



****AMENDED AGENDA
OTTUMWA CITY COUNCIL**

SPECIAL MEETING NO. 32
Bridge View Center, 102 Church Street

December 12, 2023
5:00 O'Clock P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Council Member Galloway, Hoffman, McAntire, Pope, Roe and Mayor Johnson.

APPROVAL OF AGENDA

All items on this agenda are subject to discussion and/or action.

1. Cedar Creek Golf Course Operations RFP submittal.

RECOMMENDATION: Receive presentation from each candidate; Q&A by Council.

- o Champion Bowl of Ottumwa Ltd, DBA DTech Enterprises
- o A.A.W. Golf Group, LLC
- o Maxim Golf Solutions, LLC

- ** 2. Resolution No. 205-2023, Awarding of RFP – Cedar Creek Golf Course Operations.

RECOMMENDATION: Pass and adopt Resolution No. 205-2023.

PUBLIC FORUM:

The Mayor will request comments from the public on topics of city business or operations other than those listed on this agenda. Comments shall not be personalized and limited to three minutes or less. Comments not directly applicable to operations, inappropriate, or an improper utilization of meeting time, as determined by the Mayor, will be ruled out of order. When called upon by the Mayor, step to the microphone; give your name, address and topic on which to address the Council. The Council is not likely to take any action on your comments due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department, city administrator or legal counsel for response, if relevant.

ADJOURN

***** It is the goal of the City of Ottumwa that all City Council public meetings are accessible to people with disabilities. If you need assistance in participating in City Council meetings due to a disability as defined under the ADA, please call the City Clerk's Office at (641) 683-0621 at least one (1) business day prior to the scheduled meeting to request an accommodation. *****

****AMENDED – Resolution No. assigned for awarding of RFP.**



| CITY OF |
O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 12/7/2023 TIME: 4:40 PM NO. OF PAGES 2
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: **AMENDED Agenda for the Special City Council Meeting #32 to be held on 12/12/2023 at 5:00 P.M. at Bridge View Center.



CITY OF
OTTUMWA

TENTATIVE AGENDA
OTTUMWA CITY COUNCIL

SPECIAL MEETING NO. 32
Bridge View Center, 102 Church Street

December 12, 2023
5:00 O'Clock P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Council Member Galloway, Hoffman, McAntire, Pope, Roe and Mayor Johnson.

APPROVAL OF AGENDA

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RECOMMENDATION: Receive presentation from each candidate; Q&A by Council.

- o Champion Bowl of Ottumwa Ltd, DBA DTech Enterprises
- o A.A.W. Golf Group, LLC
- o Maxim Golf Solutions, LLC

2. Awarding of RFP – Cedar Creek Golf Course Operations.

RECOMMENDATION: Award the Cedar Creek Golf Course Operations to the selected candidate/firm.

PUBLIC FORUM:

The Mayor will request comments from the public on topics of city business or operations other than those listed on this agenda. Comments shall not be personalized and limited to three minutes or less. Comments not directly applicable to operations, inappropriate, or an improper utilization of meeting time, as determined by the Mayor, will be ruled out of order. When called upon by the Mayor, step to the microphone; give your name, address and topic on which to address the Council. The Council is not likely to take any action on your comments due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department, city administrator or legal counsel for response, if relevant.

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| CITY OF |
O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 12/7/2023 TIME: 9:00 AM NO. OF PAGES 2
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Special City Council Meeting #32 to be held on 12/12/82023 at 5:00 P.M. at Bridge View Center, 102 Church Street.

TX REPORT

JOB NO. 4109
DEPT. ID 4717
ST. TIME 12/07 09:00
SHEETS 2
FILE NAME

TX INCOMPLETE -----
TRANSACTION OK 916606271885
916416823269
ERROR 916416847834
916416828482

KTVO
Ottumwa Waterworks
Ottumwa Courier
Tom FM



CITY OF
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ATTACHMENT A

CITY OF OTTUMWA, IOWA

**CEDAR CREEK GOLF COURSE
RFP COVER SHEET**

Champion Bowl of Ottumwa LTD DBA: DTech Enterprises
Name of Company

534 N. Hazel St. Agency IA 52530
Street City State Zip

S Corp.
Type of Company: Corporation, LLC, etc.:

Doug Techel President
Contact Persons Name Title

dtechel@hotmail.com 641-226-3341
Contact Info: E-mail Phone

I Doug Techel, the undersigned do hereby confirm that the statements and provisions contained within this RFP response are true and accurate.

Doug Techel 11-2-23
Signature of Authorized Representative Date

ATTACHMENT B

NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement in Ottumwa, Iowa; and
2. That no individual employed by the Bidder was paid or will be paid by any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the making of this proposal were in the regular course of their duties for the Bidder; and
3. That no part of the compensation to be received by the Bidder was paid or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the making of this proposal were in the regular course of their duties for the Bidder; and
4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any other bidder or person, to put in a sham proposal or to refrain from making a proposal, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the proposal price of Bidder or of any other Bidder, or to otherwise restrain freedom of competition, and that all statements in this proposal are true; and

Champion Bowl of Ottumwa DBA Tech Enterprises
Bidder

Dou Techel
Signature

By Doug Techel
Name (Print/Type)

President
Title

534 N. Hazel
Street Address

Agency IA 52530

ATTACHMENT C

**CERTIFICATION OF BIDDER'S INSURANCE AGENT
REGARDING BIDDER'S ABILITY TO OBTAIN REQUIRED
INSURANCE COVERAGE**

I hereby certify that my client, as identified below, will be able to meet all of the insurance requirements of Attachment A, has been advised of any additional costs associated with doing so, and has agreed to obtain such coverages if selected as the successful bidder of the RFP to which my client has responded:

Legal Name of Bidder:

D Tech Enterprises

Name/Address/Phone/FAX # of Insurance Agency:

109 W. 2nd St

Ottumwa, Ia. 52501

Phone 671-687-6575 FAX 671-687-6575 Email: rominger@pcsa.com

Name of Agent/Broker (Print):

Rominger Insurance Agency Agent: Tom Hardie

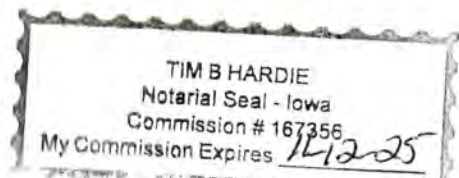
Signature of Agent/Broker:

Tom Hardie

Date of Signature: 10-27-23 Signature

and stamp of Notary Public:

Tom Hardie



Orlando FL 32807
City, State, Zip Code

5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

Cover Letter

Cedar Creek Golf Course

Prepared by:

Doug Techel

I am excited to respond to the RFP that was issued by the city of Ottumwa to lease Cedar Creek Golf Course. A resident of Ottumwa since 1966, the golf course has been a big part of me from an early age. I have been in management/ownership since the late 80's. Circulation Manager Ottumwa Courier (highest circulation in paper history), Executive Director Prairie Hills where we achieved 100% occupancy, owner of Champion Bowl from 1998-2018, sold for a profit, and most recently part owner of Five Hawgs BBQ.

In 2000 I was instrumental in starting the OHS Bowling program. During that time as the head coach, we have qualified for the state tournament 23 straight years and have won 10 state championships. In 2018 I was awarded the highest honor that a girls coach can receive in the state of Iowa, The Golden Plaque of Distinction. I have served as President of First Lutheran Church Council, have taken many leadership and management courses and currently serve as a volunteer firefighter in Agency. You will also see the pages of signatures of support from golfers and more importantly, employees of Cedar Creek Golf Course.

In the following pages you will see how we will conduct business at Cedar Creek. We will be adding a few more employees and increasing wages. I have been in contact with IHCC Head Coach Michael Wetrich on the possibilities of bringing a college meet to Cedar Creek. Capital improvements will be made with our golfers in mind, as we will have newer carts and equipment that will please our employees and golfers alike. With almost 100 signatures of support from golfers and employees (attached), I believe I have the faith of our golfing community to make this a successful adventure. I have been working golf course maintenance the past four years, and with my experience of running several successful businesses, I am very confident that my team and I can make Cedar Creek Golf Course the "Crown Jewel of Ottumwa".

Cedar Creek Business Plan

Having worked on the maintenance side of the golf course for the last 4 years, I believe that the condition of the course is the most vital aspect of running this business. By keeping the greens, fairways and equipment in prime condition, it will only enhance the experience of our guests. As you will see in "Attachment D", my capital improvements have a lot of aesthetic value, once again enhancing our golfers experience. I will also increase staff wages. By doing this we will be able to be more competitive in the workforce and be able to attract employees who believe in our vision of making our customers golf experience the best that it can be.

The last piece of the puzzle will be our marketing plan. You will see a detailed plan of our marketing ideas in this packet. We are allocating close to \$9000 per year for this purpose. We will continue to work closely with OHS, Indian Hills and local businesses to assist in their golf programs and fundraisers.

Staffing

Staffing for Cedar Creek is a vital part of the golfing experience. Having friendly and personable staff is an important piece of the puzzle. Finding the right employees who will share our vision of making Cedar Creek Golf Course the "Crown Jewel of Ottumwa" will be a top priority. Our payroll will be over \$320,000 and will employ four full-time employees and 19 part time employees (see attached page).

Cedar Creek Marketing Plan

Our vision and our goal are to make Cedar Creek Golf Course a household name. If you are thinking about playing golf, there will only be one destination. We can accomplish this goal by increasing the knowledge of our brand. Social media presence is vital today because it is the easiest way for a customer to reach our brand. It will be very important to come up with engaging content that makes our customers follow our social media pages. Facebook and Instagram are very

popular in today's society. We will also use local radio and newspapers to get our message out.

Another form of engagement will be weekly emails. By getting our customers email addresses when they come in to play, we will be able to inform our golfers about upcoming events, tournaments, and weekly specials. We will also be able to send out tournament results and monthly calendars so they can plan their next golfing experience. We also believe that it is important to recognize success. We will have pictures of our golfers who have carded a "hole in one", winners of our tournaments and all of our league winners. These will also be posted on social media.

Our last piece of the puzzle will be our Cedar Creek apparel. We will have in stock and the ability to order shirts, hats and miscellaneous items that our golfers will be proud to wear in public. The more your logo is out in the public eye, the more you will become a household name.

We are allocating \$9000 for our marketing campaign for 2024.

History

Champion Bowl of Ottumwa LTD

1998 – Present

Champion Bowl of Ottumwa LTD is a S Corporation which was started in August of 1998. The bowling center was sold in 2018 for a profit. The corporation is still active and my beer/liquor license was in good standing with the State of Iowa having no violations while in business. If we are granted the contract to Cedar Creek Golf Course we will be doing business as DTech Enterprises.

Staff Qualifications

Course Superintendent	40 hrs.	Over 15 yrs. experience
Asst. superintendent	40 hrs.	Over 5 yrs. experience
Mechanic/laborer	40 hrs.	Over 20 yrs. experience
Pro Shop Mgr.	40 hrs.	Over 35 yrs. Management experience
PGA Pro	30 hrs.	Name & resume to be provided at contract signing
Snack Bar Mgr.	30 hrs.	Over 15 yrs. Experience

The golf course superintendent has been with Cedar Creek for 15 years and has been responsible for the care of the course. He is very knowledgeable in it's daily care and shares my views on where I'd like to take the course. The snack bar manager has over 15 years of experience in food services. She also has the Safe/Serve certificate issued by the State of Iowa. I have over 35 years of experience of leadership and management. The businesses that I have been involved with have been very successful, and I am confident that Cedar Creek Golf Course will be no different. The PGA Pro's resume and qualifications will be provided during contract negotiations as he is still employed with another course.

The other part time employees will be used on the course, range, snack bar and the pro shop.
Hours will vary depending on the time of the year.

I have visited with all the key employees and they all have said they would like to stay on and continue their employment with Cedar Creek Golf Course under my management.

Proposed Annual Compensation

DTech Enterprises will pay the City of Ottumwa a total of \$31,250 per year. Payment will be made in two installments. May \$15,625 and August \$15,625. This does not include the \$1 per round assessment for city initiated capital improvements which will be paid on a monthly basis as collected.

Total = \$31,250

\$15,625 in May

\$15,625 in August

ATTACHMENT D

PROPOSED CAPITAL IMPROVEMENTS

LCapital Improvement Description (including completion timeframe)	Estimated Cost
Update 3 current shelter houses with new paint & repairs April 2024	\$1500
Paint & repair maintenance shed April 2024	\$4000
Build a new shelter near #13 tee box for golfer protection May 2024	\$3000
Build privacy fence around fuel tanks and dumpster September 2024	\$3000
Landscape behind #15 Tee Box (picture included) September 2024	\$1000
Level and re-seed all tee boxes November 2024	\$2000
Paint & Repair cart shed April 2025	\$4000
Expand golf cart pad May 2025	\$4000
Landscape behind #17 sand trap (picture included) June 2025	\$1000
Enlarge current pond to improve drainage and increase water storage. November 2025	\$10,000
Repair and paint restroom behind #3 green May 2026	\$4000
Build new restroom facility by #7 tee box May 2027	\$20,000
Overseed fairways Ongoing every year	\$2000 (per year)
Aerate all tees and greens twice a year Ongoing every year	\$2000 (per year)
Repair & maintain current cart paths Ongoing every year	\$2000 (per year)

#15 Before





15
After

17 Before



17 After



Personal References

Mike Holcomb	Agency Fire Chief	641-777-3799
Dusty Ware	Owner Warehouse BBQ Floor to Ceiling Store	641-455-9340
Nate Bissell	CEO River Community Credit Union	641-684-7742
Brandon Brooks	Athletic Director OHS	641-455-9658

Company References

South Ottumwa Savings Bank	Mike Sprau	641-682-7541
Kohl Wholesale	Bill Denniston	641-680-1407
Hy-Vee	Ted Palmer	641-680-2988
Lawn Chief	Jeff Conger	641-777-2906

Golf Operation Experience

Cedar Creek Golf Course is a business, and like any other business you need to bring in more income than expenses. I have a track record of doing just that. By enhancing the experience of your customers, in this case golfers, they will return again and again. I am an avid golfer playing over 170 rounds per year including many area courses and have help with dozens of tournaments. I do have experience on the maintenance side working with the grounds crew for the past 4 years. Working on the outside has provided me the knowledge of what is needed

to maintain the course in a condition that both the city and the golfers will appreciate. I believe that I have prepared a plan that will continue to make Cedar Creek Golf Course a profitable adventure.

Cedar Creek Income 2024

	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Green Fees	0	0	35000	40000	45000	45000	45000	45000	30000	15000	5000	0	\$ 305,000.00
Cart Fees	0	0	4500	6500	15000	17750	17750	17500	10000	5000	0	0	\$ 94,000.00
Pro Shop & Range	0	0	5000	20000	25000	35000	35000	35000	30000	15000	7500	0	\$ 207,500.00
Snack Bar	0	0	3750	6000	6000	6000	6000	6000	6000	3000	1500	0	\$ 44,250.00
Tournaments	0	0	0	0	10800	16000	10800	10800	8000	8000	0	0	\$ 64,400.00
													\$ -
													\$ -
Total Income 2024	0	0	48250	72500	101800	119750	114550	114300	84000	46000	14000	0	\$ 715,150.00
Sales Tax	0	0	-3395	-5075	-7126	-8382	-8018	-8001	-5880	-3220	-980	0	\$ (50,077.00)
Net Income	0	0	44855	67425	94674	111368	106532	106299	78120	42780	13020	0	\$ 665,073.00
Total Costs 2024	26078	26078	33870	70130	69785	58967	59967	97092	57900	46170	36395	26078	\$ 608,510.00
Cash Flow	-26078	-26078	14380	2370	32015	60783	54583	17208	26100	-170	-22395	-26078	\$ 56,563.00

Cedar Creek Budgeted Hours by Department
(weekly hours)

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Pro Shop													
Pro Shop Mgr.	40	40	40	40	40	40	40	40	40	40	40	40	480
Pro Shop Asst.	10	10	20	30	30	30	30	30	30	30	30	20	300
PGA Professional	20	20	20	20	20	20	20	20	20	20	20	20	240
Helper	0	0	0	8	8	8	8	8	8	8	0	0	56
Helper	0	0	0	8	8	8	8	8	8	8	0	0	56
Helper	0	0	0	8	8	8	8	8	8	8	0	0	56
Total Pros Shop Hours per Week	70	70	80	114	114	114	114	114	114	114	90	80	1188
Driving Range													
Helper	0	0	0	7	7	7	7	7	7	7	0	0	49
Helper	0	0	0	7	7	7	7	7	7	7	0	0	49
Helper	0	0	0	7	7	7	7	7	7	7	0	0	49
Total Driving Range Hours per Week	0	0	0	21	21	21	21	21	21	21	0	0	147
Snack Bar													
Snack Bar Mgr.	0	0	20	30	30	30	30	30	30	30	30	30	290
Helper	0	0	0	15	15	15	15	15	15	15	15	15	135
Helper	0	0	0	15	15	15	15	15	15	15	15	15	135
Helper	0	0	0	0	0	15	15	15	10	0	0	0	55
Helper	0	0	0	0	0	15	15	15	10	0	0	0	55
Total Snack Bar Hours per Week	0	0	20	60	60	90	90	90	80	60	60	60	670
Course Maintenance													
Course Superintendent	40	40	40	40	40	40	40	40	40	40	40	40	480
Asst. Course Superintendent	40	40	40	40	40	40	40	40	40	40	40	40	480
Mechanic	40	40	40	40	40	40	40	40	40	40	40	40	480
Helper	0	0	15	30	30	30	30	30	30	30	15	0	240
Helper	0	0	0	0	0	15	15	15	0	0	0	0	45
Helper	0	0	0	0	0	15	15	15	0	0	0	0	45
Helper	0	0	0	0	0	15	15	15	0	0	0	0	45
Helper	0	0	0	0	0	15	15	15	0	0	0	0	45
Helper	0	0	0	0	0	15	15	15	0	0	0	0	45
Total Course Maintenance Hours per Week	120	120	135	150	150	225	225	225	150	150	135	120	1905

Price Comparison

<u>City</u>	<u>9 Hole</u>	<u>18 Hole</u>	<u>Cart 9 Hole</u>	<u>Cart 18 Hole</u>	<u>Season Pass</u>
Muscatine	\$21	\$25	\$12	\$18	\$705
Burlington*		\$89	(Includes Cart)		
Mason City	\$11	\$18	\$7.50	\$15	
Mason City		\$23	\$10	\$15	\$610
Council Bluffs	\$31	\$43	(Includes Cart)		\$1000-\$1300
Ottumwa	\$18	\$23.81	\$9	\$14.51	\$790

*Spirit Hollow in Burlington is rated #1 public golf course in Iowa.

