

**Amended Return or Administrative
Adjustment Request (AAR)**

(For use by filers of Forms 1065, 1065-B, and 1066)

Go to www.irs.gov/Form1065X for instructions and the latest information.

OMB No. 1545-0123

For tax year ending

12/2017

(Enter month and year.)

Please Type or Print	Name		Employer identification number
	CUTTER HIGHLANDS RANCH, LLC		26-3047014
	Number, street, and room or suite no. (If a P.O. box, see instructions.)		
	2253 E. BRIARWOOD AVE, STE 509		
	City or town, state, and ZIP code	Telephone number (optional)	
	LITTLETON, CO 80122		

Enter name and address used on original return (If same as above, write "Same.")

SAME

Internal Revenue Service Center
where original return was filed **OGDEN, UT**

TEFRA/NonTEFRA Determination

A Has the partnership made an election to be treated as an electing large partnership (ELP) under the provisions of section 775? ☐ Yes ☒ No

If "Yes," the partnership is not subject to TEFRA. Enter the date of the election, go to Item E, and check the "Not subject to TEFRA" box. Do not complete Items B through D.

You must determine if the partnership is subject to the rules for consolidated audit proceedings (TEFRA proceedings) under sections 6221 through 6234. See instructions for details.

B Did the partnership have 10 or fewer partners at all times during the tax year? (Note: A husband and wife are considered one partner for TEFRA purposes.) ☐ Yes ☒ No

C At all times during the partnership's tax year, were all partners U.S. citizens, resident aliens, C corporations, or estates of deceased partners? ☐ Yes ☒ No

If the answers to questions B and C are "Yes," the partnership is not subject to TEFRA proceedings. A partnership that is not subject to TEFRA cannot file an Administrative Adjustment Request. See instructions for details.

D If the partnership is not otherwise subject to TEFRA, has the partnership filed Form 8893, Election of Partnership Level Tax Treatment, or its equivalent, to make an election to be treated as a TEFRA partnership? ☐ Yes ☒ No

If the answer to question D is "Yes," enter the tax year that the election to be treated as a TEFRA partnership was originally filed with the partnership return

E The partnership is ☒ Subject to TEFRA ☐ Not subject to TEFRA

F Check the applicable box: ☐ Amended Return ☐ Administrative Adjustment Request (AAR)

G If you are a Tax Matters Partner (TMP) or a Partner With Authority (PWA) filing an AAR on behalf of the pass-through entity, are you requesting substituted return treatment? ☐ Yes ☒ No

H Check the applicable box to identify the type of pass-through entity: ☒ Partnership ☐ Electing Large Partnership (ELP)
☐ Real Estate Mortgage Investment Conduit (REMIC)

I Partnerships and ELPs, enter the number of Schedules K-1 being filed with this return **2**

Fill in applicable items and use Part III to explain any changes

Part I Amended or Administrative Adjustment Request (AAR) Items for Partnerships Filing Form 1065 Only (ELPs and REMICs, use Part II)		(a) As originally reported on Schedule K or as previously adjusted	(b) Net change - increase or (decrease) - explain in Part III	(c) Correct amount
Income (Loss)	1 Ordinary business income (loss)	1 211,140.	-75,000.	136,140.
	2 Net rental real estate income (loss)	2		
	3 Other net rental income (loss)	3		
	4 Guaranteed payments	4		
	5 Interest income	5		
	6a Ordinary dividends	6a		
	b Qualified dividends	6b		
	7 Royalties	7		
	8 Net short-term capital gain (loss)	8		
	9a Net long-term capital gain (loss)	9a		
	b Collectibles (28%) gain (loss)	9b		
c Unrecaptured section 1250 gain	9c			
10 Net section 1231 gain (loss)	10			
11 Other income (loss)	11			

