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2210 E. Route 66  
Glendora, CA 91740  
(626) 857-7300  
626-857-7300

Cunningham and Morris LLC  
10000 S. Western Ave  
Los Angeles, CA 90047

Cunningham and Morris LLC:

We have prepared and enclosed your 2017 California return.

CALIFORNIA FORM 199 RETURN:

The California Form 199 should be mailed on or before May 15, 2019 to:

Franchise Tax Board  
P.O. Box 942857  
Sacramento, CA 94257-0501

Enclose a check or money order for \$10.00, payable to Franchise Tax Board.

A copy of the return is enclosed for your files. We suggest that you retain this copy indefinitely.

Very truly yours,

Derrick Debruyne, CPA

California Exempt Organization Annual Information Return

Calendar Year 2017 or fiscal year beginning (mm/dd/yyyy) 07/01/2017, and ending (mm/dd/yyyy) 06/30/2018

Corporation/Organization name CUNNINGHAM AND MORRIS LLC California corporation number 201623810329

Additional information. See instructions. FEIN 95-4856901

Street address (suite or room) 10000 S. WESTERN AVE City LOS ANGELES State CA ZIP code 90047

Foreign country name Foreign province/state/country Foreign postal code

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Form sections A through P with checkboxes for filing status, accounting method, and other organizational details.

Part I Complete Part I unless not required to file this form. See General Information B and C.

Table with 17 rows detailing Receipts and Revenues, Expenses, and Filing Fee. Includes line numbers and monetary values.

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 taxpayer) is based on all information of which preparer has any knowledge.

Signature and Preparer information section including officer signature, title, date, and preparer details.

May the FTB discuss this return with the preparer shown above? See instructions [X] Yes [ ] No

**Part II** Organizations with gross receipts of more than \$50,000 and private foundations regardless of amount of gross receipts - complete Part II or furnish substitute information.

728951 12-06-17

<b>Receipts from Other Sources</b>	1	Gross sales or receipts from all business activities. See instructions	•	1	00	
	2	Interest	•	2	00	
	3	Dividends	•	3	00	
	4	Gross rents	•	4	861,435.00	
	5	Gross royalties	•	5	00	
	6	Gross amount received from sale of assets (See Instructions)	•	6	00	
	7	Other income	•	7	78,962.00	
	8	<b>Total</b> gross sales or receipts from other sources. Add line 1 through line 7. Enter here and on Side 1, Part I, line 1	•	8	940,397.00	
	9	Contributions, gifts, grants, and similar amounts paid	•	9	00	
	10	Disbursements to or for members	•	10	00	
	11	Compensation of officers, directors, and trustees	•	11	0.00	
	12	Other salaries and wages	•	12	00	
	<b>Expenses and Disbursements</b>	13	Interest	•	13	734,294.00
		14	Taxes	•	14	00
		15	Rents	•	15	00
		16	Depreciation and depletion (See instructions)	•	16	292,388.00
		17	Other Expenses and Disbursements	•	17	22,286.00
		18	<b>Total</b> expenses and disbursements. Add line 9 through line 17. Enter here and on Side 1, Part I, line 9	•	18	1,048,968.00

<b>Schedule L Balance Sheet</b>		Beginning of taxable year		End of taxable year	
		(a)	(b)	(c)	(d)
<b>Assets</b>					
1	Cash		1,358,198.		1,188,474.
2	Net accounts receivable				
3	Net notes receivable				
4	Inventories				
5	Federal and state government obligations				
6	Investments in other bonds				
7	Investments in stock				
8	Mortgage loans				
9	Other investments				
10 a	Depreciable assets	10,718,259.		7,678,269.	
b	Less accumulated depreciation	( 170,516.)	10,547,743.	( 441,786.)	7,236,483.
11	Land				3,280,111.
12	Other assets <b>STMT 3</b>		78,652.		191,426.
13	<b>Total assets</b>		11,984,593.		11,896,494.
<b>Liabilities and net worth</b>					
14	Accounts payable				5,000.
15	Contributions, gifts, or grants payable				
16	Bonds and notes payable		12,013,164.		12,028,636.
17	Mortgages payable				
18	Other liabilities		59,936.		59,936.
19	Capital stock or principal fund				
20	Paid-in or capital surplus. Attach reconciliation				
21	Retained earnings or income fund		-88,507.		-197,078.
22	<b>Total liabilities and net worth</b>		11,984,593.		11,896,494.