**Cedar Creek Golf Course offers many different rates to accommodate a variety of scenarios. Examples include jr. passes, family passes, senior rates, and 9 & 18 hole punch cards.

We would continue to offer competitive rates to insure that the number of rounds keep trending upward.

Established in 1912



www.fsbankia.com

9/27/2023

City of Ottumwa
105 E. Third St.
Ottumwa, Iowa 52501

RE: Cedar Creek golf course

To whom it may concern:

I have reviewed the financial information for Mr. Doug Techel and have pre-approved Mr. Techel for financing up to \$100,000.00 for equipment and operating capital.

Regards,

A handwritten signature in blue ink, appearing to read 'Zachary Guinn', is written over a light blue circular stamp.

Zachary Guinn
Vice President
Branch Manager, Agency

We the undersigned give our full support to Doug Techel in leasing Cedar Creek Golf Course from the City of Ottumwa Iowa

Printed Name	Address	Signature	Season Pass Holder
Krissa Wiley	9 Friendly lane Ottumwa IA	Krissa Wiley	
Nick R. Hyde	433 Cash Blaine Ottumwa, Ia	Nick R. Hyde	Yes
Larry McCoble	730 N. Johnson Ave Ottumwa	Larry McCoble	Yes
Jaxson D. Coble	730 W. Johnson Ave.	Jaxson Coble	Yes Employee
ROGER WREN	1375 FERRY ST	Roger Wren	Yes
Braxton Coble	730 N. Johnson Ave	Braxton Coble	Yes employee
Scott Ridge	429 W 2nd St.	Scott Ridge	Yes
Jodi Admnd	368 Mahaska	Jodi Admnd	employee
Jodi Admnd	368 MAHASKA	Jodi Admnd	EMPLOYEE
Tony Roberts	9 Friendly Ln	Tony Roberts	SEASON PASS
Arville Johnson	11512 Blacksburg RD	Arville Johnson	EMPLOYEE
Mike Thode	517 Crestview	Mike Thode	
Fred Long	420 Carlisle	Fred Long	Pass holder Yes
AJ Clark	827 Harvey	AJ Clark	Pass holder "
Anthony Roberts	43 Friendly Lane	Anthony Roberts	employee
Jill Denniston	1426 Silverwood Ln	Jill Denniston	Pass holder
Kellin Surgeon	724 S. Walnut	Kellin Surgeon	No

**We the undersigned give our full support to Doug Techel in leasing
Cedar Creek Golf Course from the City of Ottumwa Iowa**

<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>	<u>Season Pass Holder</u>
Sheila Walsh	9133 N. Quincy	Sheila Walsh	no
Jan Inman	1413 S. ...	Jan Inman	no
Ted Inman	" "	Ted Inman	yes
Thomas Mitchell	110 Shawl	Thomas Mitchell	no
Jackie Mitchell	1203 W. Mary St.	Jackie Mitchell	no
Tom Mitchell	1203 W. Mary	Tom Mitchell	no
Matt Mitchell	1203 W. Mary	Matt Mitchell	yes
Kenny Hamm	1018 West Mary	Kenny Hamm	yes
Moya Sheehy	45 Kingsley	Moya Sheehy	no
STEVE GREENIE	1312 S. WEBSTER	Steve Greenie	YES
KEN PHILLIPS	5707 MADISON AVE		YES
Larry D. Davis	104 Jefferson St Batavia Id 51533		yes
Bob Meinders		OTT IA	YES
Dennis Brown		OTT IA	yes
Jim Buas		OTT IA	yes
Alvin Knott	Al Knott	705 W. MONTAGNE OTTUMWA	yes
MARA PRYMEYER	2601 ROEMER		no
Alex Frymoyer	Alex Fry	2601 Roemer	No
John Eddy			No
John Eddy	546 Bryan Rd. OTTUMWA		No
Jeremy Sanger	OTTUMWA IA 1421 greenwood		NO
Al Miller	522 S. ... OTTUMWA IA 52501		YES
Tellor		no

We the undersigned give our full support to Doug Techel in leasing
Cedar Creek Golf Course from the City of Ottumwa Iowa

Printed Name	Address	Signature	Season Pass Holder
Paul G. ...	1311 E. Plum		
T. J. WALSH	433 N. QUINCY AVE		YES
R. D. GUITER	166 VOGEL		YES
Learn Price	462 13th St, Eldon		YES
Learn Price	462 13th St, Eldon		YES
Terry Price	462 13th St, Eldon		yes
Ed Clune	317 East Rochester Ottumwa		YES
John Messerhitt	107 Deppa Lane Ottumwa		YES
Larry Slycock	12604 SYCAMORE RD OTTUMWA		YES
Al Taylor	509 Caster Eldon		YES
Gene Taylor	11472 Copenhagen 101 K 7/11		YES
Mike Jones	15520 Blumgraves Rd OH.		YES
Arthur Jones	316 E Maple Ave		yes
Mark E Johnston	312 Elm Chillicothe		yes
Dis. Grt	323 Crestview Ave Ottumwa IA 52501		yes
Jos. Corzette	705 Ray St Ottumwa IA 52501		yes
Jackson Corzette	605 Ray St Ottumwa Ia 52501		YES
RANDY THOMAS	434 S. POCAHONTAS OTT IA 52501		YES
JIM LANGRISH	1560 N. BLU " " "		yes
FED PAUMER	129 S FERRY ST OTT IA 52501		YES
...	414 E Main St Agency IA 52530		No

**We the undersigned give our full support to Doug Techel in leasing
Cedar Creek Golf Course from the City of Ottumwa Iowa**

<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>	<u>Season Pass Holder</u>
Amanda Picher	117 E main St Apt. 202	Amanda Picher	
Morgan Wilson	1445 Doe Run Dr. North Liberty	Morgan Wilson	
Aaron Clark	1956 Gladstone 022	Aaron Clark	NO
Gail Roberts	9 Friendly Lane	Gail Roberts	yes
Danielle Batterson	208 E Wapello Agency	Danielle Batterson	NO
Jessica Roberts	43 Friendly Ln. Ottumwa, Ia.	J. Roberts	Employee
Joan Clubb	839 Ingersoll St Ottumwa, IA 52501	Joan Clubb	NO
BONITA Jo BARTLETT	120 SHAUL AVE OTTUMWA IA 52501	Bonita J Bartlett	NO
SUSAN L. JOHNSON-MAHER	707 Riverside Lane Ottumwa IA 52501	Susan Johnson Maher	NO
SHAKU ENGELSON	2825 OAK MANOR DR OTTUMWA, IA	Shaku Engelson	NO
Shawn Richmond	2002 N. Ct. St.	Shawn Richmond	NO
Rick Post	11495 98th Ave	Rick Post	NO
Terry Glick	207 W. Manning Ave	Terry Glick	NO
Matthew Glick	925 Owen Ave	Matthew Glick	NO
Dallas Glick	309 N. WELKER	Dallas Glick	NO
Steve Glick	12809 River Rd.	Steve Glick	NO
Douglas Greene	1217 Richmond Ave	Douglas Greene	Employee

**We the undersigned give our full support to Doug Techel in leasing
Cedar Creek Golf Course from the City of Ottumwa Iowa**

Printed Name	Address	Signature	Season Pass Holder
Terry Godwin	1325. Milner St, Ott.	Terry Godwin	Yes
Mark Garner	11540 Angler Rd # 11	Mark Garner	Yes
Mike Miller	1952 Gladstone	Mike Miller	Yes
John Valcell	14 Schwartz	John Valcell	Yes
Kathy Courtney	2621 Kenwood	Kathy Courtney	Yes
Kay Vantello	14 Schwartz	Kay Vantello	Yes
Barb Hull	19761 US Hwy 63	Barb Hull	Yes
Kathy Jaska Gardner	7 Weaver Drive	Kathy Jaska Gardner	Yes
Teri Roberts	2341 Timberline	Teri Roberts	No
Rox Swartz	210 Northview Ave	Ottumwa Ia 52501	YES
Stan Swartz	315 S Ransom	Ott Ia 52501	YES
Ann Staebler	14601 87th St	Ott. Ia 52501	YES
AL Mook	714 Lake Rd	Ott. IA 52501	YES
Phil Lynch	8 SUSSEX PL	Ott IA 52501	YES
Connie Lynch	8 SUSSEX PL		
Jeff Schrey	2543 Kenwood	Ott IA 52501	NO

ATTACHMENT A

CITY OF OTTUMWA, IOWA

**CEDAR CREEK GOLF COURSE
RFP COVER SHEET**

A.A.W. Golf Group, LLC

Name of Company

810 15th Ave E.

Street

Oskaloosa, IA

City

State

52577

Zip

LLC

Type of Company: Corporation, LLC, etc.:

Adam Wilson

Contact Persons Name

Owner

Title

Adamwilson1977@gmail.com

Contact Info:

E-mail

(402)321-8595

Phone

I Adam Wilson, the undersigned do hereby confirm that the statements and provisions contained within this RFP response are true and accurate.

Adam Wilson

Signature of Authorized Representative

11/15/2023

Date

November 18, 2023

Dear Evaluation and Selection Committee:

My name is Adam Wilson and I have been a Golf Professional at Cedar Creek Golf Course for fifteen years and the Head Professional for ten years. During this time, among many other major responsibilities, I have been solely responsible for the creation, the organization and implementation of Golf Activities in all the following categories:

Men's Open League, Ladies Open morning league, Ladies Open evening league, a Men's Open Senior league, a Junior Golf Program with several experienced golf instructors and an additional Golf Professional all on Staff. We as a Staff have produced, organized, and hosted thirty large golf tournaments per year including: charitable fund raisers events, couples golf events and even including a multiple day statewide sponsored tournament as a fundraiser for the Iowa State ELKS organization and many additional, promotional golf related events and outings for several Ottumwa community specific events.

All these successful activities are dramatically not only improving the reputation of Cedar Creek Golf Course but also the perception of Ottumwa in general. I am extremely proud to represent Ottumwa and Cedar Creek G.C. and am looking forward to continuing and improving upon the legacy we created the past twenty years.

This facility is currently in the Top Ten Public Golf Courses In Iowa in Playability, Affordability and recently Overall Golf Course Condition. Due to these factors Cedar Creek Golf Course has become one of the busiest public facilities in all of Iowa. **And my intention is to continue and enlarge these aspects as we continue our nineteenth consecutive year of winning the award of:**

" BEST Southern Iowa Golf Course."

As all of you know and are aware that the Candidate you choose to lease Cedar Creek GC is not and will not be intended to become an employee of the City of Ottumwa. My golf facility experience and education has elevated me into a position of a Golf Course Management company.

Consequently, I am requesting the following suggestions:

- As a **private** golf business lessee candidate, My company does not feel it is necessary to reveal said financial information. If I were awarded the Lease as an employee of the City, I then can understand the necessity of your desire to know my finances. BUT as a **private** business entity leasing City property to operate a public golf facility, that information legally needs to remain private. (Example: What **private** entity handles the tree removal for the City, what **private** entity assists the City with electrical projects when needed, which **private** entity in the past has handled all the City computer issues, etc. To my knowledge, none of these examples of private businesses were/are required to divulge private

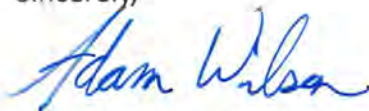
financials to the City). This same standard should be observed with the golf course. I am simply seeking a non-discriminatory decision in this area.

- I am more than happy to forward the monies collected for the Surcharge to the City, provided that when the City commences seeking to annually perform a Capital Improvement that the City must use one of the Cap Imp line items on my company's RFP.
- My company is seeking an official Exit Interview with the City upon the conclusion of the Lease, whether the Lease is for the original Ten-Year span or the additional Five-Year option. At that time, I am willing to provide the City with my company's most recent Two-Year Profit and Loss Statements. This voluntary commitment will provide the City with proper, extensive financial information to assist in the hiring of the next lessee.

Effective January 1, 2024, I will have available to me a fleet of 60 golf carts, a full fleet of mowing and maintenance equipment and the proper equipment to fully operate a Food & Beverage facility. I am prepared to step in and have the entire Cedar Creek facility function efficiently and properly. However, because I am forming my new company, I do not have pre-existing financial data for you.

Thank You each individually!

Sincerely,



Adam A. Wilson

P.S.

To the Evaluation and Selection Committee Members:

It is because of your wisdom and your integrity that Mr. Phil Rath has chosen you, has selected you, to sit on this Committee to simply help him discover which Golf Course Company is best suited to manage and continue leading and advancing Cedar Creek Golf Course. My mission here, if chosen as that Candidate, is to simply continue to give the golf course customer base a higher quality facility with professional services and playing conditions, all the while still giving all citizens of Ottumwa the right and privilege to be PROUD of the entire Cedar Creek GC facility.

OTTUMWA COURIER

Best of Southern Iowa 2023



#1 Golf Course
Cedar Creek Golf Course

**Kyle Ocker,
Publisher**

OTTUMWA COURIER

Southeast Iowa's Best Newspaper
ottumwa.com

Cedar Creek Golf Course

-Overall Business Plan-

1. All Sales and Revenues are controlled by my Point-of-Sale System (POS).
2. ForeUP has been my current POS system for the past sixteen years. They are well known here in the U.S., as well as internationally and they are a highly effective and efficient POS company.
3. Physical inventories are taken for both the Golf Shop and the Food & Beverage areas.
4. Variance Reports are generated, and any problems corrected.
5. Daily cash controls are reported along with that variance report daily.
6. Monies are secured daily in our safe and banked daily.
7. POS Summary reports are reconciled with accounting software. Bank and credit card reports are reconciled daily.
8. My company will establish credit accounts with many of the large golf vendors.
9. All invoices will be entered weekly and paid within the terms of the vendors.

-Business Plan for the Golf Shop-

Merchandise/ Customer Service:

1. Items in predictable and frequent demand will be stocked in the Shop and will be competitively priced. Items that demonstrated a high rate of turnover and which are always in high demand will be regularly available, including tees, golf balls, and pieces with the golf course logo on them.
2. We understand that good customer service begins with hiring employees that are both friendly and hard working. Too often the greatest emphasis is solely placed upon hiring hard workers. The reality of our success at Cedar Creek is and will continue to be that customers expect staff

members to not only demonstrate a willingness to diligently perform their duties but also will interact with customers in a friendly and respectful manner.

3. The golf club inventory will be minimal due to the low prices offered by outside discount stores and the on-line options.

-Marketing Plan-

1. Our marketing plan includes information on how we intend to increase Rounds played and sales of ancillary goods and services. Understanding where marketing dollars should be spent can be very difficult to gauge. As we carry out our plan, we will ensure that we are marketing to the widest audience possible to include men, women, seniors, juniors, singles, couples, and families. Lastly, my Staff at Cedar Creek GC, will have personal goal to make certain all customers are treated fairly and in a professional manner.
2. We will flood the market in the Spring or early year to create the mindset that Cedar Creek is the place to be.
3. We will remain OPEN for most of the year. The only time we close will be cold, wet, or snowy conditions. However, we do intend to exhibit shorter working hours in the months of December, January, and February.
4. Print Media- we will employ the use of print media for many sales, tournament ads, etc., to reach our customer bases.
5. Local radio channels will also be used to target regional and statewide golfers.
6. Internet Marketing-Through the use of the internet we can market a targeted area directly determined by the exact product or services desired. We have the ability to fill slower t-times as needed in addition to the ability to broadcast instant specials and coupons.
7. And of course, we will stay abreast of our website and adapt to all sources of Social Media to enhance Rounds and Revenues, etc.

8. We will partner with the Iowa Golf Association, the States largest amateur body and the Iowa PGA in helping us to spread our local's pride throughout the entire State.

-Staffing and Qualifications-

In addition to myself, I am hiring a PGA Class "A" Golf Professional. This Professional has won the Iowa PGA Section Senior Championship a total of three times. He is a Certified Club fitter for Ping, Callaway, Titleist, TaylorMade, Mizuno and Tour Edge. Most recently he was nominated for the Iowa PGA Section 2023 PGA Teacher of the Year Award. He has consistently updated his PGA credentials via the National PGA Office in Plam Beach Gardens, Florida. He possesses many years' experience Promoting and Marketing Golf Course Rounds, He has vast experience in Golf Course Maintenance Programs and in Improving Golf Course Conditions. He has many years of experience in managing and leasing complete Golf Course Facilities and has extensive Budget experience for all areas of a Golf Facility.

I am hiring a full-time Administrative Assistant who has experience in the following areas:

- Offering High Quality Customer Service.
- Internet and Social Media Expertise.
- Golf Tournament Administration and Implementation.
- Inventory Management and Staff Scheduling.
- Several years' experience employed in the Golf Shop.
- Elevated level of communication skills
- Total commitment to our "customer."

I am hiring a Food and Beverage Manager who has vast experience in the following areas:

- Budgeting and Purchasing in the Food & Beverage Department.
- Creating an innovative F&B Menu suited very well for Public Golf Course facilities.
- F&B Training and Customer Service skills.
- F&B Inventory Management
- Implementation of Cost of Goods versus Retail Pricing methods.
- Elevated level of Communication skills
- Total commitment to our “customer”.

I am hiring a full-time Golf Course Superintendent who has many years' experience in the following areas:

- Diagnosis and eradication of golf course grass diseases.
- Member of the Iowa Golf Course Superintendent's Association (IGCSAA).
- Implementation of proper mowing heights for every area of turf on a Golf Course.
- Elevated level of communication skills
- Possesses an IGSA Chemical Spray License.
- Total commitment to our “customer”.

In addition to these Key Employees, I am adding the following staff members:

- Maintenance Crew Assistant Superintendent (1)
- Snack bar Assistants (4)
- Driving Range Attendants (6)
- Maintenance Crew laborers (6)
- Golf Shop (4)
- Golf Cart Mechanic (1)
- Maintenance Crew mechanic (1)

-Golf Course Plan of Operation-

Greens:

- Once the greens begin to grow in the Spring of 2024, the height of cut will be maintained on a regular basis at or near .125 height. This is ideal height of cut for our greens due to the fairly undulating terrain of our greens. If greens are extremely undulating, then the height of cut should be slightly higher for a more playable green speed for the average golfer. During major Cedar Creek Golf Course tournaments such as the Greater Ottumwa City Championships we historically adjust the height of cut so the green speed is 11.5 on a Stimpmeter.
- Aerification of Greens will be performed as needed, preferably only once per year and ONLY when the turf is most healthy allowing for immediate healing.
- Topdressing will begin as soon as the greens are actively growing in the Spring and will continue on a monthly schedule throughout the entire golf season. This process ensures a smooth putting surface and eliminates thatch from developing to an unacceptable level.
- Verticutting will normally begin in conjunction with the Topdressing program. This also dramatically enhances the overall condition of a putting green.
- Greens will be fertilized on the nitrogen levels to encourage turf vigor without creating growth that could adversely affect the putting surface. Periodic soil samples will be taken to assure proper nutrient levels.