Deductions	12 Section 179 deduction	12	7,540.		7,540.
	13a Contributions	13a	100.		100.
	b Investment interest expense	13b			
	c Section 59(e) expenditures	13c			
	d Other deductions	13d			
Self-Employment	14a Net earnings (loss) from self-employment	14a	211,140.	-75,000.	136,140.
	b Gross farming or fishing income	14b			
	c Gross nonfarm income	14c	2,590,724.		2,590,724.
Credits	15a Low-income housing credit (section 42(j)(5))	15a			
	b Low-income housing credit (other)	15b			
	c Qualified rehabilitation expenditures (rental real estate)	15c			
	d Other rental real estate credits	15d			
	e Other rental credits	15e			
	f Other credits	15f			
Foreign Transactions	16a Name of country or U.S. possession ▶				
	b Gross income from all sources	16b			
	c Gross income sourced at partner level	16c			
	d Foreign gross income sourced at partnership level passive category	16d			
	e Foreign gross income sourced at partnership level general category	16e			
	f Foreign gross income sourced at partnership level other	16f			
	g Deductions allocated and apportioned at partner level interest expense	16g			
	h Deductions allocated and apportioned at partner level other	16h			
	i Deductions allocated and apportioned at partnership level to foreign source income passive category	16i			
	j Deductions allocated and apportioned at partnership level to foreign source income general category	16j			
	k Deductions allocated and apportioned at partnership level to foreign source income other	16k			
	l Total foreign taxes (check one) ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16l			
	m Reduction in taxes available for credit	16m			
	n Other foreign tax information				
Alternative Minimum Tax (AMT) Items	17a Post-1986 depreciation adjustment	17a	-8,120.		-8,120.
	b Adjusted gain or loss	17b			
	c Depletion (other than oil or gas)	17c			
	d Oil, gas, and geothermal properties - gross income	17d			
	e Oil, gas, and geothermal properties - deductions	17e			
	f Other AMT Items (attach statement)	17f			
Other Information	18a Tax-exempt interest income	18a			
	b Other tax-exempt income	18b			
	c Nondeductible expenses	18c			
	19a Distributions of cash and marketable securities	19a			
	b Distributions of other property	19b			
	20a Investment income	20a			
b Investment expenses	20b				
c Other items and amounts	20c				

Note: Amended Schedules K-1: File amended Schedules K-1 with Form 1065X. If the partnership is filing Form 1065X for an administrative adjustment request (AAR), please inform the partners receiving the amended Schedules K-1 that the partnership is filing the AAR. If the partnership is not subject to the rules for consolidated audit proceedings (TEFRA proceedings) under sections 6221 through 6234, the partnership cannot file an AAR; and instead must furnish the amended Schedules K-1 to its partners. The partners must then file their own amended returns.

Part II Amended or Administrative Adjustment Request (AAR) Items for ELPs and REMICs Only

(a) Description of Item Being Amended or Adjusted		(b) As originally reported or as previously adjusted	(c) Net change - increase or (decrease) - explain in Part III	(d) Correct amount
1		1		
2		2		
3		3		
4		4		
5		5		

Tax and Payments

6	ELPs ONLY: Tax and other payments	6		
7	REMICs ONLY: Tax on net income from prohibited transactions	7		
8	REMICs ONLY: Tax on net income from foreclosure property	8		
9	REMICs ONLY: Tax on contributions after the startup day	9		
10	Total tax	10		
11	Tax paid with Form 7004	11		
12	Tax paid with (or after) the filing of the original return	12		
13	Add lines 11 and 12, column (d)	13		
14	Overpayment, if any, as shown on original return or as later adjusted	14		
15	Subtract line 14 from line 13	15		

Tax Due or Overpayments

16	Tax Due. Subtract line 15 from line 10, column (d). For details on how to pay, see instructions	16	
17	Overpayment. Subtract line 10, column (d), from line 15	17	

Note. Amended Schedules K-1 or Schedules Q. File amended Schedules K-1 or Schedules Q with Form 1065X. If the ELP or REMIC is filing Form 1065X for an administrative adjustment request (AAR), do not furnish the amended Schedules K-1 or Schedules Q to the partners or residual interest holders. If the REMIC is not filing for an AAR and is not subject to the rules for consolidated audit proceedings under sections 6221 through 6231, the REMIC must furnish the amended Schedules Q to its residual interest holders.

See instructions for details.

