916
					_	
			CIIDEOENI			0.010
			SUBTOTAL	ı		2,916
TOTAL PER	SCHEDULE K-1,	CURRENT YEAR	NET INCOME	(LOSS)		-3,608
	,			,		

PARTNER# 3 Partner's Self-Employment Worksheet 2019 Schedule K-1 For calendar year 2019, or tax year beginning , and ending Employer Identification Number Partnership Name CPJK MANAGMENT LLC 81-1438487 Taxpayer Identification Number Partner's Name PAIGE PARRISH 631-26-6643 Schedule K-1 Passthrough Activity PTP **Activity Description** Disposed EIN **Entity Type** INCOME В C В C -692 1a. Ordinary business income (loss) (Schedule K, line 1) b. Net income (loss) from certain rental real estate activities (see instructions) 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. -692 e. Combine lines 1a through 1d 2. Net gain from Form 4797, Part II, line 17, included on line 1a above Subtract line 2 from line 1e. If line 1e is a loss, increase the loss on line 1e -692 by the amount on line 2. 4a. Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions) Net earnings (loss) from self-employment. Combine lines 3a and 4a. Enter 5. here and on Schedule K-1 Box

PARTNER# 3			
1/4	Partner's Section 199A Information Worksheet		0040
Schedule K-1	For calendar year 2019 or tax year beginning , ending		2019
Partnership Name		Employer Id	entification Number
CPJK MANAGM	ENT LLC 8	31-1438	3487
Partner's Name	1	Taxpayer Ide	entification Number
PAIGE PARRI	SH 6	531-26-	-6643

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

Activity Description	Pass-through Entity EIN	Number	SSTB	PTP

Column D

Column E

Column C

QBI or Qualified PTP items:

Ordinary business income (loss) Net rental real estate income (loss)

__INCOME

-692

Column A

Other net rental income (loss) Royalties

Column A
Column B
Column C
Column D
Column E

Section 1231 gain (loss)

Other income (loss)
Section 179 deduction

Charitable contributions

Other deductions

W-2 wages
Qualified property

CLIENT COPY

Column B

Other Information:

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

Section 199A REIT dividends

chedule K-1			2019
	For calendar year 2019, or tax year beginning , and ending	ř	
ership Name PJK MANAGME	ENT LLC	Employer 81-14	Identification Numb 38487
er's Name			Identification Numb
AIGE PARRIS	BH	631-2	6-6643
ginning of vear			78,45
			,
Capital contributions	: Cash Property (adjusted basis)		
Income items:	Ordinary business income		
moorne nems.	Not contal and natural contact		
	Other net rental income		
	1-44		
	Net short-term capital gain		
	Net long-term capital gain		
	Not section 1231 gain		
	Net section 1231 gain		
	Other portfolio income Other income		
	Tax-exempt interest and other tax-exempt income		
Evenes desletion			
Excess depletion			
Transfer of capital	of section 179 assets		
	of Section 179 assets		
Other increases Distributions:	Cash) V	
Distributions.	CdSii		
	Property Confestion Co		
Change in liabilities:	Property (adjust de basil)	68 613	
Change in liabilities:	Current year	68,613	-3.48
Change in liabilities:	Constant Con	68,613 72,095)	-3,48
hara-t	Current year Prior year (72,095)	-3,48 74,97
btotal , , , , , , , , , , , , , , , , , , ,	Current year Prior year (72,095)	
btotal Distribution in exces	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in exces	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	· ·
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	· ·
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	· ·
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	· ·
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	7
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	
btotal Distribution in excess Noncapital expense	Current year Prior year (72,095)	74,97
Distribution in exces Noncapital expense Deductible losses:	Current year Prior year (72,095) <u></u>	
Distribution in exces Noncapital expense Deductible losses:	Current year Prior year (72,095) <u></u>	74,97

JRG TAXES

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

BILL TO
CPJK MANAGEMENT LLC

DATE 04/22/2020 PLEASE PAY **\$550.00**

DUE DATE 04/22/2020

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.