Tees:

- An aerification schedule program like greens aerification will be designed for all tee boxes, including the Driving Range tee box. Since this tee box receives the most usage on a daily basis, we will always closely monitor the Range tee box condition.
- Divots in the tee box area will be filled on a daily basis to encourage regrowth of damaged areas.
- Fertilizers will be applied at levels which will encourage healthy and vigorous turfgrass growth.

Fairways:

- Fairways will be mowed a minimum of three (3) times per week, starting in front of the first tee time of that day...on EACH nine.
- Fairways will be aerified like the greens and tees aerification plan.
- Fairway divots be replaced and or filled on a regular basis like the Driving Range plan.

Roughs:

- Weeds will be sprayed and pre-emergent will be applied to combat crabgrasses. Roughs will be mowed continuously throughout the week, avoiding weekends due to the current volume of our play.

Course Set-Up:

- Cups and tee markers will be checked and moved daily or as play demands.
- To Eliminate poor pin positions and sets and unfair tee placements, cups and tee markers will be set by a qualified individual who knows the game of golf. This individual will also be responsible for any directional ropes for wet areas and/or cart directional signage.
- Sand bunker maintenance will be dictated by the best type of sand readily available here in the Midwest. Ideally, sand should not require constant or excessive manipulation. The best playing conditions in sand bunkers are like normal turf condition...Firm is ideal - golfers do not prefer a fluffy fried egg scenario. Sand bunkers are raked throughout the week in order to repair those footprints that the golfers may have missed.

Driving Range:

- A driving range with practice areas for chipping, fairway bunker practice and putting is critical. These areas represent viable profit centers and are important to any golf instruction program. Golfers use the driving range to warm up prior to playing or simply to practice on a day off. The Range here at Cedar Creek Golf Course is an unbelievably valuable commodity. We have many, many players who come from as far away as Centerville, Bloomfield, Oskaloosa, Sigourney, Fairfield and northern Missouri who will drive to Ottumwa simply because we have established quite possibly the best overall practice area and Driving Range in southern Iowa.

References:

Many of my current clients and customers are regular players here at Cedar Creek GC. THEY have voluntarily admitted to me that they have emailed each of the City Council members, voicing a very strong opinion on my behalf. I have even had out-of-county players decide to email the same Council members on my behalf.

These positive comments from others are unsolicited by me. They are simply voicing their opinion on who they desire and how they desire Cedar Creek GC to be operated.

-City of Ottumwa Compensation Plan-

Calendar Years:

2024-2033

Amount per Year:

\$16,000.00

Surcharge per Year:

2024-2033

Amount per Year:

\$24,000 (approx.)

Knowing the ages of the irrigation system, the Clubhouse, the Maintenance Shop and the entire facility, I am recommending the following suggestion:

Go ahead and receive this Compensation per year BUT consider setting back 50% of the Capital Improvement income each year.

The reason for this is...you may have future expensive Cap Imp needs in the near to distant future. And after the initial Lease ends, the City will still have approximately \$120,000.00 available for CCGC Capital Improvements in the above areas.

ATTACHMENT B

NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement in Ottumwa, Iowa; and
2. That no individual employed by the Bidder was paid or will be paid by any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the making of this proposal were in the regular course of their duties for the Bidder; and
3. That no part of the compensation to be received by the Bidder was paid or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the making of this proposal were in the regular course of their duties for the Bidder; and
4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any other bidder or person, to put in a sham proposal or to refrain from making a proposal, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the proposal price of Bidder or of any other Bidder, or to otherwise restrain freedom of competition, and that all statements in this proposal are true; and

A.A.W. Golf Group, LLC

Bidder

Adam Wilson

Signature

By Adam Wilson

Name (Print/Type)

owner

Title

810 15th Ave E

Street Address

Oskaloosa, IA 52577

City, State, Zip Code

ATTACHMENT C

CERTIFICATION OF BIDDER'S INSURANCE AGENT
REGARDING BIDDER'S ABILITY TO OBTAIN REQUIRED
INSURANCE COVERAGE

I hereby certify that my client, as identified below, will be able to meet all of the insurance requirements of Attachment A, has been advised of any additional costs associated with doing so, and has agreed to obtain such coverages if selected as the successful bidder of the RFP to which my client has responded:

Legal Name of Bidder:

Adam Wilson d.b.a. A.A.W. Golf Group, LLC

Name/Address/Phone/FAX # of Insurance Agency:

NOEL Insurance
219 W 4th St.
Ottumwa, IA 52501

Phone (641) 682-7533 FAX (641) 682-8804

Name of Agent/Broker (Print):

Willene White

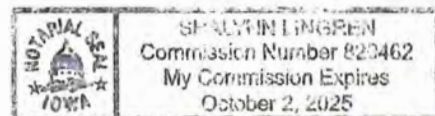
Signature of Agent/Broker:

Willene White

Date of Signature: 11/16/2023

Signature and stamp of Notary Public:

Shalynn Lingren



Proposed Capital Improvements**Approx. Value:**

1	New GRAND main entrance with double doors built onto the north side of the Clubhouse	\$ 34,000.00
2	Replace the existing 33 year old HVAC in the Food & Beverage area	\$ 14,000.00
3	Concrete the driveway leading to the Maintenance building.	\$ 15,000.00
4	Install new LED lighting in the Maintenance building and the cart shed building	\$ 6,000.00
5	Install new, insulated windows in the Golf Shop and the Food & Beverage areas.	\$ 4,000.00
6	Modernize the Golf Shop by raising the ceiling height into a vaulted ceiling with wood beams	\$ 14,000.00
7	Due to volume, enlarge the Food & Beverage food preparation/kitchen area.	\$ 45,000.00
8	Install A/C in the Men's Locker Room	\$ 500.00
9	Install Vent fans in the Men's locker Room	\$ 500.00
10	Install new, white vinyl fencing around the southeast parking lot.	\$ 2,600.00
11	Concrete the southeast parking lot	\$ 60,000.00
12	Install an attractive small fence to hide the existing two fuel tanks	\$ 3,000.00
13	Purchase and install a new business telephone package system	\$ 5,000.00
14	Purchase three new SMART tv's to better enable tournament and visual event Results	\$ 2,000.00

ATTACHMENT A

received
11-20-23 12:00 PM

CITY OF OTTUMWA, IOWA
CEDAR CREEK GOLF COURSE
RFP COVER SHEET

Maxim Golf Solutions, LLC

Name of Company

5757 E Eagle Knoll Drive

Street

Hartsburg

City

MO

State

65039

Zip

Limited Liability Company

Type of Company: Corporation, LLC, etc.:

Bryan Minnis

Contact Persons Name

Principal & Founder

Title

bryanm@maxim.golf

Contact Info:

E-mail

(785) 766-5208

Phone

I Bryan Minnis, the undersigned do hereby confirm that the statements and provisions contained within this RFP response are true and accurate.



Signature of Authorized Representative

November 20, 2023

Date



CEDAR CREEK GOLF COURSE LEASE PROPOSAL
Request for Proposal Response – November 20, 2023

Maxim Golf Solutions LLC
5757 E Eagle Knoll Dr
Hartsburg, MO 65039

November 20, 2022

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ATTACHED SUPPLEMENTS

- BUSINESS PLAN**
- MAXIM EMPLOYEE SERVICE HANDBOOK**
- MAXIM FINANCIAL STATEMENTS**
- TRANSITION PUNCH LIST**

Proposer Warranties

1. The proposer certifies it can and will provide and make available, as a minimum, all services set forth in the RFP.
2. Proposer agrees to the **Confidentiality of Submissions** clause in the RFP.
3. Proposer agrees to the **Warranty** clause in the RFP and certifies that it is the owner of the materials, methodologies, products, and services represented in the RFP response provided.
4. Proposer agrees the **Indemnification and Hold Harmless** clause in the RFP.
5. Proposer agrees to the **Governing Law and Forum** clause in the RFP and is willing and able to comply with State of Iowa Laws.
6. Proposer agrees to the **Non-Discrimination Statement** in the RFP.
7. Proposer agrees to the **Code of Conduct** clause in the RFP.
8. Proposer agrees to the **Acceptance by Bidder** clause in the RFP.
9. Proposer agrees to the **Contract** clause in the RFP.
10. Proposer agrees to the **Assignment** clause in the RFP.
11. Proposer agrees to the **Independent Contractor** clause in the RFP.
12. Proposer agrees to the **Insurance** clause in the RFP and warrants that it is willing and able to obtain insurance with the coverage limits stated.
13. Proposer warrants that all information provided by it in connection with this proposal is true and accurate.

Firm: Maxim Golf LLC

Signature: 

Name (printed): Bryan Minnis

Title: Chief Executive Officer

Email: Bryanminnis2011@gmail.com

Phone: (785) 766-5208 Date: 11/20/2023



"To provide the highest level of quality golf, recreational, and social experiences possible to our Members and Patrons"

City of Ottumwa
Philip Rath City Administrator
Cedar Creek Golf Course RFP Evaluation Committee
105 3rd St E
Ottumwa, IA 52501

November 20th, 2023

Subject: Response to RFP issued by City of Ottumwa, IA regarding the lease of Cedar Creek Golf Course

Dear Evaluation Committee Members,

Maxim Golf Solutions LLC is pleased to offer the enclosed proposal for the lease of Cedar Creek Golf Course.

We acknowledge that we received the official RFP via email from: rathp@ottumwa.us on November 9th, 2023, at 4:26pm. We fully understand the RFP as written and believe that we have addressed all the requirements set forth therein in the response submitted.

Maxim Golf Solutions LLC will provide all future management services as it relates to Cedar Creek through its corporate offices.

Maxim Golf Solutions
Attn: Bryan Minnis
5757 E Eagle Knoll Dr
Hartsburg, MO 65039

Mobile: (785) 766-5208
Email: bryanm@maxim.golf
Website: maxim.golf

Sincerely,

A handwritten signature in black ink that reads "Bryan Minnis".

Bryan Minnis
CEO
Maxim Golf Solutions LLC

Maxim Golf Solutions

...**was formed in 2011** to meet the needs of golf course owners and operators who could benefit from the expertise of industry professionals offering affordable services and sensible solutions to the challenges faced in today's golf economy. Maxim Golf Solutions is a Missouri based Limited Liability Company that specializes in comprehensive management and consulting services designed to help golf course owners and managers succeed in their goals to maximize the potential of their operations.

Our executive team is comprised of industry professionals who specialize in very specific areas of golf club operation, and who also have a broad understanding of the golf industry on both a local and national level.

Maxim Golf Solutions brings over 100 years of combined professional experience with them that relates specifically to the needs of both public and private golf entities. Our team of professionals represents high level expertise in every facet of club operations including: Golf Shop Operations, Food & Beverage, Grounds & Maintenance, Sales & Marketing, Membership, Training, Clubhouse Management, & Technology.

Maxim Golf Solutions prides itself in its ability to translate the experience and success of each of its executives into solutions for owners and operators looking to improve their business.

Maxim's executives meet formally on a weekly basis to discuss the needs and review the performance of each client's operation. Each executive carries with them an equal share of the company's success and responsibility for our client's success.

The Maxim Golf Employee Service Standards are rooted in our mission and our five vision points.

MISSION

"To provide the highest level of quality golf, recreational, and social experiences possible to our Members and Patrons".

VISION

- Be the best in guest satisfaction, value & convenience for golf, social, and recreation activities.
- Help families build strong relationships through involvement in golf, and other healthy activities.
- Make a difference in people's lives, especially those of children.
- Educate people about golf, and healthy lifestyles.
- Support Maxim's Veterans Ventures and Chip in for Change foundations.

We believe these principles are wholly compatible with the City's Philosophy, Intent, and Expectations for the operation of its municipal golf course. Our vision to be the best in guest satisfaction, value and convenience in golf, social and other recreational activities exceed the City's expectation to have course conditions and customer service commensurate or superior to other quality courses in the area. Maxim provides an exceptional value and a better customer experience found at most public golf facilities.

All Maxim employees are held to the standards outlined in the Maxim Service Providers Handbook. Maxim employees are instructed in how they are to deliver the best possible service to our members and patrons through a detailed plan that covers everything from answering the phone to ensuring our facilities are always neatly kept, swept, and scrubbed.

Maxim team members are taught that **"there is never a right way to do the wrong thing"**. At Maxim we believe in ensuring that our team members look the part, talk the part, and act the part of being a golf industry professional. This standard is upheld in every area of our operation from the maintenance staff to those that work in and around the clubhouse areas.

Below are a few excerpts and examples from our Service Provider handbook:

Maxim Team Member Mission Statement

"We will strive daily to meet needs and exceed the expectations of our members and patrons in every way. To accomplish this, we will locate, educate, evaluate, appreciate and compensate our service providers to create GREAT team members who are equipped and prepared to deliver an experience that is unmatched in our industry." *Maxim Service Handbook (September 2021) pg.1*

What **GREAT** means to us

Greet each member and patron with eye contact, and a warm welcome

Respect all members and patrons as well as fellow team members

Enthusiasm toward your job shows pride and effort

Actions not words are what ultimately matters most

Teamwork at all levels is what makes service "click"

Maxim Service Handbook (September 2021) pg.2

Service at Maxim is what separates us from other clubs and organizations in our industry. Great services are what we are striving for and expect from all our team members. Always remember that Great Service must start with a Great First Impression. **Great starts with the Greet.** You only get **one chance** to make a first impression. This begins with the impression our members and patrons receive as soon as they enter our grounds and facilities. It happens before a single personal interaction takes place and continues when we immediately acknowledge our members and patrons and greet them with a warm and sincere welcome. Great Service requires a complete effort on all fronts by all team members and is attainable if we focus on the Five A's of Service.

Apppearance • **A**ttitude • **A**wareness • **A**ccountability • **A**ttention to Detail

Maxim Service Handbook (September 2021) pg.2

10 Essential Attributes of Maxim Team members

1. **Natural Ability to Anticipate Member/Patron Needs.** Our team member's ability to anticipate needs provides the opportunity to extend service above and beyond member and patron expectations. Remember this saying at all times "**The answer is "I'm happy to assist you, now what's the question?"**"
2. **A Sincere Desire to Please.** Service may be good, but when sincerity is added it becomes GREAT.
3. **Genuinely Friendly.** At Maxim Golf we want team members who like people and who truly enjoy interacting with others. Having this quality decompresses our member/patron and allows us to do what we do best.
4. **Smile.** A smile is something that can change someone's perception of you. A smile goes a long way and doesn't cost a thing.
5. **Intelligence.** Intelligence is a form of common sense and good judgement that is needed to serve our members and patrons. This common sense and good judgement make serving our members and patrons second nature.
6. **High Energy.** Great service comes from team members who always perform their job with a spark of enthusiasm and eagerness that conveys a positive energy to members and patrons.
7. **Pride.** Team members who understand the importance of their job and the contribution they are making have a pride, self-esteem and an attitude that is evident to everyone around them.
8. **Ability to Change.** Change is never easy or comfortable, but it is your ability to change in order to accomplish different tasks that sets you apart.
9. **Trustworthiness.** At Maxim Golf we have a moral responsibility to our members and patrons to always work to earn their trust. Once trust is achieved, we win.
10. **Relentless.** It is not our ability to succeed in our jobs that set us apart, but a relentless and never-ending pursuit of perfection. Satisfied members and patrons is not enough; we need to create *Raving Fans* *Maxim Service Handbook (September 2021) pg.4*

OUR WHY

"At Maxim Golf Solutions, it is our goal to for every operation we work with to maximize its earning potential. We have years of real, on-the-job experience in diverse markets with a proven track record of success. We're confident that we can help your facility earn more money and offer improved services that will distinguish you from the competition."

Bryan Minnis

Maxim Golf Solutions, CEO

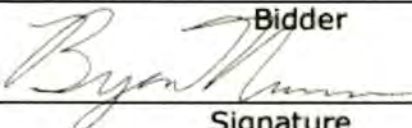


ATTACHMENT B
NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement in Ottumwa, Iowa; and
2. That no individual employed by the Bidder was paid or will be paid by any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the making of this proposal were in the regular course of their duties for the Bidder; and
3. That no part of the compensation to be received by the Bidder was paid or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the making of this proposal were in the regular course of their duties for the Bidder; and
4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any other bidder or person, to put in a sham proposal or to refrain from making a proposal, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the proposal price of Bidder or of any other Bidder, or to otherwise restrain freedom of competition, and that all statements in this proposal are true; and

Maxim Golf Solutions, LLC

Bidder


Signature

By Bryan Minnis
Name (Print/Type)

Principal & Founder
Title

5757 E Eagle Knoll Drive
Street Address

Hartsburg, MO 65039
City, State, Zip Code

5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

ATTACHMENT C

**CERTIFICATION OF BIDDER'S INSURANCE AGENT
REGARDING BIDDER'S ABILITY TO OBTAIN REQUIRED
INSURANCE COVERAGE**

I hereby certify that my client, as identified below, will be able to meet all of the insurance requirements of Attachment A, has been advised of any additional costs associated with doing so, and has agreed to obtain such coverages if selected as the successful bidder of the RFP to which my client has responded:

Legal Name of Bidder:

Maxim Golf Solutions, LLC

Name/Address/Phone/FAX # of Insurance Agency:

CEK Insurance

1011 Westdale Rd, Lawrence, KS 66049

Phone (785) 843-2772 FAX _____

Name of Agent/Broker (Print):

Chris Hutchens

Signature of Agent/Broker:

Lora Howard

Date of Signature: 11/20/23 Signature

and stamp of Notary Public:

Patricia A Huebner



Cedar Creek Lease Compensation

We propose an annual lease due on March 15th that escalates each year. We would prefer a slow start to ensure our ability to spend the maximum amount on equipment towards providing premium golf. We would propose an initial lease payment of \$5000 with an annual increase of \$1000 with a cap of \$12,000.

SCOPE OF WORK

- **Provide all equipment and assets necessary for the operation of the Golf Course, Golf Shop, and Snack Bar.**

Maxim Golf has preferred accounts with many of the most recognizable vendors in the industry. Our buying power allows for procurement of goods at preferred pricing terms and costs. Maxim uses Acushnet (Titleist/FootJoy), Wilson, Bermuda Sands and Callaway as its primary supplier of golf balls, gloves, hats, apparel, and shoes. Maxim Golf has preferred accounts with Toro, John Deere, and Jacobsen for maintenance equipment purchases (New and Pre-Owned) and service needs. Maxim also has relationships with regional pre-owned equipment suppliers. Maxim Golf has preferred accounts with Club Car, EZ-GO, and Yamaha and their local suppliers for both New/Pre-Owned golf cars, beverage cars, and service cars.