Sign Here	Under penalties of perjury, I declare that I have filed an original return and that I have examined this amended return, including accompanying schedules and statements, and to the best of my knowledge and belief, this amended return is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.			
	Signature of partner, limited liability company member, or authorized individual		Date	Title
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed PTIN
	JAMES BARRETT	JAMES BARRETT	05/04/18	P00382590
	Firm's name ▶ MEYERS BROTHERS KALICKA, P.C.	Firm's EIN ▶		
	330 WHITNEY AVE, SUITE 800	04-2713795		
	Firm's address ▶	Phone no.		
	HOLYOKE, MA 01040	413-536-8510		

Form **1065X** (Rev. 1-2018)

Part III **Explanation of Changes to Items in Part I and Part II.** Enter the line number from Part I or Part II for the items you are changing, and give the reason for each change. For partnerships, show the box number and code used to report the item on Schedule K-1. Show any computation in detail. Also, see *What To Attach* in the instructions.

If this amended return or AAR is reporting any change in the allocation of the partnership's or REMIC's income, gain, loss, deduction, or credit among its partners or residual interest holders, see *Changes in Allocation* in the instructions, and check here ☐

1065

Form
Department of the Treasury
Internal Revenue Service

AS AMENDED

U.S. Return of Partnership Income

OMB No. 1545-0123

For calendar year 2017, or tax year beginning
EXTENSION GRANTED TO 09/17/18, ending**2017**

A Principal business activity RESTAURANT FRANCHISE	Type or Print	Name of partnership CUTTER HIGHLANDS RANCH, LLC	D Employer identification number 26-3047014
B Principal product or service FOOD/BEVERAGE		Number, street, and room or suite no. If a P.O. box, see the instructions. 2253 E. BRIARWOOD AVE, STE 509	E Date business started 10/13/2008
C Business code number 722513		City or town, state or province, country, and ZIP or foreign postal code LITTLETON CO 80122	F Total assets \$ 1,986,634.

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☒ Amended return
(6) ☐ Technical termination - also check (1) or (2)

H Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) ▶

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ **2**

J Check if Schedules C and M-3 are attached ☐

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

Income	1 a Gross receipts or sales	1a	3,570,490.	
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a			1c 3,570,490.
	2 Cost of goods sold (attach Form 1125-A)			2 979,766.
	3 Gross profit. Subtract line 2 from line 1c			3 2,590,724.
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			4
	5 Net farm profit (loss) (attach Schedule F (Form 1040))			5
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			6
Deductions (see the instructions for limitations)	7 Other income (loss) (attach statement)			7
	8 Total income (loss). Combine lines 3 through 7			8 2,590,724.
	9 Salaries and wages (other than to partners) (less employment credits)			9 1,075,846.
	10 Guaranteed payments to partners			10
	11 Repairs and maintenance			11 26,662.
	12 Bad debts			12
	13 Rent			13 329,422.
	14 Taxes and licenses		SEE STATEMENT 1	14 140,972.
	15 Interest			15
	16 a Depreciation (if required, attach Form 4562)	16a	86,540.	
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c 86,540.
	17 Depletion (Do not deduct oil and gas depletion.)			17
	18 Retirement plans, etc.			18
	19 Employee benefit programs			19 19,146.
20 Other deductions (attach statement)		SEE STATEMENT 2	20 775,996.	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21 2,454,584.	
22 Ordinary business income (loss). Subtract line 21 from line 8			22 136,140.	

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

Sign Here	Signature of partner or limited liability company member ▶		Date ▶		May the IRS discuss this return with the preparer shown below (see instr.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> If self-employed	PTIN
	JAMES BARRETT	JAMES BARRETT	05/04/18		P00382590
	Firm's name ▶	Firm's EIN ▶			
	MEYERS BROTHERS KALICKA, P.C.	04-2713795			
	Firm's address ▶	Phone no.			
	330 WHITNEY AVE, SUITE 800 HOLYOKE, MA 01040	413-536-8510			

LHA For Paperwork Reduction Act Notice, see separate instructions.