<b>Schedule M-1 Reconciliation of income per books with income per return</b>			
Do not complete this schedule if the amount on Schedule L, line 13, column (d), is less than \$50,000.			
1	Net income per books	•	-108,571.
2	Federal income tax	•	
3	Excess of capital losses over capital gains	•	
4	Income not recorded on books this year	•	
5	Expenses recorded on books this year not deducted in this return	•	
6	<b>Total.</b> Add line 1 through line 5	•	-108,571.
7	Income recorded on books this year not included in this return	•	
8	Deductions in this return not charged against book income this year	•	
9	<b>Total.</b> Add line 7 and line 8	•	
10	<b>Net income per return.</b> Subtract line 9 from line 6	•	-108,571.

CA 199	OTHER INCOME	STATEMENT	1
DESCRIPTION		AMOUNT	
OTHER REVENUE		78,962.	
TOTAL TO FORM 199, PART II, LINE 7		78,962.	

CA 199	OTHER EXPENSES	STATEMENT	2
DESCRIPTION		AMOUNT	
OTHER EXPENSES		22,286.	
TOTAL TO FORM 199, PART II, LINE 17		22,286.	

CA 199	OTHER ASSETS	STATEMENT	3
DESCRIPTION	BEG. OF YEAR	END OF YEAR	
DEFERRED RENT	78,652.	191,426.	
TOTAL TO FORM 199, SCHEDULE L, LINE 12	78,652.	191,426.	

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**Voucher at bottom of page.**

**DO NOT MAIL A PAPER COPY OF THE CORPORATE OR EXEMPT ORGANIZATION TAX RETURN WITH THE PAYMENT VOUCHER.**  
If the amount of payment is zero, do not mail this voucher.

**WHERE TO FILE:** Using black or blue ink, make check or money order payable to the "Franchise Tax Board." Write the corporation number or FEIN and "2017 FTB 3586" on the check or money order. Detach voucher below. Enclose, but **do not** staple, payment with voucher and mail to:  
**FRANCHISE TAX BOARD  
PO BOX 942857  
SACRAMENTO CA 94257-0531**  
Make all checks or money orders payable in U.S. dollars and drawn against a U.S. financial institution.

**WHEN TO FILE:** **Corporations - File and Pay by the 15th day of the 4th month following the close of the taxable year.**  
**S corporations - File and Pay by the 15th day of the 3rd month following the close of the taxable year.**  
**Exempt organizations - File and Pay by the 15th day of the 5th month following the close of the taxable year.**  
When the due date falls on a weekend or holiday, the deadline to file and pay without penalty is extended to the next business day.  
Due to the federal Emancipation Day holiday on April 16, 2018, tax returns filed and payments mailed or submitted on April 17, 2018, will be considered timely.

**ONLINE SERVICES:** Corporations can make payments online using Web Pay for Businesses. Corporations can make an immediate payment or schedule payments up to a year in advance. Go to [ftb.ca.gov/pay](http://ftb.ca.gov/pay) for more information.

739035 11-29-17

--- DETACH HERE --- IF NO PAYMENT IS DUE, DO NOT MAIL THIS VOUCHER --- DETACH HERE ---

**CAUTION:** You may be required to pay electronically, see instructions.

TAXABLE YEAR **2017** **Payment Voucher for Corporations and Exempt Organizations e-filed Returns**

CALIFORNIA FORM **3586 (e-file)**

0000000 CUNN 95-4856901 201623810329 17 FORM 3  
TYB 07-01-2017 TYE 06-30-2018  
CUNNINGHAM AND MORRIS LLC

10000 S WE STE RN AV  
LOS ANGELES CA 90047

Amount of Payment 10.