- **Operations and management of the golf course operation during the duration of the lease contract.**

Maxim's ability to meet the standards set forth in the lease agreement proposed by the city is best explained in the references provided in **Exhibit A** here to attached to this document in the Exhibit Section of the RFP Response. Maxim currently manages 8 municipal facilities throughout Missouri, Eastern Kansas, Central Utah, and Northwest Arkansas. Additionally, Maxim owns two prominent daily fee golf properties in Missouri (Eagle Knoll) and Kansas (Dub's Dread). Maxim also manages two other golf properties for owners that are leasing municipally owned golf course property:

Municipal Golf Course Management Contracts

Green Hills Golf Club (18-holes) – Chillicothe, MO
Heritage Hills Golf Club (18-holes) – Moberly, MO
Shawnee Bend Golf Club (9-holes) – Warsaw, MO
North Terra Golf Club (18-hole) – West Plains, MO
Osawatomie Golf Club (18-holes) – Osawatomie, KS
Frank E. Peters Golf Club (18-holes) – Nevada, MO
Siloam Springs Golf Club (9-holes) – Siloam Springs, AR
Fast Lane Entertainment (Bowling, Event Center, Arcade) – Chillicothe, MO

Management of Golf Course Operations Leased from Municipalities

Hail Ridge Golf Club (18-holes) – Boonville, MO (Partnership)
Millsite Golf Club (18-holes) – Emery County, UT (Partnership)

Other Managed/Owned Golf Facilities

Dub's Dread Golf Club (18-holes) – Kansas City, KS
Eagle Knoll Golf Club (18-holes) – Hartsburg, MO
The Ranches Golf Club (18-holes) – Eagle Mountain, UT (Partnership)

- **Hire and employ at least one Golf Course Professional that is a certified Class A PGA professional.**

Maxim has entered into a verbal agreement with Darin Fisher. Darin is currently the Head Professional at the Preserve at Lake Rathbun. He has an equally impressive reputation in the State of Iowa and the rest of the nation. Please see **(Exhibit C)**

- **Golf course maintenance.**

Maxim is committed to facility excellence and believes creating that environment starts with a well-maintained course. Our agronomy practices have been tried and proven over many years, and our firm has a reputation for maintenance excellence. Coupling great course conditions with quality clubhouse facilities and offerings is where the magic really begins. Our team members are trained to be the best at what they do, and to ensure that members and patrons receive great service. As stated above, we believe our REFERENCES outlined in **(Exhibit A)** speak for themselves.

Our first objective will be to ensure top level greens conditions. Each facility that we operate has a specific maintenance plan that includes a detailed plan for chemical/fertilizer applications. Top-dressing, Verti cutting, and tine or core aeration is also a practice that Maxim deploys to ensure turf health and under surface organic build-up control. The use of moisture meters in the summer months during spot hand watering season is also a practice we insist that all Maxim superintendents are expected to integrate into their daily routines. Our initial visit to the property revealed that this practice is currently not being utilized.

Our second objective would be to maintain a properly functioning irrigation system. Our VP of Agronomy visits properties at least monthly and often 2 or 3 times per month to assess irrigation system function. Proper coverage is a must for maintaining quality turf. The raising of heads that are blocked by overgrowth and the testing of heads to ensure they are functioning properly is always part of our on-site assessments. Water conservation through the use of wetting agents and growth regulators is another top priority for controlling proper coverage and moisture control.

Our third objective is to ensure that the course has the necessary working equipment to maintain the course to an excellent level. Upon our visit to the course, we were able to determine that the city has only some of the equipment necessary to accomplish this objective. All other equipment will be purchased by Maxim and subsequently maintained by property personnel and possible by Maxim's Chief Technician. Adam Campbell (Maxim Chief Technician) visits each of our properties twice a year to assess equipment and train on-site staff in the proper maintenance of the equipment throughout the year.

- **Club House Operations (including Pro Shop and Snack Shop) and Management.**

As stated above Darin Fisher will be our golf professional. We will also have several other key employees from Darin's staff coming to Cedar Creek. In addition, we plan to hire any current personnel for clubhouse operations at a salary and hourly wage commensurate with industry standards. We believe that the clubhouse management will require 2 full time employees and 8 additional part time employees. The maintenance department will require 2 full-time and up to 6 part-time employees. In addition, Maxim Golf will use its corporate leadership staff to help manage the property and provide consistent oversight to the operation. Staggered monthly visits by Maxim team personnel (CEO, VP of Agronomy, VP of North Regions Operations, Director of Membership & Events, Corporate Office Director) will also provide "on the ground" support to the daily operations of the club.

- **Management, staffing, and financing all operations of the Cedar Creek Golf Course.**

Please see above as well as (ATTACHED EXHIBIT D)

- **Provide outstanding customer service.**

Maxim provides the highest customer service in the industry. Please see our introduction.

- **Custodial care of the buildings, grounds, and parking lots.**

Maxim is well equipped to care for all physical property at Cedar Creek, as we have done with every other property managed, owned or leased.

- **Contractor shall collect \$1.00 per round (on all rounds) as a capital improvement fee on behalf of the City of Ottumwa and shall transfer said fees in total with no mark-up. Said funds shall be utilized to support capital repairs and projects at Cedar Creek Golf Course initiated by the City.**

We are prepared to comply with this request on a monthly, quarterly or annual basis.

- **Provide proof of and maintain insurance per Attachment C throughout the term of the contract.**

Maxim Golf utilizes the insurance brokerage firm of CEK Insurance to provide its insurance coverages and benefits. CEK has a long-standing history of working with golf industry owners and operators to determine the best and most affordable coverages. Maxim Golf agrees to use current City insurance if required (whether self-insured or policy insured) at the coverages agreed upon by the City and Maxim Golf, so long as Maxim is listed as an additional insured.

CEK Insurance

Chris Hutchins – Partner

1011 Westdale Rd, Lawrence, KS 66049

(785) 843-2772

- **Compliance with and enforcement of all County, State, and Federal rules and regulations as set forth currently or in the future within the golf course.**

As a leader in Golf Management, we are well versed in all rules and regulations regarding golf operations and the compliance requirements of City, State, and Federal authorities.

- **Provide a list of all Capital Improvement Plans (Attachment D) to be undertaken within the Cedar Creek Golf Course, prior to any work being conducted to the course or affiliated structures and service areas and comply with all City requirements and approvals, including insurance requirements.**

Please see ATTACHMENT D

- **Provide periodic reports to the City Administrator and supplemental information regarding golf course operations, as requested, including, but not limited to: Financial performance in comparison of prior years and other nearby public golf courses. Course use including rounds played, concession and cart rentals. Course care including maintenance and cleanliness of the golf course, clubhouse, fixtures, furnishings, signs, and equipment.**

We do this currently on several different levels for ourselves and other municipalities. We currently use ForeUP to host our online tee sheet, point of sale, membership as well as golf reporting.

Business Plan:

Maxim Golf is equipped to meet this requirement and is already engaged in this process (**see Exhibit D hereto attached as supplement document**).

At Maxim we understand the importance that a community golf course plays in providing its citizens and visitors with more than just an opportunity to play golf. Golf is an opportunity for friends and family to spend valuable time with one another. Golf courses also play an important role in local charity and corporate gatherings. Our courses host hundreds of charitable, corporate, and member events each year. We understand how to use our clubhouse and grounds for non-golf events. Whether it is a wedding/reception, reunion, team building event, sports watch night, etc., Maxim's team has years of trial-and-error event promotion in its arsenal. We also recognize the importance that the golf course plays in drawing visitors to the area. Maxim's reach into the golf community spans tens of thousands of golf contacts throughout the Midwest, and we have become a force for Stay and Play activity throughout Missouri (**Exhibit D here to attached as a supplement document**). We work closely with local Chambers of Commerce and Convention and Visitors Bureaus throughout our network to help foster opportunities that showcase our facilities.

We see great increases in play by way of the following:

- Including Cedar Creek in our Stay and Play package. This is a great offering to northern golfers who have a much shorter golf season. In these shoulder season times we market to northern Iowa, Minnesota, Wisconsin, and the Dakotas. We have pre-selected arrangements (food/lodging) and a path that would run through Ottumwa, down into Missouri. This has been a very popular offering that is good for us and great for the community.
- Increased golf outings. We will be bringing a number of golf outings to Cedar Creek that were previously held elsewhere. We will coordinate dates, offerings, and meeting packages with an affiliate capable of hosting the post outing events.
- We run on season passes that are similar to Cedar Creek's current options with one huge exception. Our memberships travel to our other properties. This will allow us to market to a new group of players who enjoy traveling to other courses. This will also help us drive traffic north in the summer from our existing customers, improving hotel occupancy in Ottumwa.
- An increased online presence. We will do this through online booking (not currently available for Cedar Creek), great Facebook marketing, direct email as well as physical marketing.

ATTACHMENT D

Proposed Capital Improvements

Capital Improvement Description (Including completion timeframe)	Estimated Cost
Tree Trimming, stump removal, brush removal: 2 Months (forestry mulcher, stump grinder, bucket truck, chainsaws)	\$35,000
Event scoreboard: 3 days (could remove cost through ad space sales)	\$2,500
Covered, open sided building with concrete pad: 10 days	\$100,000
Fencing around Maintenance area: 7 days	\$14,000
Continue to Connect Cart Paths: 3 Months	\$50,000
Secondary Back Range Tee: 2 Months	\$15,000
Pond Beautification (filamentous algae control) – Bio Health Pod System	\$8,000

Maxim Golf's Key Corporate Personnel / Company Background / Vendor Relationships



Bryan Minnis

Founder and Principal – Maxim Golf

Bryan Minnis' golf career spans more than 40 years. From his early years as a caddie and player assistant staff member at Chillicothe Country Club to his oversight of multi-million-dollar golf operations, Bryan's career has afforded him the opportunity to serve the golf community in several capacities throughout multiple markets. Bryan is the founder and CEO of Maxim Golf Solutions, a golf industry consulting firm, which operates nine facilities throughout Central Missouri, Northwest Arkansas and Eastern Kansas. Bryan formally served as the Chief Development Officer of GreatLIFE Golf & Fitness and the Chief Operating Officer of GreatLIFE Kansas City. GreatLIFE Golf is one of the nation's top 10 golf course ownership and management companies along with becoming one of the fastest growing fitness and recreational companies in the world today. Bryan has also consulted for and managed properties across the country as well as having overseen more than 25 golf course acquisitions. Bryan has also served in Directorship positions for such distinguished clubs as Alvarado Country Club (Lawrence, KS), The National Golf Club of Kansas City (Kansas City, MO), The Wigwam Resort (Goodyear, AZ), and Kemper Sports' Shoal Creek and Hodge Park (Kansas City, MO). Bryan's club ownership background includes Alvarado Country Club (Lawrence, KS), now known as The Jayhawk Club, and Eagle Knoll Golf Club (Jefferson City, MO), which he currently owns. Bryan has served on a number of golf industry advisory and development boards as well as having provided leadership for a number of golf industry led charitable organizations and endeavors. In addition to his ownership and management background, Bryan was also the Director of Instruction at Palm Valley Golf Club in Goodyear, Arizona and Head Golf Professional at Stonecreek the Golf Club in Paradise Valley, Arizona. Bryan played collegiate golf at William Jewell College and then professionally on the Ben Hogan Tour, Western States Mini-Tour, and in the Southwest Section of the PGA.



Toby Burkhardt – GCSAA Member

Vice President of Agronomy – Maxim Golf

Toby Burkhardt has more than two decades of experience as a golf course superintendent in the state of Missouri. He has been a certified GCSAA Member for 15 years and has held such distinguished positions as Superintendent of Johnny Morris' Top of the Rock (designed by Jack Nicklaus). Toby's oversight of Top of the Rock brought him industry wide critical acclaim when he hosted the 2017 & 2018 PGA Bass Pro Shop Legends event at his course in Branson. Toby has also served as Head Superintendent for Island Green Golf Club, LedgeStone Golf Club, and John Daly's Murder Rock. Toby is a key component to the success of Maxim Golf. His leadership and cooperative planning ability has enabled the superintendents within the Maxim Golf and Maxim Golf Springfield markets to flourish in their responsibilities as course caretakers.



Kailyn Smith

Corporate Office Director – Maxim Golf

Kailyn holds a Bachelor of Arts degree for Hospitality Administration/Management from Kansas State University. She has practical experience in the golf industry, formerly serving in food and beverage and golf shop assistant capacities for Alvarado Country Club. She also served as a front desk agent for Bluemont Hotels and most recently before coming to Maxim Golf, Kailyn served as Guest Relations manager for Marriott's Hilton Head Resort. Kailyn handles all HR, Membership Management, Corporate Compliance, and Payroll needs for the Maxim Golf network of facilities. She works closely with property GM's to ensure that proper implementation of Maxim Golf's procedures and protocols are consistently and accurately implemented.



Ben Costain

VP, South Region – Maxim Golf

Ben Costain serves as the point person for Maxim's Southern Region properties. His background as a General Manger, Golf Professional, and Maintenance employee gives him unique insight into the daily operational needs of Maxim's facilities. Ben's experience within the industry include work within maintenance at the prestigious Natanis Golf Course in Vassalboro, ME, followed by a golf professional position at Samoset Golf Resort in Rockport, ME. Ben followed these stents by accepting a position as General Manager at Sable Oaks Golf Course in South Portland, ME before being recruited by GreatLIFE Golf and Fitness. Ben was the Regional Manager of GreatLIFE's five Wichita, KS area properties before becoming the VP of Maxim's Southern Region. Ben's vast experience within the industry across multiple markets is an invaluable asset to Maxim's management portfolio.



John Rawdon – PGA (Lifetime Member)

Director of Golf

John is a golf industry professional with over 25 years of experience as an elite instructor/coach, master club fitter, and golf facilities operator. John is a Class A-1 Lifetime Member of the PGA. His core operational competencies are rooted in sales and retail operations, vendor management, membership growth, and building long term client relationships. He is an analytical and process improvement focused leader with a documented history of success throughout multiple markets. His belief in personalized service for each and every patron is a major component to the bottom-line improvement strategy that drives Maxim Golf.



Jill Perry

Accounting – Maxim Golf

Jill handles all property accounting needs for Maxim Golf. Her duties include bill pay, bank reconciliation, production of profit and loss statements / balance sheets / AP & AR reports. Jill works closely with the Maxim Golf property GM's to ensure accurate and timely payment of invoices as well as the accurate accounting of daily sales and deposits.



Eric Brown – GCSAA Member

Director of Revenue Management – Maxim Golf

Eric Brown has been in the golf course industry for over 25 years. Eric has served as both a Superintendent and/or GM of several prominent Midwest courses, including Heritage Hills Golf Course (Moberly, MO), Deer Creek (Overland Park, KS), Drumm Farm (Independence, MO), Old Orchard Country Club (Pittsfield, IL) and Blue Springs Golf Club (Blue Springs, MO). As Director of Revenue Management for all Maxim locations, Eric is responsible for analyzing sales data and market share to forecast and make recommendations, as well as set monthly and annual financial goals for Maxim.



Russ Madsen

Director of Purchasing/Jr. Golf Development – Maxim Golf

Russ is a 30-year golf industry professional. He has served in multiple capacities over the years, including GM positions at two distinguished Missouri based private clubs. Russ has been a part of Maxim Golf since 2016 serving as Director of Jr. Golf. Russ was formerly the General Manger of Liberty Hills Country Club. He currently serves both the Corporate Office as Purchasing Director for Maxim Golf and as the General Manager of Green Hills Golf Club in Chillicothe, MO. Russ also orchestrates and performs Maxim Golf's summer Jr. Golf programs. Russ handles all ordering and inventory management for the MidMO properties.



Kyna Smith

Membership and Events Director – Maxim Golf

Kyna holds a Bachelor of Arts Degree in Marketing from Coe College. She is directly responsible for the promotion and sale of memberships for Maxim Golf. Kyna also handles membership event programming for Maxim Golf, as well as non-golf event programming for the Network of properties. Kyna also handles Stay and Play reservations for Maxim Golf Members and Patrons visiting the MidMO and Ozark network of properties. Kyna works directly with Maxim Golf property GM's to help orchestrate and track membership sales, renewals, cancellations, and collections.



Justine Lavelle

Marketing and Advertising Director – Maxim Golf

Justine LaVelle is highly experienced in television production and is well respected throughout the television industry. She has produced, directed, developed and managed numerous projects in the US and all over the world. She serves as Maxim's Creative Director, heading up both traditional and digital advertising with an emphasis in social media marketing, growing Maxim's social base 10-fold in the past two years.



Josh Black

Business Development – Maxim Golf

Josh has 26 years of experience in the golf industry. From maintenance to managing resort properties and an owner/operator for the past 16 year. Josh has a BA from The Wartburg College where he was a four-year starter on the football team as well as golf earning conference and national honors. Josh was one of the top amateur golfers in the state of Iowa for many years with continued ties to the Iowa Golf Association. Josh was a regional manager in the Missouri for GreatLIFE in charge of several municipal contracts. Josh is a partner in several golf courses in Iowa and Missouri as well as owning a golf cart rental business. In addition to his duties with Maxim he manages Hail Ridge.

Maxim Golf Background

Maxim Golf LLC was formed in 2011 to meet the needs of Golf Course and Recreation Facility owners needing management oversight and consultation. Since that time, Maxim Golf has assisted more than 60 properties and more than 20 golf and recreation ownership groups.

Major Vendor Relationship

Acushnet (Titleist/Foot Joy)
Wilson Sporting Goods
Ping
Taylor Made
Bridgestone/Srixon
Bermuda Sands
Lucky Brand
Next Belt
All Star Pro Golf

John Deere
Jacobsen
Toro
Reinder's
Van Wall
Napa
Capital Sand
EZGO
Club Car

Yamaha
Central Turf
Kansas Golf & Turf
Van Diest
Soil Tech
Sysco Foods
Standard Liquor

EXHIBIT A
REFERENCES



1/9/2023

To whom it may concern,

Let this letter serve as a recommendation for Maxim Golf Solutions. In 2019 the city of Moberly, MO sought professional management for its 18-hole golf course that had recently been purchased by the city from the Orscheln company. At that time, we contacted Bryan Minnis, chief operating officer of GreatLIFE Kansas City. After a presentation and several interviews, Mr. Minnis and his firm were awarded by unanimous council confirmation the contract for the management of Heritage Hills Golf Course. After several years under Mr. Minnis' leadership, GreatLIFE and Mr. Minnis approached the city about an assignment of the contract to Mr. Minnis' newly formed entity, Maxim Golf. Because of the consistent leadership that Mr. Minnis and his team provided previously, it was decided that the city would indeed award Mr. Minnis and his firm the remainder of the contract. Since that time Mr. Minnis and his team have provided excellent management services to the golf course, and Mr. Minnis and his corporate staff have personally visited the property on a regular basis and worked directly with his on-site employees to ensure that the golf course is performing at its highest capacity. Both the golf course conditions and services provided have been above the expectations of our city leadership and customer base. Under Mr. Minnis and Maxim Golf, the city's golf course property has been a self-sustaining operation with only the need for capital investment rather than operational support investment to be made. Maxim's attention to their fiduciary responsibilities and their willingness to work closely with city leadership and city administration, have made the relationship one of cooperation and trust. We highly endorse Mr. Minnis and Maxim Golf Solutions for any type of golf operational management, especially those owned by municipalities.