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Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a <input type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership				
c <input checked="" type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ▶				
2 At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?					X
3 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership				X	
4 At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation		(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock	
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity		(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
5 Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details				Yes	No
					X
6 Does the partnership satisfy all four of the following conditions?					
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3					X
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.					
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?					X
8 During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
9 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
10 At any time during calendar year 2017, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country.					X

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Schedule B Other Information (continued)

	Yes	No
11 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶	<input type="checkbox"/>	<input type="checkbox"/>
16 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. ▶	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶	<input type="checkbox"/>	<input type="checkbox"/>
18a Did you make any payments in 2017 that would require you to file Form(s) 1099? See instructions	<input type="checkbox"/>	<input type="checkbox"/>
b If "Yes," did you or will you file required Form(s) 1099?	<input type="checkbox"/>	<input type="checkbox"/>
19 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶	<input type="checkbox"/>	<input type="checkbox"/>
20 Enter the number of partners that are foreign governments under section 892. ▶	<input type="checkbox"/>	<input type="checkbox"/>
21 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22 Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the Instructions for Form 8938)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Designation of Tax Matters Partner (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶ JAMISON CUTTER	Identifying number of TMP ▶ 542-90-6514
If the TMP is an entity, name of TMP representative ▶	Phone number of TMP ▶
Address of designated TMP ▶ 731 MUELLER DRIVE LITTLETON, CO 80129	

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AS AMENDED

Form 1065 (2017) **CUTTER HIGHLANDS RANCH, LLC**

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Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	136,140.
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3 a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
Deductions	9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
	b Collectibles (28%) gain (loss)	9b	
	c Unrecaptured section 1250 gain (attach statement)	9c	
	10 Net section 1231 gain (loss) (attach Form 4797)	10	
	11 Other income (loss) (see instructions) Type ▶	11	
	12 Section 179 deduction (attach Form 4562)	12	7,540.
	13 a Contributions	13a	100.
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶	13c(2)	
	d Other deductions (see instructions) Type ▶	13d	
	Self-Employment	14 a Net earnings (loss) from self-employment	14a
b Gross farming or fishing income		14b	
c Gross nonfarm income		14c	2,590,724.
Credits	15 a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16 a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Passive category ▶	e General category ▶	f Other ▶
	Deductions allocated and apportioned at partner level		
	g Interest expense ▶	h Other ▶	16h
	Deductions allocated and apportioned at partnership level to foreign source income		
	i Passive category ▶	j General category ▶	k Other ▶
	l Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>		
	m Reduction in taxes available for credit (attach statement)		
Alternative Minimum Tax (AMT) Items	n Other foreign tax information (attach statement)		
	17 a Post-1986 depreciation adjustment	17a	-8,120.
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties - gross income	17d	
	e Oil, gas, and geothermal properties - deductions	17e	
Other Information	f Other AMT items (attach statement)	17f	
	18 a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19 a Distributions of cash and marketable securities	19a	
	b Distributions of other property	19b	
	20 a Investment income	20a	
	b Investment expenses	20b	
	c Other items and amounts (attach statement)		

Form 1065 (2017)

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16l						1	128,500.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners							
b Limited partners		128,500.					

Schedule L Balance Sheets per Books

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		125,238.		72,182.
2a Trade notes and accounts receivable	32,862.		15,218.	
b Less allowance for bad debts		32,862.		15,218.
3 Inventories		26,278.		25,578.
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach statement)	STATEMENT 4	1,086,064.		1,351,789.
7a Loans to partners (or persons related to partners)				
b Mortgage and real estate loans				
8 Other investments (attach statement)				
9a Buildings and other depreciable assets	2,012,764.		2,020,304.	
b Less accumulated depreciation	1,511,246.	501,518.	1,605,327.	414,977.
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				
12a Intangible assets (amortizable only)	244,732.		244,732.	
b Less accumulated amortization	121,437.	123,295.	137,842.	106,890.
13 Other assets (attach statement)				
14 Total assets		1,895,255.		1,986,634.
Liabilities and Capital				
15 Accounts payable		134,026.		81,062.
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach statement)	STATEMENT 5	239,811.		225,769.
18 All nonrecourse loans				
19a Loans from partners (or persons related to partners)				
b Mortgages, notes, bonds payable in 1 year or more		264,500.		155,788.
20 Other liabilities (attach statement)	STATEMENT 6	2,017,844.		2,156,441.
21 Partners' capital accounts		-760,926.		-632,426.
22 Total liabilities and capital		1,895,255.		1,986,634.

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

Note. The partnership may be required to file Schedule M-3 (see instructions).

1 Net income (loss) per books	128,500.	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16l, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16l (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	128,500.
5 Add lines 1 through 4	128,500.		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year	-760,926.	6 Distributions: a Cash	
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	128,500.	8 Add lines 6 and 7	
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	-632,426.
5 Add lines 1 through 4	-632,426.		