Respectfully,

A handwritten signature in black ink that reads "Brian Crane". The signature is written in a cursive, flowing style.

Brian Crane

City Manager – Moberly, MO
(660) 269-8705, ext. 206



December 30, 2022

To Mr. Wendt,

I understand that your department is considering a golf course management company to manage your municipal golf course in Nevada. I would like to tell you about our experience in Chillicothe, Mo with Maxim Golf and their management of our city owned golf course. I am proud to say that I was part of group that got our golf course [Green Hills Golf Course] started which opened in 1993. We struggled financially for many years and had to subsidize the golf course each year just to keep it afloat. When I was on the City Council, and later when I was Mayor, we spent many hours discussing the future of our golf course because, in the view of many on the Council, the subsidies were not sustainable. We considered management companies as an option, but we balked at the monthly fees for their services. and that option was always "tabled" The City Council always appreciated what an asset our course was to the community, but the financial picture continued to be bleak and finally the City had to make some hard decisions. The city requested management companies to submit proposals to manage our golf course and the finalists gave an in person "pitch" to the Council. By that time, I had left City politics, but I was in attendance that night and was thoroughly impressed with the presentation by Bryan Minnis. I met with the City Administrator the next morning to discuss the proposals and we both agreed that Bryan's company was the best fit for Chillicothe. Everything Bryan promised us in his proposal has come to fruition--including getting our course back on solid ground financially. Bryan knows every facet of the golf industry and has done two things that, in my opinion are particularly impressive [and important]. He has a long-range plan for golf course improvements at Green Hills and his goal is to make our course a "destination course". The second thing that really impresses me is Bryan's desire to improve our Jr. golf program and he is on his way to making it one of the best in the state. From the City's standpoint the biggest benefit is that the city no longer has the burden of running a golf course-- and has turned over those responsibilities to Maxim Golf. I apologize for the length of this letter, but I hope it helps with the important decisions that you are considering. I encourage you to contact me with any questions or concerns that you may have or if you need clarification on anything I stated in this letter.

Sincerely,

Todd Rodenberg – Golf Course Oversight
Committee Chair (660) 973-1646

To submit a reference, please respond to the following questions:

1. What services did the Proposer provide for you? Golf Course Management Services
2. Were the services performed satisfactorily? Yes
3. Were the invoices detailed and accurate? Yes

If the invoicing was not accurate, explain how easy or difficult it was to reconcile or have the invoicing updated.

4. Were there any staffing disputes? If so, explain how easy or difficult it was to have staff replaced.
5. Was the account service satisfactory? Yes
6. What was included in the account service? Yes
7. Were you happy with the cost of your services? Yes
8. Are you still using this Proposer for these services? Yes
9. Do you plan to continue this relationship? Yes

10. Additional Comments:

Todd Shanks
Name of Client Contact (Print)

Todd Shanks
Signature

Don Cawby
23607 W 72nd Terrace
Shawnee, KS 66227
dcawby@gmail.com
913-755-1944

December 29, 2021

Dear City of West Plains Officials and Staff:

The following is a letter of recommendation for GreatLIFE Golf and their Chief Operating Officer Bryan Minnis. I first met Bryan during my tenure in Osawatomie as City Manager while we were dealing with runaway costs and mismanagement of the Osawatomie Golf Course (OGC). Bryan came in first as a consultant as the owner of Maxim Golf Solutions, and took over operation of the facility in 2013. That relationship continued as OGC became part of GreatLIFE two years later and the relationship continues even today.

I believe Bryan's efforts saved OGC from being abandoned and led to re-establishing community pride for the facility. When I first came to Osawatomie in 2011, the course was a political hot button and a strong anti-OGC sentiment existed in the community because of the amount of the subsidy the City was providing for a recreation opportunity. Over time, with Bryan's leadership, we were able to make smarter business decisions, create community ownership, and join the GreatLIFE family to improve the visibility and awareness of a great small town 18-hole golf course.

Besides being a very authentic and extremely pleasant person to be around, there are two things I noticed about Bryan Minnis over the years of our working relationship. First is his passion for the game of golf and his dedication to saving and preserving the golf courses of smaller communities. He recognizes that small town courses are the first point of contact for most individuals that are new to the game. So their survival is critical to both the preservation and growth of the game. Second, is his knowledge of the golf business, along with his ability to create unique solutions to problems. As Osawatomie integrated into GreatLIFE, Bryan constantly worked to make sure that all the solutions were fair to OGC and ultimately helped the entire network to flourish.

Even now, as I have moved on to another municipal position in the Kansas City metro area, I regularly share my praise of Bryan and GreatLIFE whenever a discussion of golf courses arises. I truly believe he has a gift for not only envisioning what a course can be, but also the business sense, marketing skills, and the ability to foster relationships to make it come true.

I hope this reference is helpful to your efforts. I would also volunteer my time to further discuss my relationship with Bryan and GreatLIFE if it would help you in your deliberations.

Sincerely,



Don Cawby
City Manager of Osawatomie, Kansas 2011-2019



CITY OF
Warsaw

*Historic Old Steamboat
Town on the Osage River
And Lake of the Ozarks
Home of Harry S. Truman Dam*

December 29, 2021

To the City of West Plains,

Please accept this letter as the City of Warsaw's support and recommendation of GreatLIFE MidMO to manage your public golf course.

I have been with the City of Warsaw for 24 years and our golf course was always a burdensome problem under our management. We were losing customers and the actual course itself was not consistent year after year for patrons to want to continue using the course. About six years ago we decided to hire a management company to relieve us of the duty of the golf course management. After an interview process, we selected Bryan Minnis and GreatLIFE. It was understood up front that it would take some time to turn the operation around. We started to see positive changes in 2019. In 2020 the course condition was obviously getting better, and this year, the course condition and patronage usage hit a level we have not seen in over a decade.

The improved condition of the course can be directly tied to the additional patrons this year. We had numerous positive comments and witnessed more patrons from out of town. All this is a direct correlation to the management structure that GreatLIFE possess.

Again, I highly recommend GreatLIFE MidMO to manage your course.

Respectfully,

Randy Pogue
City Administrator and Planner



ForeUP Golf Software

1064 S. North County
Blvd., Ste. 260
Pleasant Grove, UT
8406

November 14th, 2022

To whom it may concern:

I confirm that Maxim Golf Solutions is a customer of foreUP Golf Software and has paid a total of

\$45,000 over the past 24 months. Payments have been made in full and in a timely and reasonable manner. Maxim Golf Solutions remains in good standing with our company and is eligible for expanded ordering opportunity.

If additional information is required, please contact me at the information provided below.

Regards,

Bradley Roeske Controller
broeske@foreup.com



pepsi
bottling ventures

October 27th 2022

To Whom it may Concern:

Maxim Golf Solutions is a customer of Pepsi Cola Bottling Company of Chillicothe Missouri, and has paid a total of 18,440.86 over the past 24 months. In addition, our other Company called Midwest Vending has received \$6,533.30 this calendar year from Maxim. Payments have been made in full and in a timely and reasonable manner. Maxim Golf Solutions remains in good standing with our company and would be eligible for expanded ordering opportunity.

If any additional information would be requested, please contact me as provided below.

Regards,

A handwritten signature in black ink, appearing to read "Donnie Moxley".

Donnie Moxley, GM

400 S Mitchell
Chillicothe, MO

660-707-0963

EXHIBIT B

HIGH SCHOOL / COLLEGIATE / AND OTHER STUDENT ATHLETE ASSOCIATIONS

Maxim has a long history of working with Colleges and Schools to promote student athlete player development and access to its facilities. Bryan Minnis, CEO of Maxim Golf is a by-product of high school and collegiate golf. Maxim employs dozens of executives who are also products of these experiences, and we recognize the importance golf course access and support play in giving student athletes and other young persons interested in the game of golf, a place to play and learn. Many of life's most valuable lessons can be learned through golf. Lessons about honor, respect, community, fair competition, and camaraderie, are just a few of those lessons. Maxim holds a number of collegiate and high-school events and daily practices throughout its Network, and we make a point of offering affordable access that is in cooperation with course ownership. We also work diligently with coaches, faculty, and administration to provide appropriate and assured scheduling of student athletes access to the facility. Our close relationship with the Missouri Golf Association, Missouri Junior Golf Association, Midwest Section PGA, Kansas City Junior Golf Association, and Central Links Golf Association, help to draw regional interest to our courses for both school season and summer season golf events being participated in by all ages of young athletes. Maxim Golf has hosted dozens of High School, Collegiate, and Jr. Golf events over the past 10 years along with hundreds of practices/clinics throughout that time.

Current Schools, Colleges, YMCA youth groups we support:

High Schools

Chillicothe, MO R-II School District
Moberly, MO Scholl District
Boonville, MO R-I School District
Southern Boone County, MO R-1 School District
Warsaw, MO R-IX School District
Lincoln, MO R-2 School District
West Plains, MO School District
Siloam Springs, AR School District
Gentry, AR Public Schools
Osawatomie, KS USD 367
Paola, KS USD 368
Boonville R-1 School District
Fayette School District

Colleges

Northcentral Missouri College
Columbia College
University of Missouri
Central Methodist University
Missouri Valley

YMCA's

Randolph Area YMCA (Chillicothe, MO)
Grand River Area YMCA (Moberly, MO)
Boonslick Heartland YMCA (Boonville, MO)
Southern Boone Area YMCA (Southern Boone County, MO)
Miami County Family YMCA (Osawatomie, KS)

EXHIBIT C

PGA PROFESSIONAL RESUME

Darin L. Fisher

Director of Golf
PGA Golf Professional

902 B Ave. E, Albia, IA 52531 / (641) 204-1722



CAREER PROFILE

PGA Class A Golf Professional with 26 years of golf industry experience and currently the PGA Director of Golf Operations at The Preserve on Rathbun Lake. My background includes providing world-class customer service to members and guests, extensive experience in tournament operations (including leagues, member play, corporate events, and amateur and professional tournaments), multiple years of managing the total golf operation with 40+ staff members, and successful golf shop merchandising for an award-winning golf shop that includes being a 4-time IPGA Merchandiser of the year. Teaching experience includes conducting thousands of private lessons, Junior clinics, and multiple men's and women's clinics that incorporate a comprehensive, adaptable and enjoyable teaching philosophy and approach to the game. My playing experience includes over 40 Pro-Am victories, 3-Time Iowa PGA Match Play Champion, 2-time Iowa PGA Section Champion, 2017 and 2019 contestant in the PGA Tour's John Deere Classic, 4-time US Open Sectional qualifier, 2010, 11, 12, & 18, 10-time qualifier for the PGA National PNC, and a 40th place finish in PGA Tour Stage II Qualifying School, 2004.

WORK EXPERIENCE

- 04/08 to present **The Preserve on Rathbun Lake – Moravia, Iowa – Head Golf Professional/Dir. of Golf**
Iowa's new resort and golf destination, The Preserve is part of Honey Creek Resort State Park, owned by the Iowa DNR, this facility is Iowa's first State park golf facility and will be the premier host of corporate outings, charity fundraisers, and special events.
- Coordinated Pre-opening of \$6 million facility
 - Responsible for entire golf operations budget.
 - Implemented new POS system as part of pre-opening and changing of POS systems in 2016
 - Responsible for all staffing and employee relations in the golf, food and beverage, and course maintenance areas on a daily and weekly basis.
 - Implemented customer service programs to ensure the best possible golf experience
 - Successful implementation of a Golf Punch Card program that accounts for over \$20,000 in revenue annually.
 - Created the SE Iowa Am golf tournament and was successful in adding it to the IGA POY points schedule. The tourney boasts nearly 100 players annually and accounts for nearly \$14,000 in revenue
 - Responsible for all golf car fleet operations, including all preventative and regularly scheduled maintenance.
 - Maintain a 62.5% COS in Retail Sales and 39% COS in F&B annually.
 - Average \$10.50/person in merchandise and F&B sales accounting for nearly \$300K annually
 - Facilitated successful completion of Audubon Certified Sanctuary Program at The Preserve
- 02/07 to 03/08 **Bos Landen Golf Club – Pella, Iowa – Head Golf Professional/General Manager**
Iowa's Premier Public Golf Course, Bos Landen opened in June of 1993, playing host to hundreds of corporate outings, charity fundraisers, and the 2006 & 2007 Bos Landen Open.
- Responsible for total Golf, Food & Beverage, and Conference Center operation generating over \$2 million in revenues per year
 - Facilitated a complete change in POS system facility wide in May of 2007
 - Successful completion of PGA/PGM program Level I, II & III in 11 months
 - Managed the merchandise sales of the golf shop to 20 - 30% increase in sales and decreased COGS by 5% over a 2 year period
 - Responsible for all staffing and employee relations in the golf and food and beverage areas.

- Work closely with Events Coordinator to increase play and recruit corporate golf events, benefiting total usage of the facility
- Responsible for the accusation and supervision of all Corporate and Charity fundraisers and outing. Re-booked 85% of 07' events and project 7% increase in outing rounds for 2008.
- Responsible for all golf car fleet operations.
- Cooperated effort with employees to improve the Bos Landen Outside Services Policies and Procedures manual.
- Member – planning committee for COC (Christian Opportunities Center), a non-profit organization benefiting the lives of handicapped men and women.
- Board Member - Golf for the Cure, an annual event benefiting breast cancer awareness.
- Host Professional for the annual Bos Landen Open, a professional and amateur tournament.

06/05 to
02/07

Bos Landen Golf Club – Pella, Iowa – Head Golf Professional

Iowa's Premier Public Golf Course, Bos Landen opened in June of 1993, playing host to hundreds of corporate outings, charity fundraisers, and the 2006 Bos Landen Pro-Am Junior.

03/04 to
06/05

Bos Landen Golf Club – Pella, Iowa – Assistant Head Golf Professional

First Assistant Golf Professional

05/00 to
03/04

Willow Creek Golf Course – West Des Moines, IA – 1st Asst. Professional/Outing Coordinator

First Assistant Golf Professional/Outing Coordinator

11/98 to
05/00

The Buckle – Cedar Rapids, Iowa

Assistant Store Manager

03/98 to
11/98

The Amana Colonies Golf Course – Amana, Iowa – 2nd Assistant Professional

Assistant Golf Professional

05/97 to
03/98

Sedalia Country Club – Sedalia, Missouri – Assistant Professional

Assistant Golf Professional

EDUCATION

09/93 to
05/97

Central College – Pella, Iowa

Bachelor of Arts Degree in Business Management/Marketing

6/07

Accepted into PGA Membership

AWARDS & RECOGNITION

- 1997 Central College Men's Golf 2nd Team All-American
- 2012, 2014, 2016, 2020 Iowa PGA Merchandiser of the Year – Resort Courses
- PGA Tour Stage II, Qualifying School – Fall 2004
- 2002, 2018 Albia Pro-Am Champion
 - **** 2002 - (59-67 – 126) **Tournament scoring record and course record**
- 2006-07 Successful completion of PGA/PGM Program in 11 Months
- 10-time PGA National Championship qualifier (2010, 11, 12, 15, 17, 18, 19, 21, 23, 24)
 - 4 cuts made: 2011 and 2012, 2018, 2021 – best finish T-26 in 2021
- 2017 and 2019 PGA Tour John Deere Classic participant
- 2015, 2017, 2018 Forest City Pro Am Champion
- **2018 – finished 24th in the PGA of America's National Player of the Year**
- 2016, 2018 Iowa PGA Section Championship, winner
- 2012, 2014, 2018 Iowa PGA Match Play Championship, winner
- 2012, 2022 Herman Sani Tournament, winner
- 2019-20 VIPA (Vail International Pro AM) Winner
- 2010 – 2023 Moravia HS Boys and Girls Golf Coach
- 2019-21 Albia 8th Boys Basketball Coach
- 2022 - present Albia JV Basketball coach, varsity basketball assistant

REFERENCES

Mr. Bradley Wuhs, Sales Representative

Johnnie-O Golf Apparel

605 SE Redbud Ct.
Waukee, Iowa 50266
(515) 418-4245
bradwuhs@gmail.com

Mrs. Laura Teno

Director, Albia Chamber of Commerce

Main Street
Albia, IA 52531
(641) 932-5108
director@albiachambermainstreet.org

Mr. Robert Bruns

PGA General Manager – Woodside Country Club

1000 Woodside Plantation Drive
Aiken, GA 28311
(910) 286-7842
rbruns@pga.com

Mr. Chad Pitts

Executive Director – Iowa Golf Association

1605 N Ankeny Blvd
Ankeny, IA 50023
(515) 991-5768
cpitts@wagolf.org



1005 Pennsylvania Avenue, Suite 110
Ottumwa, IA 52501
Phone: 641.682.8571

November 16, 2023

RE: Darin Fisher

To Whom It May Concern,

I have been around golf my entire life and have a deep passion for the sport. I have known Darin Fisher professionally for over ten years, with his most recent position as the Head Golf Professional at The Preserve at Rathbun Lake. I have found him to be well versed in all aspects of the operation of the golf industry. He has extensive knowledge of the golf swing and has excellent teaching skills. Darin possesses the ability to connect with different personalities, gives honest feedback, and offers constructive criticism for improving performance. He always carries an exceptional inventory in the golf shop, so golfers of all skill levels have access to the products they desire.

I have personally participated in numerous Iowa Golf Association championships, tournaments and outings over the years. The events administered by Darin were always well organized and run professionally. This made for an enjoyable experience. He is honest, dependable, and hardworking. I believe he would be an excellent asset to our local Ottumwa golf community and wholeheartedly recommend him for the position.

Sincerely,

Jeffrey P. Collett, O.D.

To whom it may concern,

I am writing to you to recommend Darin Fisher for the Cedar Creek golf pro. My name is Eric Jensen and I work at Dexter Laundry in Fairfield as a supervisor. I live in Wapello county less then 10 mins from the course. In the summer time my family and I are at the course every other day, if not every day. My family have been members of the cedar creek golf course for over 10 years. I have known Darin for over 6 years. I met him because of our love for golf.

Darin has over 24 years of experience as golf professional and teacher. He assisted in opening The Preserve on Rathbun Lake at Honey Creek Resort in 2008 and has continued to be the managing golf pro. The Preserve was rated number 4 for the best courses in the state of Iowa this year by Iowa Golf. Darin was also the person that started the Moravia high school golf teams and has served as a head coach for both teams since the inception. He owns and operates Golf 22 in Albia, Iowa with his wife, Jeni. His love for the game of golf along with his knowledge makes him an excellent candidate to continue the success that Cedar Creek has seen.

Darin is not only a professional but has a personality that draws people to him. He is considerate, kind, approachable, and always willing to do what is right for the community and his friends. He loves to share his knowledge of the game of golf and wants to pass this on to other golfers. He is always good for a laugh too. I enjoy being around Darin because his ethics and family values are in line with mine. I have seen first hand how he handles his staff and the respect he has for them and they for him. I have had the opportunity to golf in a Pro-Am tournament with Darin. It was very apparent to me how much the golfing community respects his opinion and his skills as a golfer.


I believe that Darin would be the best candidate for taking over Cedar Creek golf course. His business knowledge that he has attained over the years from running The Preserve in combination with his compassion for success will only make the course better.

Thank you,

A handwritten signature in black ink, appearing to read 'Eric Jensen', written over a horizontal line.

Eric Jensen.

Maxim Golf LLC Official RFP Response
City of Ottumwa, IA – Request For Proposal – November 20, 2023
Frank E. Peters Golf Course



Authorized Signature

11/20/2023

Date



Alliance Financial & Income Tax

807 NW Vesper Street
Blue Springs, MO 64015
MMead@AFITOnline.com
Phone: (816)220-2001 | Fax: (816)220-2012

August 24, 2022

GreatLIFE MidMO LLC
5757 East Eagle Knoll Dr
Hartsburg, MO 65039

GreatLIFE MidMO LLC:

Enclosed is the 2021 Form 1065, U.S. Return of Partnership Income, prepared for GreatLIFE MidMO LLC from the information provided. This return will be e-filed with the IRS once we receive a signed Form 8879-PE, IRS e-file Signature Authorization for Form 1065.

The partnership's federal return reflects neither a refund nor a balance due.

Enclosed is the 2021 Missouri Income Tax return, prepared for GreatLIFE MidMO LLC from the information provided. This return will be e-filed with the Missouri taxing authority.

The partnership's Missouri Income Tax return reflects neither a refund nor a balance due.

Enclosed are letters and copies of Schedule K-1, to be distributed to the partners.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact this office at (816)220-2001.

Sincerely,

Mike Mead EA CTC
Alliance Financial & Income Tax

Alliance Financial & Income Tax

807 NW Vesper Street
Blue Springs, MO 64015
MMead@AFITOnline.com
Phone: (816)220-2001 | Fax: (816)220-2012

August 24, 2022

Aerie Investments LLC
5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Your privacy is important to us. Read the following privacy policy.

We collect nonpublic personal information about you from various sources, including:

- * Interviews regarding your tax situation
- * Applications, organizers, or other documents that supply such information as your name, address, telephone number, Social Security Number, number of dependents, income, and other tax-related data
- * Tax-related documents you provide that are required for processing tax returns, such as Forms W-2, 1099R, 1099-INT and 1099-DIV, and stock transactions

We do not disclose any nonpublic personal information about our clients or former clients to anyone, except as requested by our clients or as required by law.

We restrict access to personal information concerning you, except to our employees who need such information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.

If you have any questions about our privacy policy, contact our office at (816)220-2001.

Sincerely,

Mike Mead EA CTC
Alliance Financial & Income Tax

For calendar year 2021, or tax year beginning _____, 2021, ending _____, 20 _____

2021

Department of the Treasury
Internal Revenue Service

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

A Principal business activity Recreation B Principal product or service Management C Business code number 713900	Type or Print	Name of partnership GreatLIFE MidMO LLC	D Employer identification number 86-1203527
		Number, street, and room or suite no. If a P.O. box, see instructions. 5757 East Eagle Knoll Dr	E Date business started 01-01-2021
		City or town, state or province, country, and ZIP or foreign postal code Hartsburg, MO 65039	F Total assets (see instructions) \$

G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return

H Check accounting method: (1) Cash (2) Accrual (3) Other (specify) ►

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

J Check if Schedules C and M-3 are attached

K Check if partnership: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes

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

Income	1a Gross receipts or sales	1a	121,536	
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a			1c 121,536
	2 Cost of goods sold (attach Form 1125-A)			2
	3 Gross profit. Subtract line 2 from line 1c			3 121,536
	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
7 Other income (loss) (attach statement)			7	
8 Total income (loss). Combine lines 3 through 7			8 121,536	
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)			9 15,013
	10 Guaranteed payments to partners			10 21,700
	11 Repairs and maintenance			11
	12 Bad debts			12
	13 Rent			13
	14 Taxes and licenses Wks Tax/Lic			14 250
	15 Interest (see instructions)			15
	16a Depreciation (if required, attach Form 4562)	16a		
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		
	17 Depletion (Do not deduct oil and gas depletion.)			17
	18 Retirement plans, etc.			18
19 Employee benefit programs			19	
20 Other deductions (attach statement) Statement #4			20 84,285	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21 121,248	
22 Ordinary business income (loss). Subtract line 21 from line 8			22 288	
Tax and Payment	23 Interest due under the look-back method - completed long-term contracts (attach Form 8697)			23
	24 Interest due under the look-back method - income forecast method (attach Form 8866)			24
	25 BBA AAR imputed underpayment (see instructions)			25
	26 Other taxes (see instructions)			26
	27 Total balance due. Add lines 23 through 26			27
	28 Payment (see instructions)			28
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed			29
	30 Overpayment. If line 28 is larger than line 27, enter overpayment			30

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

► **Bryan Minnis** Signature of partner or limited liability company member Date

May the IRS discuss this return with the preparer shown below?
See instructions. Yes No

Paid Preparer Use Only	Print/Type preparer's name Mike Mead EA CTC	Preparer's signature Mike Mead EA CTC	Date 08-24-2022	Check <input type="checkbox"/> if self-employed	PTIN P00664465
	Firm's name ► Alliance Financial & Income Tax	Firm's EIN ► 20-5638329		Phone no. (816) 220-2001	
	Firm's address ► 807 NW Vesper Street Blue Springs, MO 64015				

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:

a <input type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership
c <input type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other ▶

2 At the end of the tax year:

a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership X

b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership X

3 At the end of the tax year, did the partnership:

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

4 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.

5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?

6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?

7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?

8 At any time during calendar year 2021, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country ▶

9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions

10a Is the partnership making, or had it previously made (and not revoked), a section 754 election?
See instructions for details regarding a section 754 election.

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

Schedule B Other Information (continued)

	Yes	No
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions ▶		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership ▶		
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return ▶ 0		
16a Did you make any payments in 2021 that would require you to file Form(s) 1099? See instructions		
b If "Yes," did you or will you file required Form(s) 1099?		
17 Enter the number of Forms 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 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		
21 Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?		
22 During the tax year, did the partnership pay or accrue any interest or royalty for which one or more partners are not allowed a deduction under section 267A? See instructions <input type="checkbox"/> X If "Yes," enter the total amount of the disallowed deductions ▶ \$		
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		
24 Does the partnership satisfy one or more of the following? See instructions		
a The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense.		
b The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$26 million and the partnership has business interest.		
c The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		
25 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? <input type="checkbox"/> X If "Yes," enter the amount from Form 8996, line 15 ▶ \$		
26 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 ▶ Complete Schedule K-3 (Form 1065), Part XIII, for each foreign partner subject to section 864(c)(8) on a transfer or distribution.		
27 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?		
28 Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties constituting a trade or business of your partnership, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the partners held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions. Percentage: By Vote By Value <input type="checkbox"/> X		
29 Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions <input type="checkbox"/> 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.		

Designation of Partnership Representative (see instructions)
Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR ▶ **Aerie Investments LLC**

U.S. address of PR ▶ **9086 The Lane**
Naples FL 34109

U.S. phone number of PR ▶ **(239) 572-3097**

If the PR is an entity, name of the designated individual for the PR ▶

U.S. address of designated individual ▶

U.S. phone number of designated individual ▶

Schedule K		Partners' Distributive Share Items	Total amount
Income (Loss)	1	Ordinary business income (loss) (page 1, line 22)	1 288
	2	Net rental real estate income (loss) (attach Form 8825)	2
	3a	Other gross rental income (loss)	3a
	b	Expenses from other rental activities (attach statement)	3b
	c	Other net rental income (loss). Subtract line 3b from line 3a	3c
	4	Guaranteed payments: a Services 4a 21,700 b Capital 4b	4c 21,700
	c	Total. Add lines 4a and 4b	5
	5	Interest income	6a
	6	Dividends and dividend equivalents: a Ordinary dividends	7
	b	Qualified dividends 6b c Dividend equivalents 6c	8
	7	Royalties	9a
8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	9b	
9a	Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9c	
b	Collectibles (28%) gain (loss)	10	
c	Unrecaptured section 1250 gain (attach statement)	11	
10	Net section 1231 gain (loss) (attach Form 4797)	12	
11	Other income (loss) (see instructions) Type ▶	13a	
Deductions	12	Section 179 deduction (attach Form 4562)	13b
	13a	Contributions	13c(2)
	b	Investment interest expense	13d
	c	Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	14a 21,988
d	Other deductions (see instructions) Type ▶	14b	
Self-Employment	14a	Net earnings (loss) from self-employment	14c 121,536
	b	Gross farming or fishing income	15a
	c	Gross nonfarm income	15b
Credits	15a	Low-income housing credit (section 42(j)(5))	15c
	b	Low-income housing credit (other)	15d
	c	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15e
	d	Other rental real estate credits (see instructions) Type ▶	15f
	e	Other rental credits (see instructions) Type ▶	
	f	Other credits (see instructions) Type ▶	
International Transactions	16	Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items-International, and check this box to indicate that you are reporting items of international tax relevance <input type="checkbox"/>	
Alternative Minimum Tax (AMT) Items	17a	Post-1986 depreciation adjustment	17a
	b	Adjusted gain or loss	17b
	c	Depletion (other than oil and gas)	17c
	d	Oil, gas, and geothermal properties - gross income	17d
	e	Oil, gas, and geothermal properties - deductions	17e
	f	Other AMT items (attach statement)	17f
Other Information	18a	Tax-exempt interest income	18a
	b	Other tax-exempt income	18b
	c	Nondeductible expenses Statement #18c	18c 310
	19a	Distributions of cash and marketable securities	19a
	b	Distributions of other property	19b
	20a	Investment income	20a
	b	Investment expenses	20b
	c	Other items and amounts (attach statement)	
21	Total foreign taxes paid or accrued	21	

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 21						1	21,988
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners		21,988					
b Limited partners							

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash				
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts				
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities				
6	Other current assets (attach statement)				
7a	Loans to partners (or persons related to partners)				
b	Mortgage and real estate loans				
8	Other investments (attach statement)				
9a	Buildings and other depreciable assets				
b	Less accumulated depreciation				
10a	Depletable assets				
b	Less accumulated depletion				
11	Land (net of any amortization)				
12a	Intangible assets (amortizable only)				
b	Less accumulated amortization				
13	Other assets (attach statement)				
14	Total assets				
Liabilities and Capital					
15	Accounts payable				
16	Mortgages, notes, bonds payable in less than 1 year				
17	Other current liabilities (attach statement)				
18	All nonrecourse loans				
19a	Loans from partners (or persons related to partners)				
b	Mortgages, notes, bonds payable in 1 year or more				
20	Other liabilities (attach statement)				
21	Partners' capital accounts				
22	Total liabilities and capital				

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		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 21, 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 21 (itemize):		a Depreciation \$	
a Depreciation \$			
b Travel and entertainment \$		8 Add lines 6 and 7	
		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	
5 Add lines 1 through 4			

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year		6 Distributions:	a Cash	
2 Capital contributed:		b Property		
a Cash		7 Other decreases (itemize):		
b Property				
3 Net income (loss) (see instructions)		8 Add lines 6 and 7		
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5		
5 Add lines 1 through 4				

GreatLIFE MidMO LLC

5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Phone: | Fax:

August 24, 2022

Aerie Investments LLC
c/o John Bode
9086 The Lane
Naples, FL 34109

Aerie Investments LLC:

Attached is a copy of the Schedule K-1 for GreatLIFE MidMO LLC. Use the information on this schedule when preparing your 2021 income tax return.

If you have questions regarding the amounts on Schedule K-1, submit your questions to the following address:

ACCOUNTING
GreatLIFE MidMO LLC
5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Enclosed is supplemental K-1 information to assist you in preparing your tax return.

Sincerely,

Bryan Minnis
President

Enclosure

Schedule K-1 (Form 1065)

2021

Department of the Treasury Internal Revenue Service

For calendar year 2021, or tax year

beginning 2021 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

Table with 2 columns: Item number and Description. Items include Ordinary business income, Net rental real estate income, Credits, Guaranteed payments, Dividends, Capital gains, Losses, Deductions, and Foreign taxes.

Part I Information About the Partnership

Part I Information About the Partnership. Fields include Partnership's employer identification number (86-1203527), Partnership's name (GreatLIFE MidMO LLC), address (5757 East Eagle Knoll Dr, Hartsburg, MO 65039), and IRS center (Ogden).

Part II Information About the Partner

Part II Information About the Partner. Fields include Partner's SSN, Name (Aerie Investments LLC), address (9086 The Lane, Naples, FL 34109), partner type (Limited partner), and share of profit/loss/capital.

For IRS Use Only. Includes checkboxes for at-risk purposes and passive activity purposes, and a reference to an attached statement for additional information.

Partner's Basis Worksheet Prepared from the Partnership Records

2021

Outside basis must be determined at the partner level. Consult your tax advisor for any adjustments.

Partner Number:	TIN: [REDACTED]	Tax year ending: 12-31-2021	Ownership %: 50.000000
Name of Partner: Aerie Investments LLC			
Name of Partnership: GreatLIFE MidMO LLC			EIN 86-1203527

A.	Partner's share of partnership liabilities (Sch K-1, Item K)	A.	_____
B.	Partner's share of partnership liabilities from PRIOR year	B.	(_____)
C.	Increases (Decrease) in share of Partnership Liabilities during this tax period	C.	_____
1.	Adjusted Basis from preceding year	1.	_____ 0
2.	Capital contributions of property		
a.	Gain (if any) recognized this year on contribution of property to partnership	2 a.	_____
b.	Cash contributed during the year	b.	_____
c.	Adjusted basis of property contributed during the year	c.	_____
d.	Partnership interest acquired other than by cash or property	d.	_____
	Total additional contributions (Total lines 2a-2d)	2.	_____
3.	Items of Income or Gain for this period		
a.	Ordinary Income (Sch K-1, Line 1)	3 a.	_____
b.	Real Estate Rental Income (Sch K-1, Line 2)	b.	_____
c.	Other Rental Income (Sch K-1, Line 3c)	c.	_____
d.	Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)	d.	_____
e.	Capital Gain (Sch K-1, Lines 8 & 9a)	e.	_____
f.	Other Portfolio Income (Sch K-1, Line 11a)	f.	_____
g.	Section 1231 Gain (Sch K-1, Line 10)	g.	_____
h.	Other Income (Sch K-1, Line 11)	h.	_____
i.	Tax Exempt Income (Sch K-1, Lines 18a & b)	i.	_____
j.	Excess Depletion Adjustment	j.	_____
k.	Increase from Recapture of Business Credits	k.	_____
l.	Gain from 179 disposition	l.	_____
	(See IRC § 49(a), 50(a), 50(c)(2) & 1371 (d))		
	Total Items of Income or Gains (Total lines 3a-3l)	3.	_____
4.	Increase in Partnership Share of Partnership Liabilities from line C above	4.	_____
5.	Total increases in basis (combine lines 1 through 4)	5.	_____
6.	Distributions to the Partner during the year	6.	_____
7.	Decrease in Partner's Share of Partnership Liabilities from line C above	7.	_____
8 a.	Decrease for Non-Deductible Expenses/Credit Adjustments	8 a.	_____
b.	Decrease for Depletion	b.	_____
	Total other decreases (lines 8a-8b)	8.	_____
9.	Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)	9.	_____
10.	Items of Losses and Deductions (Allowed for the current year)		
a.	Ordinary Loss (Page 2, Col e, Line 10a)	10 a.	_____
b.	Real Estate Rental Loss (Page 2, Col e, Line 10b)	b.	_____
c.	Other Rental Loss (Page 2, Col e, Line 10c)	c.	_____
d.	Capital Loss (Page 2, Col e, Line 10d)	d.	_____
e.	Other Portfolio Loss (Page 2, Col e, Line 10e)	e.	_____
f.	Section 1231 Loss (Page 2, Col e, Line 10f)	f.	_____
g.	Other Loss (Page 2, Col e, Line 10g)	g.	_____
h.	Charitable Contributions (Page 2, Col e, Line 10h)	h.	_____
i.	Section 179 Expense (Page 2, Col e, Line 10i)	i.	_____
j.	Portfolio Income Expenses (Page 2, Col e, Line 10j)	j.	_____
k.	Other Deductions (Page 2, Col e, Line 10k)	k.	_____
l.	Interest Expense on Investment Debt (Page 2, Col e, Line 10l)	l.	_____
m.	Total Foreign Taxes Paid/Accrued (Page 2, Col e, Line 10m)	m.	_____
n.	Section 59(e) Expenditures (Page 2, Col e, Line 10n)	n.	_____
o.	Other decreases (Page 2, Col e, Line 10o)	o.	_____
p.	Loss from 179 disposition (Page 2, Col e, Line 10p)	p.	_____
	Total items of Losses and Deductions (Total lines 10a-10p)	10.	_____
11.	Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis	11.	_____ 0
12.	At-risk adjustment: (Amount from lines 5)	12.	_____
13.	Enter the amount from lines 6, 7, 8 and 10	13.	(_____)
14.	Enter any nonrecourse loans, etc.	14.	(_____)
15.	Enter the FMV of partner's personal property not used in the partnership that secures a nonrecourse loan on line 14	15.	_____
16.	Combine lines 12 through 15. If negative, no current year loss can be deducted. See Form 6198	16.	_____

Allocation of Losses and Deductions

2021

Keep for your records.

Partner Number:	TIN: [REDACTED]	Year Ended: 12-31-2021	Ownership %:
Partner Name: Aerie Investments LLC			
Partnership Name: GreatLIFE MidMO LLC			EIN 86-1203527

IMPORTANT: Loss limitations are applied at the partner level. This worksheet is informational only and may not match actual losses and deductions reported on the individual partner return.