FORM 1065	TAX EXPENSE	STATEMENT 1
DESCRIPTION		AMOUNT
TAXES - PAYROLL		91,766.
TAXES - OTHER		44,528.
TAXES - SALES		4,678.
TOTAL TO FORM 1065, LINE 14		140,972.

FORM 1065	OTHER DEDUCTIONS	STATEMENT 2
DESCRIPTION		AMOUNT
ADVERTISING		37,533.
ALLOCATED G&A		318,967.
AMORTIZATION EXPENSE		16,404.
AUTOMOBILE		4,745.
BANK & CREDIT CARD FEES		51,570.
BUILDING INSURANCE		7,954.
CASH SHORT & OVER		-354.
COMPUTER SUPPLIES		940.
CONTRACT MAINTENANCE		28,297.
DUES AND SUBSCRIPTIONS		1,134.
EQUIPMENT RENTAL		2,919.
INSURANCE - AUTO		13,193.
INSURANCE - LIABILITY		1,018.
INSURANCE - WORKERS COMP		14,374.
JANITORIAL & CLEANING		15,159.
LINEN		10,312.
MENUS		2,224.
MUSIC		880.
OFFICE SUPPLIES		7,862.
OPERATING SUPPLIES		22,466.
PEST CONTROL		2,024.
POSTAGE/FREIGHT/COURIER		2,655.
ROYALTY		142,984.
SECURITY SERVICES		860.
SMALLWARES		6,947.
TEAM MEETINGS		522.
TELEPHONE		11,129.
UNIFORMS & LAUNDRY		1,530.
UTILITIES		49,748.
TOTAL TO FORM 1065, LINE 20		775,996.

SCHEDULE K	CHARITABLE CONTRIBUTIONS	STATEMENT	3
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DESCRIPTION	TYPE	AMOUNT
DONATIONS	CASH (50%)	100.
TOTALS TO SCHEDULE K, LINE 13A		100.

SCHEDULE L	OTHER CURRENT ASSETS	STATEMENT	4
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
A/R - EMPLOYEES	410.	0.
DUE FROM AFFILIATE	1,085,654.	1,351,789.
TOTAL TO SCHEDULE L, LINE 6	1,086,064.	1,351,789.

SCHEDULE L	OTHER CURRENT LIABILITIES	STATEMENT	5
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
SALES TAX PAYABLE	14,623.	16,375.
GIFT CERTIFICATES PAYABLE	22,672.	32,153.
RENOVATIONS CREDIT	202,516.	177,241.
TOTAL TO SCHEDULE L, LINE 17	239,811.	225,769.

SCHEDULE L	OTHER LIABILITIES	STATEMENT	6
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
DUE TO AFFILIATE	2,017,844.	2,156,441.
TOTAL TO SCHEDULE L, LINE 20	2,017,844.	2,156,441.

AS AMENDED

651117

Schedule K-1

(Form 1065)

Department of the Treasury
Internal Revenue Service

2017

For calendar year 2017, or tax year

☐ Final K-1☒ Amended K-1

OMB No. 1545-0123

beginning

ending

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

▶ See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number

26-3047014

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

CUTTER HIGHLANDS RANCH, LLC
2253 E. BRIARWOOD AVE, STE 509
LITTLETON, CO 80122

C IRS Center where partnership filed return

OGDEN, UT

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number

542-90-6514

F Partner's name, address, city, state, and ZIP code

JAMISON CUTTER
731 MUELLER DRIVE
LITTLETON, CO 80129G ☐ General partner or LLC

member-manager

☒ Limited partner or other LLC

member

H ☒ Domestic partner☐ Foreign partnerI What type of entity is this partner? INDIVIDUALJ If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

K Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	85.00000000%	85.00000000%
Loss	85.00000000%	85.00000000%
Capital	85.00000000%	85.00000000%

L Partner's share of liabilities at year end:

Nonrecourse	\$	
Qualified nonrecourse financing	\$	
Recourse	\$	1,044,123.

M Partner's capital account analysis:

Beginning capital account	\$	-657,108.
Capital contributed during the year	\$	
Current year increase (decrease)	\$	109,225.
Withdrawals & distributions	\$(
Ending capital account	\$	-547,883.