		(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Disallowed Losses and Deductions (Carryover to Next Year)
10a Ordinary losses from trade or business	(Sch K-1, Line 1)	_____	_____	_____	_____	_____	_____
b Net losses from rental real estate activities	(Sch K-1, Line 2)	_____	_____	_____	_____	_____	_____
c Net losses from other rental activities	(Sch K-1, Line 3)	_____	_____	_____	_____	_____	_____
d Net short-term capital losses	(Sch K-1, Lines 8 & 9a)	_____	_____	_____	_____	_____	_____
d Net long-term capital losses		_____	_____	_____	_____	_____	_____
e Other portfolio losses	(Sch K-1, Line 11a)	_____	_____	_____	_____	_____	_____
f Net losses under Section 1231	(Sch K-1, Line 10)	_____	_____	_____	_____	_____	_____
g Other losses	(Sch K-1, Line 11i)	_____	_____	_____	_____	_____	_____
h Charitable contributions	(Sch K-1, Lines 13a-g)	_____	_____	_____	_____	_____	_____
i Section 179 expense deduction	(Sch K-1, Line 12)	_____	_____	_____	_____	_____	_____
j Portfolio income expenses	(Sch K-1, Lines 13i,k & l)	_____	_____	_____	_____	_____	_____
k Other deductions	(Sch K-1, Lines 13n-q,s-v,w,x)	_____	_____	_____	_____	_____	_____
l Interest expense on investment debts	(Sch K-1, Line 13h)	_____	_____	_____	_____	_____	_____
m Foreign taxes paid or accrued	(Sch K-1, Line 21)	_____	_____	_____	_____	_____	_____
n Section 59(e) expenditures	(Sch K-1, Line 13j)	_____	_____	_____	_____	_____	_____
o Other decreases		_____	_____	_____	_____	_____	_____
p Loss from 179 asset		_____	_____	_____	_____	_____	_____
Total deductible losses and deductions		_____	_____	_____	_____	_____	_____
8a Nondeductible expenses & credit adj		_____	_____	_____	_____	_____	_____
b Oil and gas depletion		_____	_____	_____	_____	_____	_____
Total nondeductible losses and deductions		_____	_____	_____	_____	_____	_____
Totals		_____	_____	_____	_____	_____	_____

GreatLIFE MidMO LLC

5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Phone: | Fax:

August 24, 2022

Bryan Minnis
1189 N 400th Road
Baldwin City, KS 66006

Bryan Minnis:

Attached is a copy of the Schedule K-1 for GreatLIFE MidMO LLC. Use the information on this schedule when preparing your 2021 income tax return.

If you have questions regarding the amounts on Schedule K-1, submit your questions to the following address:

ACCOUNTING
GreatLIFE MidMO LLC
5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Enclosed is supplemental K-1 information to assist you in preparing your tax return.

Sincerely,

Bryan Minnis
President

Enclosure

Schedule K-1 (Form 1065)

2021

Department of the Treasury Internal Revenue Service

For calendar year 2021, or tax year

beginning 2021 ending

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

See separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
86-1203527

B Partnership's name, address, city, state, and ZIP code
GreatLIFE MidMO LLC
5757 East Eagle Knoll Dr
Hartsburg, MO 65039

C IRS center where partnership filed return **Ogden**

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

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instr.)
[REDACTED]

F Name, address, city, state, and ZIP code for partner entered in E. See instructions.
Bryan Minnis
1189 N 400th Road
Baldwin City, KS 66006

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

H1 Domestic partner Foreign partner

H2 If the partner is a disregarded entity (DE), enter the partner's:
TIN _____ Name _____

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

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

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	100.0000000 %	100.0000000 %
Loss	100.0000000 %	100.0000000 %
Capital	50.0000000 %	50.0000000 %

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

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse \$		\$
Qualified nonrecourse financing \$		\$
Recourse \$		\$

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

L Partner's Capital Account Analysis

Beginning capital account \$

Capital contributed during the year . . . \$

Current year net income (loss) \$

Other increase (decrease) (attach explanation) \$

Withdrawals and distributions \$ ()

Ending capital account \$

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

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

Beginning \$

Ending \$

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

1 Ordinary business income (loss) 288	14 Self-employment earnings (loss) A 21,988
2 Net rental real estate income (loss)	C 121,536
3 Other net rental income (loss)	15 Credits
4a Guaranteed payments for services 21,700	16 Schedule K-3 is attached if checked <input type="checkbox"/>
4b Guaranteed payments for capital	17 Alternative minimum tax (AMT) items
4c Total guaranteed payments 21,700	
5 Interest income	
6a Ordinary dividends	18 Tax-exempt income and nondeductible expenses C * STMT
6b Qualified dividends	
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	19 Distributions
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	20 Other information Z * STMT
9c Unrecaptured section 1250 gain	
10 Net section 1231 gain (loss)	
11 Other income (loss)	
12 Section 179 deduction	21 Foreign taxes paid or accrued
13 Other deductions	
22 <input type="checkbox"/> More than one activity for at-risk purposes*	
23 <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	

For IRS Use Only

Schedule K-1 Supplemental Information

2021 PG01

Partner's name

Bryan Minnis

Partner's ID Number

Partnership EIN

Name of Partnership

GreatLIFE MidMO LLC

86-1203527

Line 18 - Other Information

Statement #99

Code Description

Amount

C Meals (general)

310

Total

310

Form 1065 Schedule K-1 Codes

- Line 14, Code A - Net earnings (loss) from self-employment
[Schedule SE (Form 1040)]
- Line 14, Code C - Gross non-farm income
[See K-1 instructions, page 13]
- Line 18, Code C - Nondeductible expenses
[See K-1 instructions, page 15]
- Line 20, Code Z - Section 199A information
[Form 8995 or Form 8995-A]

STATEMENT A - QBI Pass-through Entity Reporting

Information Reported in Accordance with Section 199A-6
 Schedule K-1, Line 20, Code Z
 (This page is e-filed with the return. Include it if paper-filing.)

2021

Name(s) as shown on return
GreatLIFE MidMO LLC

Tax ID Number
86-1203527

Name(s) as shown on K1
Bryan Minnis

Tax ID Number
XXXXXXXXXX

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	GreatLIFE MidMO LLC	86-1203527			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	288					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages	15,013					
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Partner's Basis Worksheet Prepared from the Partnership Records

2021

Outside basis must be determined at the partner level. Consult your tax advisor for any adjustments.

Partner Number:	TIN: [REDACTED]	Tax year ending: 12-31-2021	Ownership %: 50.000000
Name of Partner: Bryan Minnis			
Name of Partnership: GreatLIFE MidMO LLC			EIN 86-1203527

A.	Partner's share of partnership liabilities (Sch K-1, Item K)	A.	_____
B.	Partner's share of partnership liabilities from PRIOR year	B.	(_____)
C.	Increases (Decrease) in share of Partnership Liabilities during this tax period	C.	_____
1.	Adjusted Basis from preceding year	1.	23,126
2.	Capital contributions of property		
a.	Gain (if any) recognized this year on contribution of property to partnership	2 a.	_____
b.	Cash contributed during the year	b.	_____
c.	Adjusted basis of property contributed during the year	c.	_____
d.	Partnership interest acquired other than by cash or property	d.	_____
	Total additional contributions (Total lines 2a-2d)	2.	_____
3.	Items of Income or Gain for this period		
a.	Ordinary Income (Sch K-1, Line 1)	3 a.	288
b.	Real Estate Rental Income (Sch K-1, Line 2)	b.	_____
c.	Other Rental Income (Sch K-1, Line 3c)	c.	_____
d.	Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)	d.	_____
e.	Capital Gain (Sch K-1, Lines 8 & 9a)	e.	_____
f.	Other Portfolio Income (Sch K-1, Line 11a)	f.	_____
g.	Section 1231 Gain (Sch K-1, Line 10)	g.	_____
h.	Other Income (Sch K-1, Line 11)	h.	_____
i.	Tax Exempt Income (Sch K-1, Lines 18a & b)	i.	_____
j.	Excess Depletion Adjustment	j.	_____
k.	Increase from Recapture of Business Credits	k.	_____
l.	Gain from 179 disposition	l.	_____
	(See IRC § 49(a), 50(a), 50(c)(2) & 1371 (d))		
	Total items of Income or Gains (Total lines 3a-3l)	3.	288
4.	Increase in Partnership Share of Partnership Liabilities from line C above	4.	_____
5.	Total increases in basis (combine lines 1 through 4)	5.	23,414
6.	Distributions to the Partner during the year	6.	_____
7.	Decrease in Partner's Share of Partnership Liabilities from line C above	7.	_____
8 a.	Decrease for Non-Deductible Expenses/Credit Adjustments	8 a.	310
b.	Decrease for Depletion	b.	_____
	Total other decreases (lines 8a-8b)	8.	310
9.	Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)	9.	23,104
10.	Items of Losses and Deductions (Allowed for the current year)		
a.	Ordinary Loss (Page 2, Col e, Line 10a)	10 a.	_____
b.	Real Estate Rental Loss (Page 2, Col e, Line 10b)	b.	_____
c.	Other Rental Loss (Page 2, Col e, Line 10c)	c.	_____
d.	Capital Loss (Page 2, Col e, Line 10d)	d.	_____
e.	Other Portfolio Loss (Page 2, Col e, Line 10e)	e.	_____
f.	Section 1231 Loss (Page 2, Col e, Line 10f)	f.	_____
g.	Other Loss (Page 2, Col e, Line 10g)	g.	_____
h.	Charitable Contributions (Page 2, Col e, Line 10h)	h.	_____
i.	Section 179 Expense (Page 2, Col e, Line 10i)	i.	_____
j.	Portfolio Income Expenses (Page 2, Col e, Line 10j)	j.	_____
k.	Other Deductions (Page 2, Col e, Line 10k)	k.	_____
l.	Interest Expense on Investment Debt (Page 2, Col e, Line 10l)	l.	_____
m.	Total Foreign Taxes Paid/Accrued (Page 2, Col e, Line 10m)	m.	_____
n.	Section 59(e) Expenditures (Page 2, Col e, Line 10n)	n.	_____
o.	Other decreases (Page 2, Col e, Line 10o)	o.	_____
p.	Loss from 179 disposition (Page 2, Col e, Line 10p)	p.	_____
	Total items of Losses and Deductions (Total lines 10a-10p)	10.	_____
11.	Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis	11.	23,104
12.	At-risk adjustment: (Amount from lines 5)	12.	23,414
13.	Enter the amount from lines 6, 7, 8 and 10	13.	(310)
14.	Enter any nonrecourse loans, etc.	14.	(_____)
15.	Enter the FMV of partner's personal property not used in the partnership that secures a nonrecourse loan on line 14	15.	_____
16.	Combine lines 12 through 15. If negative, no current year loss can be deducted. See Form 6198.	16.	23,104

Allocation of Losses and Deductions

2021

Keep for your records.

Partner Number:	TJ [REDACTED]	Year Ended: 12-31-2021	Ownership %: 100.000000
Partner Name: Bryan Minnis			
Partnership Name: GreatLIFE MidMO LLC			EIN 86-1203527

IMPORTANT: Loss limitations are applied at the partner level. This worksheet is informational only and may not match actual losses and deductions reported on the individual partner return.

		(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Disallowed Losses and Deductions (Carryover to Next Year)
10a Ordinary losses from trade or business	(Sch K-1, Line 1)						
b Net losses from rental real estate activities	(Sch K-1, Line 2)						
c Net losses from other rental activities	(Sch K-1, Line 3)						
d Net short-term capital losses	(Sch K-1, Lines 8 & 9a)						
d Net long-term capital losses							
e Other portfolio losses	(Sch K-1, Line 11a)						
f Net losses under Section 1231	(Sch K-1, Line 10)						
g Other losses	(Sch K-1, Line 11i)						
h Charitable contributions	(Sch K-1, Lines 13a-g)						
i Section 179 expense deduction	(Sch K-1, Line 12)						
j Portfolio income expenses	(Sch K-1, Lines 13i,k & l)						
k Other deductions	(Sch K-1, Lines 13n-q,s-v,w,x)						
l Interest expense on investment debts	(Sch K-1, Line 13h)						
m Foreign taxes paid or accrued	(Sch K-1, Line 21)						
n Section 59(e) expenditures	(Sch K-1, Line 13j)						
o Other decreases							
p Loss from 179 asset							
Total deductible losses and deductions							
8a Nondeductible expenses & credit adj			310	310	100.000000	310	
b Oil and gas depletion							
Total nondeductible losses and deductions			310	310		310	
Totals			310	310		310	

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

OMB No. 1545-0233

► **File a separate application for each return.**
 ► **Go to www.irs.gov/Form7004 for instructions and the latest information.**

Print or Type	Name GreatLIFE MidMO LLC	Identifying number 86-1203527
	Number, street, and room or suite no. (If P.O. box, see instructions.) 5757 East Eagle Knoll Dr	
	City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).) Hartsburg, MO 65039	

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.

1 Enter the form code for the return listed below that this application is for **0 9**

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II All Filers Must Complete This Part

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ►
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ►
 If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4** If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here . . . ►
- 5a** The application is for calendar year 20 21, or tax year beginning _____, 20____, and ending _____, 20____.
- b Short tax year.** If this tax year is less than 12 months, check the reason: Initial return Final return
 Change in accounting period Consolidated return to be filed Other (See instructions-attach explanation.)

6 Tentative total tax	6	0
7 Total payments and credits. See instructions	7	0
8 Balance due. Subtract line 7 from line 6. See instructions	8	0

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Federal Supporting Statements

2021 PG01

Name(s) as shown on return

Tax ID Number

GreatLIFE MidMO LLC

86-1203527

Allocations

Statement #SA

<u>Line</u>	<u>Description</u>	<u>Total</u>	<u>Allocated</u>	<u>Unallocated</u>
k4a	Guaranteed payments for services	100%	100%	0%

PG01

Form 1065 - Line 20 - Other Deductions

Statement #4

<u>Description</u>	<u>Amount</u>
Accounting	18,080
Advertising	1,029
Automobile and truck expense	862
Dues and subscriptions	88
Insurance	8,790
Legal and professional	1,500
Meals @ 50% limitation	311
Outside services	200
Supplies	901
Tools	175
Travel	849
Management Fee	51,500
Total	<u><u>84,285</u></u>

PG01

Schedule K - Line 18c - Nondeductible Expenses Statement #18c

<u>Description</u>	<u>Amount</u>
Meals (general)	310
Total	<u><u>310</u></u>

Taxes and Licenses Attachment

Note: This information does not transmit to the IRS with e-filed returns.
Including with a paper filed return is optional.

2021

PARTNERSHIP NAME

GreatLIFE MidMO LLC

EIN

86-1203527

Taxes and Licenses

Form 1065

Page 1, Line 14

1	State income taxes		1
2	State franchise taxes		2
3	City income taxes		3
4	City franchise taxes		4
5	Local property taxes		5
6	Intangible property taxes		6
7	Payroll taxes		7
8	Less: credit from Form 8846		8
9	Foreign taxes paid		9
10	Occupancy taxes		10
11	Licenses		11
12	Other miscellaneous taxes and licenses	250	12
13	Total to Form 1065, Page 1, Line 14		13
		250	

Capital Account Reconciliation

Schedule K-1, Part II, Item L

(Keep for your records)

2021 Page 1

Name(s) as shown on return

GreatLIFE MidMO LLC

Tax ID Number

86-1203527

Partner Name	Beginning Capital Account	Capital Contributed During Year	Current Year Net Income (Loss)	Other Increase (Decrease)	Withdrawals and Distributions	Ending Capital Account
Aerie Investments LLC			(22)			(22)
Bryan Minnis						
TOTALS			(22)			(22)

Qualified Business Income Information

Summary of Statement A - QBI PTE Reporting
(Keep for your records)

2021

Name(s) as shown on return

GreatLIFE MidMO LLC

Tax ID Number

86-1203527

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	GreatLIFE MidMO LLC	86-1203527			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	288					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages	15,013					
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						

Worksheet for Figuring Net Earnings (Loss) From Self-Employment

(Keep for your records)

2021

Name(s) as shown on return

Tax ID Number

GreatLIFE MidMO LLC

86-1203527

1a Ordinary business income (loss) (Schedule K, line 1)	1a	288		
b Net income (loss) from certain rental real estate activities (see instructions)	1b			
c Other net rental income (loss) (Schedule K, line 3c)	1c			
d Net loss from Form 4797, Part II, line 17, included on line 1a, above. Enter as a positive amount	1d			
e Combine lines 1a through 1d	1e	288		
2 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 by the amount on line 2	3a	288		
b Part of line 3a allocated to <u>limited partners</u> , estates, trusts, corporations, exempt organizations, and IRAs	3b			
c Subtract line 3b from line 3a. If line 3a is a loss, reduce the loss on line 3a by the amount on line 3b. Include each general partner's share of line 3c in box 14 of Schedule K-1, using code A			3c	288
4a Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)	4a	21,700		
b Part of line 4a allocated to limited partners for other than services and to estates, trusts, corporations, exempt organizations, and IRAs	4b			
c Subtract line 4b from line 4a. Include each general partner's share and each limited partner's share of line 4c in box 14 of Schedule K-1, using code A			4c	21,700
5 Net earnings (loss) from self-employment. Combine lines 3c and 4c. Enter here and on Schedule K, line 14a . .	5			21,988

1065

K-1 Listing

2021

(This page is not filed with the return. It is for your records only.)

Partnership

GreatLIFE MidMO LLC

EIN

86-1203527

PARTNER			Type	% Profit	% Loss	% Capital	Ordinary Income (Line 1)	Rental Income (Line 2+3)	Guaranteed Payments (Line 4)
Name	EIN/SSN	Res State							
Aerie Investments LLC	[REDACTED]	FL	DIS	000.0000000	000.0000000	050.0000000	288		21,700
Bryan Minnis	[REDACTED]	KS	IND	100.0000000	100.0000000	050.0000000			
Totals				100.0000000	100.0000000	100.0000000	288		21,700

Figures may be slightly off due to rounding if percentages have more than two decimal places.

(Keep for your records)

PARTNERSHIP NAME
GreatLIFE MidMO LLC

EIN
86-1203527

Description	Aerie Investme	Bryan Minnis					Total
k Ordinary business income (loss)		288					288
k4a Guaranteed payments for servi		21,700					21,700
k14a Net Earnings From Self-Emplo		21,988					21,988
k14c Gross Non-Farm Income. . . .		121,536					121,536
k18c Meals (general).		310					310

MISSOURI DEPARTMENT OF
REVENUE
2021 Partnership Return of Income

Department Use Only
(MM/DD/YY)

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Missouri Partnership Return of
Income for 2021

Beginning
(MM/DD/YY) 0 1 0 1 2 1

Ending
(MM/DD/YY) 1 2 3 1 2 1

Federal Employer
I.D. Number

8	6	1	2	0	3	5	2	7
---	---	---	---	---	---	---	---	---

Missouri Tax
I.D. Number

9	9	9	9	9	9	9	9	9
---	---	---	---	---	---	---	---	---

(if applicable)

Partnership
Name

GreatLIFE MidMO LLC

Address

5757 East Eagle Knoll Dr

City

Hartsburg

State

MO

ZIP

65039

Select Applicable Boxes. Failure to select the address change box may result in mailings going to the last address on file.