☒ Tax basis☐ GAAP☐ Section 704(b) book☐ Other (explain)

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

☐ Yes☒ No

If "Yes," attach statement (see instructions)

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

1 Ordinary business income (loss)	115,719.	15 Credits
2 Net rental real estate income (loss)		16 Foreign transactions
3 Other net rental income (loss)		
4 Guaranteed payments		
5 Interest income		
6a Ordinary dividends		17 Alternative min tax (AMT) items
6b Qualified dividends		A -6,902.
7 Royalties		18 Tax-exempt income and nondeductible expenses
8 Net short-term capital gain (loss)		
9a Net long-term capital gain (loss)		19 Distributions
9b Collectibles (28%) gain (loss)		
9c Unrecaptured sec 1250 gain		20 Other information
10 Net section 1231 gain (loss)		
11 Other income (loss)		
12 Section 179 deduction	6,409.	
13 Other deductions	A 85.	
14 Self-employment earnings (loss)	A 115,719.	
	C 2,202,115.	

*See attached statement for additional information.

For IRS Use Only

SCHEDULE K-1		CURRENT YEAR INCREASES (DECREASES)	
DESCRIPTION	AMOUNT	TOTALS	
ORDINARY INCOME (LOSS)	115,719.		
SCHEDULE K-1 INCOME SUBTOTAL		115,719.	
SECTION 179 EXPENSE	-6,409.		
CHARITABLE CONTRIBUTIONS	-85.		
SCHEDULE K-1 DEDUCTIONS SUBTOTAL		-6,494.	
NET INCOME (LOSS) PER SCHEDULE K-1		109,225.	
TOTAL TO SCHEDULE K-1, ITEM L		109,225.	

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

2017

For calendar year 2017, or tax year

☐ Final K-1☒ Amended K-1

OMB No. 1545-0123

beginning

ending

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

▶ See separate instructions.

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

1 Ordinary business income (loss) 20,421.	15 Credits
2 Net rental real estate income (loss)	16 Foreign transactions
3 Other net rental income (loss)	
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	17 Alternative min tax (AMT) items
6b Qualified dividends	A -1,218.
7 Royalties	
8 Net short-term capital gain (loss)	18 Tax-exempt income and nondeductible expenses
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	19 Distributions
9c Unrecaptured sec 1250 gain	20 Other information
10 Net section 1231 gain (loss)	
11 Other income (loss)	
12 Section 179 deduction 1,131.	
13 Other deductions A 15.	
14 Self-employment earnings (loss) A 20,421. C 388,609.	

* See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership

A Partnership's employer identification number
26-3047014

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

CUTTER HIGHLANDS RANCH, LLC
2253 E. BRIARWOOD AVE, STE 509
LITTLETON, CO 80122

C IRS Center where partnership filed return
OGDEN, UT

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
542-50-7455

F Partner's name, address, city, state, and ZIP code

JOHN CUTTER
2188 WYNTERBROOK DRIVE
HIGHLANDS RANCH, CO 80126

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

H ☒ Domestic partner ☐ Foreign partner

I1 What type of entity is this partner? **INDIVIDUAL**

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

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

	Beginning	Ending
Profit	15.0000000%	15.0000000%
Loss	15.0000000%	15.0000000%
Capital	15.0000000%	15.0000000%

K Partner's share of liabilities at year end:

Nonrecourse	\$	
Qualified nonrecourse financing	\$	
Recourse	\$	1,193,106.

L Partner's capital account analysis:

Beginning capital account	\$	-103,818.
Capital contributed during the year	\$	
Current year increase (decrease)	\$	19,275.
Withdrawals & distributions	\$	
Ending capital account	\$	-84,543.

☒ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain)

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

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

SCHEDULE K-1

CURRENT YEAR INCREASES (DECREASES)

DESCRIPTION	AMOUNT	TOTALS
ORDINARY INCOME (LOSS)	20,421.	
SCHEDULE K-1 INCOME SUBTOTAL		20,421.
SECTION 179 EXPENSE	-1,131.	
CHARITABLE CONTRIBUTIONS	-15.	
SCHEDULE K-1 DEDUCTIONS SUBTOTAL		-1,146.
NET INCOME (LOSS) PER SCHEDULE K-1		19,275.
TOTAL TO SCHEDULE K-1, ITEM L		19,275.