Select this box if you have an approved federal extension. Attach a copy of the approved Federal Extension (**Form 7004**).

Amended Return Name Change Address Change Final Return Composite

If you are a Limited Liability Company being taxed as a partnership, please select this box.

Filing Instructions

- Does the Partnership have any Missouri modifications? Yes No
If Yes, complete Lines 1-13 on pages 1 and 2, and the partner information on page 3.
- Does the Partnership have any nonresident partners? Yes No
If Yes, complete Lines 1-13 on pages 1 and 2, the partner information on page 3, and **Form MO-NRP**.

Partnership Adjustments

Additions

- | | | | | | |
|---|----|--|-----|---|--|
| 1a. State and local income taxes deducted on Federal Form 1065 | 1a | | .00 | | |
| 1b. Less: Kansas City & St. Louis earnings taxes.
Enter Lines 1a less 1b on Line 1 | 1b | | .00 | 1 | |
| 2a. State and local bond interest (except Missouri) | 2a | | .00 | | |
| 2b. Less: related expenses (omit if less than \$500)
Enter Line 2a less Line 2b on Line 2 | 2b | | .00 | 2 | |
| 3. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments (list _____) | 3 | | .00 | | |
| 4. Donations claimed for the Food Pantry Tax Credit deducted from federal taxable income,
Section 135.647, RSMo | 4 | | .00 | | |
| 5. Total of Lines 1 through 4 | 5 | | .00 | | |

Subtractions

- | | | | | | |
|--|----|--|-----|---|--|
| 6a. Interest from exempt federal obligations | 6a | | .00 | | |
| 6b. Less: related expenses (omit if less than \$500)
Enter Line 6a less Line 6b on Line 6 | 6b | | .00 | 6 | |
| 7. Amount of any state income tax refund included in federal ordinary income | 7 | | .00 | | |

Partnership Adjustments

Subtractions (continued)

8. Partnership Fiduciary

Other adjustments (list _____) 8 _____ .00

9. Missouri depreciation basis adjustment (**Section 143.121.3(7), RSMo**) 9 _____ .00

10. Total Subtractions - Add Lines 6 through 9 10 _____ .00

11. Missouri Partnership adjustment - Net Addition - excess Line 5 over Line 10 11 _____ .00

12. Missouri Partnership adjustment - Net Subtraction - excess Line 10 over Line 5 12 _____ .00

13. Agriculture Disaster Relief (**Section 143.121.3(10), RSMo**) 13 _____ .00

Department Use Only

Under penalties of perjury, I declare that the above information and any attached supplement is true, complete, and correct.

A R N S E

I authorize the Director of Revenue or delegate to discuss my return and attachments with the preparer or any member of his or her firm, or if internally prepared, any member of the internal staff Yes No

Signature

Signature of General Partner _____

Printed Name _____

Telephone Number _____

Date Signed (MM/DD/YY) 0 8 2 4 2 2

Preparer's Signature (Including Internal Preparer) _____

Preparer's FEIN, SSN, or PTIN _____

Address (City, State, Zip Code) 807 NW Vesper Street Blue Springs, MO

Telephone Number 816-220-2001

Date Signed (MM/DD/YY) _____

Did you pay a tax return preparer to complete your return, but they failed or were unwilling to sign the return or provide their Internal Revenue Service preparer tax identification number? If you marked yes, please insert their name, address, and phone number in the applicable sections of the signature block above Yes No

Partnership Name **GreatLIFE MidMO LLC**
 Federal Employer I.D. Number **8 6 1 2 0 3 5 2 7**

	1. Name of each partner. All partners must be listed. Use attachment if necessary.	2. Select if partner is nonresident	3. Social Security Number				4. Partner's Share %	5. Partner's Adjustment	
								<input type="checkbox"/> Addition	<input type="checkbox"/> Subtraction
a)		<input type="checkbox"/>					%		00
b)		<input type="checkbox"/>					%		00
c)		<input type="checkbox"/>					%		00
d)		<input type="checkbox"/>					%		00
e)		<input type="checkbox"/>					%		00
f)		<input type="checkbox"/>					%		00
g)		<input type="checkbox"/>					%		00
h)		<input type="checkbox"/>					%		00
i)		<input type="checkbox"/>					%		00
j)		<input type="checkbox"/>					%		00
k)		<input type="checkbox"/>					%		00
l)		<input type="checkbox"/>					%		00
m)		<input type="checkbox"/>					%		00
n)		<input type="checkbox"/>					%		00
o)		<input type="checkbox"/>					%		00
p)		<input type="checkbox"/>					%		00
q)		<input type="checkbox"/>					%		00
r)		<input type="checkbox"/>					%		00
s)		<input type="checkbox"/>					%		00
Total							%		00

Allocation of Missouri Partnership Adjustment to Partners

Column 4 - Enter percentages from Federal Schedule K.1(s). Round percentages to whole numbers.
 Column 5 - Enter Missouri Partnership adjustment from Form MO-1065, Line 5 or 10, as total of Column 5. Multiply each percentage in Column 4 by the total in Column 5. Indicate at the top of Column 5 whether the adjustments are additions or subtractions. The amount after each partner's name in Column 5 must be reported as a modification by the partner on his or her **Form MO-1040**, Individual Income Tax Return, either as an addition to, or subtraction from, federal adjusted gross income.

Mail To: Taxation Division
 P.O. Box 3000
 Jefferson City, MO 65105-3000

E-mail: income@dor.mo.gov

Visit dor.mo.gov/taxation/business/tax-types/partnership/ for additional information.

Phone: (573) 751-1467
Fax: (573) 522-1762

Ever served on active duty in the United States Armed Forces?
 If yes, visit dor.mo.gov/military/ to see the services and benefits we offer to all eligible military individuals. A list of all state agency resources and benefits can be found at veteranbenefits.mo.gov/state-benefits/.



Complete this form only if the partnership has one or more nonresident partners and Missouri source income.

Business Name GreatLIFE MidMO LLC	Missouri Tax Identification Number 99999999	Federal Employer Identification Number 861203527
Nonresident Partner's Name Aerie Investments LLC		Social Security Number [REDACTED]

Part 1 - Partnership's Distributive Share Items	Form MO-NRP, Part 1, Lines 1 - 13d correspond to Federal Form 1065, Federal Schedule(s) K and K-1.				
	(a) Federal Schedule K	(b) Missouri Source	(c) MO %	(d) Federal Schedule K-1	(e) Missouri Source
1. Ordinary business income (loss) from trade or business activities	288	00	00	00	00
2. Net rental real estate income (loss) from rental real estate activities	00	00	00	00	00
3C. Other net rental income (loss) from other rental activities	00	00	00	00	00
4a. Guaranteed payments for services	21,700	00	00	00	00
5. Total portfolio income (loss) total of Federal Form 1065, Schedules K & K-1, Lines 5-9a	00	00	00	00	00
10. Net section 1231 gain (loss) under section 1231 (other than due to casualty or theft)	00	00	00	00	00
11. Other income (loss) (attach schedule)	00	00	00	00	00
12. Section 179 deduction (attach schedule)	00	00	00	00	00
13a. Charitable contributions (attach schedule)	00	00	00	00	00
13d. Other deductions (attach schedule)	00	00	00	00	00

Part 2 - Share of Missouri Partnership Adjustment - Nonresident Partners	Form MO-NRP, Part 2, Column (a) corresponds to Form MO-1065, Partnership Adjustments section.				
	(a) Missouri Partnership Adjustment	(b) Missouri Source	(c) MO %	(d) Partner's Partnership Adjustment	(e) Missouri Source
Additions					
1. Net state and local income taxes deducted on Federal Form 1065	00	00	00		
2. Net state and local bond interest (except Missouri)	00	00	00		
3. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments	00	00	00		
4. Food Pantry Contributions	00	00	00		
5. Total of Lines 1, 2, 3, and 4	00	00	00		
Subtractions					
6. Net interest from exempt federal obligations	00	00	00		
7. Amount of any state income tax refund included in federal ordinary income	00	00	00		
8. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments	00	00	00		
9. Missouri depreciation adjustment (See Section 143.121, RSMo.)	00	00	00		
10. Total of Lines 6, 7, 8, and 9	00	00	00		
11. Missouri partnership adjustment - Net Addition	00	00	00	00	00
12. Missouri partnership adjustment - Net Subtraction	00	00	00	00	00
13. Agriculture Disaster Relief	00	00	00	00	00

Part 3 - Allocation of Income and Deductions - Federal Form	Form MO-NRP, Part 3, Lines 1-8 of Column (a), correspond to Federal Form 1065, Lines 1-8.			(a) Total Federal Return		(b) Amount in Column (a) from Missouri Sources	
	1a	1b	Balance	1c			
1a. Gross receipts or sales \$21,536	1b. Less returns & allowances \$			1c	121,536	00	00
2. Cost of goods sold (Attach Federal Form 1125-A)				2		00	00
3. Gross profit (subtract Line 2 from Line 1c)				3	121,536	00	00
4. Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)				4		00	00
5. Net farm profit (loss) (attach Federal Form 1040, Schedule F)				5		00	00
6. Net gain (loss) (Federal Form 4797, Part II, Line 17)				6		00	00
7. Other income (loss) (attach schedule)				7		00	00
8. Total income (loss) (combine Lines 3 through 7)				8	121,536	00	00
9. Enter amount from Federal Form 1065, Page 1, Line 21	9	121,248	00				00
10. Enter amount from Federal Form 1065, Page 1, Line 10	10	21,700	00				00
11. Total expenses - subtract Line 10 from Line 9				11	99,548	00	00
12. Guaranteed payments and ordinary income (loss) - subtract Line 11 from Line 8 [Line 12 equals total of Federal Form 1065, Schedule K, Lines 1 and 4 and Form MO-NRP, Part 1, Column (a)]*				12	21,988	00	
13. Missouri sources - subtract Line 11 from Line 8				13			00

*Line 12 may not equal other lines in initial years of partnership due to organizational costs.



Complete this form only if the partnership has one or more nonresident partners and Missouri source income.

Business Name GreatLIFE MidMO LLC	Missouri Tax Identification Number 99999999	Federal Employer Identification Number 861203527
Nonresident Partner's Name Bryan Minnis		Social Security Number [REDACTED]

Form MO-NRP, Part 1, Lines 1 - 13d correspond to Federal Form 1065, Federal Schedule(s) K and K-1.	(a)	(b)	(c)	(d)	(e)
	Federal Schedule K	Missouri Source	MO %	Federal Schedule K-1	Missouri Source
1. Ordinary business income (loss) from trade or business activities	288 00	00		288 00	00
2. Net rental real estate income (loss) from rental real estate activities	00	00		00	00
3c. Other net rental income (loss) from other rental activities	00	00		00	00
4a. Guaranteed payments for services	21,700 00	00		21,700 00	00
5. Total portfolio income (loss) total of Federal Form 1065, Schedules K & K-1, Lines 5-9a	00	00		00	00
10. Net section 1231 gain (loss) under section 1231 (other than due to casualty or theft)	00	00		00	00
11. Other income (loss) (attach schedule)	00	00		00	00
12. Section 179 deduction (attach schedule)	00	00		00	00
13a. Charitable contributions (attach schedule)	00	00		00	00
13d. Other deductions (attach schedule)	00	00		00	00

Form MO-NRP, Part 2, Column (a) corresponds to Form MO-1065, Partnership Adjustments section.	(a)	(b)	(c)	(d)	(e)
	Missouri Partnership Adjustment	Missouri Source	MO %	Partner's Partnership Adjustment	Missouri Source
Additions					
1. Net state and local income taxes deducted on Federal Form 1065	00	00			
2. Net state and local bond interest (except Missouri)	00	00			
3. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments	00	00			
4. Food Pantry Contributions	00	00			
5. Total of Lines 1, 2, 3, and 4	00	00			
Subtractions					
6. Net interest from exempt federal obligations	00	00			
7. Amount of any state income tax refund included in federal ordinary income	00	00			
8. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments	00	00			
9. Missouri depreciation adjustment (See Section 143.121, RSMo.)	00	00			
10. Total of Lines 6, 7, 8, and 9	00	00			
11. Missouri partnership adjustment - Net Addition	00	00		00	00
12. Missouri partnership adjustment - Net Subtraction	00	00		00	00
13. Agriculture Disaster Relief	00	00		00	00

Form MO-NRP, Part 3, Lines 1-8 of Column (a), correspond to Federal Form 1065, Lines 1-8.			(a) Total Federal Return		(b) Amount in Column (a) from Missouri Sources	
		Balance				
1a. Gross receipts or sales \$21,536 1b. Less returns & allowances \$			1c	121,536	00	00
2. Cost of goods sold (Attach Federal Form 1125-A)			2		00	00
3. Gross profit (subtract Line 2 from Line 1c)			3	121,536	00	00
4. Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)			4		00	00
5. Net farm profit (loss) (attach Federal Form 1040, Schedule F)			5		00	00
6. Net gain (loss) (Federal Form 4797, Part II, Line 17)			6		00	00
7. Other income (loss) (attach schedule)			7		00	00
8. Total income (loss) (combine Lines 3 through 7)			8	121,536	00	00
9. Enter amount from Federal Form 1065, Page 1, Line 21	9	121,248 00				00
10. Enter amount from Federal Form 1065, Page 1, Line 10	10	21,700 00				00
11. Total expenses - subtract Line 10 from Line 9			11	99,548	00	00
12. Guaranteed payments and ordinary income (loss) - subtract Line 11 from Line 8 [Line 12 equals total of Federal Form 1065, Schedule K, Lines 1 and 4 and Form MO-NRP, Part 1, Column (a)]*			12	21,988	00	
13. Missouri sources - subtract Line 11 from Line 8			13			00

*Line 12 may not equal other lines in initial years of partnership due to organizational costs.

E-file Authorization for Form 1065
(For return of partnership income or administrative adjustment request)

2022

Department of the Treasury
Internal Revenue Service

ERO must obtain and retain completed Form 8879-PE.
Go to www.irs.gov/Form8879PE for the latest information.
For calendar year 2022, or tax year beginning _____, 2022, and ending _____, 20____

Name of partnership: **Maxim Golf, LLC** Employer identification number: **86-1203527**

Part I Form 1065 Information (Whole dollars only)	
1	Gross receipts or sales less returns and allowances (Form 1065, line 1c) 183,205
2	Gross profit (Form 1065, line 3) 183,205
3	Ordinary business income (loss) (Form 1065, line 22) (288)
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)

Part II Declaration and Signature Authorization of Partner or Member or Partnership Representative

- I declare under penalties of perjury that:
- If the Form 1065 is being transmitted as part of a return of partnership income, I am a partner or member of the named partnership.
 - If the Form 1065 is being transmitted as part of an administrative adjustment request (AAR), I am the partnership representative (PR) of the named partnership.
 - I have examined a copy of the partnership's electronic Form 1065 (whether used as return or AAR) and accompanying forms, schedules, and statements, and to the best of my knowledge and belief, it/they is/are true, correct, and complete.
 - I am fully authorized to sign the return or AAR on behalf of the partnership.
 - The amounts shown in Part I above are the amounts shown on the electronic copy of the partnership's Form 1065.
 - I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to transmit the partnership's return or AAR to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return or AAR.
 - I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income or AAR.

Partner or Member or PR PIN: check one box only

- I authorize _____ to enter my PIN _____ as my signature
ERO firm name Don't enter all zeros
 on the partnership's 2022 electronically filed return of partnership income or AAR.
- As a Partner or Member or PR of the partnership, I will enter my PIN as my signature on the partnership's 2022 electronically filed return of partnership income or AAR.

Bryan Mead
Aug-08-2023 01:08:43 PM

Aug-08-2023

Partner or Member or PR signature: _____

Title: President Date: 07-25-2023

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. XXXXXXXXXX

I certify that the above numeric entry is my PIN, which is my signature on the 2022 electronically filed return of partnership income or AAR for the partnership indicated above. I confirm that I am submitting this return or AAR in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature: Mike Mead EA CTC Date: 07-24-2023

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

1065

Partnership
Diagnostic Summary

2022

Name: Maxim Golf, LLC
Employer Identification #: 86-1203527

Demographics

Mailing Address: 5757 East Eagle Knoll Dr
Hartsburg, MO 65039
Phone:

Resident State: MO

Diagnostics

Preparer: Mike Mead EA CTC Invoice: Date: 07-24-2023

Return Information

Item on Return	2022 Federal	2021 Federal (If available)
Total Assets	15,547	
Number of Partners	2	2
Gross Receipts/Sales	183,205	121,536
Total Income	183,205	121,536
Total Deductions	183,493	121,248
Ordinary Income	(288)	288
Total Equity	3,547	23,126

State/City Information

State/City	Gross Income	Taxable Income	Composite Tax	Other Tax	Refund/ (Balance Due)
MO1065	(288)				

**1065 TAX RETURN COMPARISON
2020 / 2021 / 2022**

2022

(This page is not filed with the return. It is for your records only.)

Name(s) as shown on return
Maxim Golf, LLC

Identifying number
86-1203527

	2020 FEDERAL	2021 FEDERAL	2022 FEDERAL	DIFFERENCE BETWEEN 2021 & 2022
Income				
Net receipts		121,536	183,205	61,669
Cost of goods sold				
Gross profit		121,536	183,205	61,669
Ordinary income (loss) from other partnerships, estates, trusts				
Net farm profit (loss)				
Net gain/loss from 4797				
Other income				
Total income		121,536	183,205	61,669
Deductions				
Salaries and wages		15,013	6,613	(8,400)
Guaranteed payments to partners		21,700	23,800	2,100
Repairs and maintenance			2,849	2,849
Bad debts				
Rents			4,321	4,321
Taxes and licenses		250	2,884	2,634
Interest				
Depreciation from Form 4562			850	850
Depreciation claimed elsewhere				
Net depreciation			850	850
Depletion				
Pension, profit-sharing				
Employee benefits				
Other deductions		84,285	142,176	57,891
Total deductions		121,248	183,493	62,245
Ordinary business income(loss)		288	(288)	(576)

SCHEDULE K - Partner's Share Items

	2020	2021	2022	DIFFERENCE
Income				
Ordinary business income (loss)		288	(288)	(576)
Net rental real estate income (loss)				
Other net rental income (loss)				
Guaranteed Payments		21,700	23,800	2,100
Interest income				
Ordinary dividends				
Qualified dividends				
Royalties				
Net short-term capital gain (loss)				
Net long-term capital gain (loss)				
Collectibles (28%) gain (loss)				
Unrecaptured section 1250 gain				
Net section 1231 gain (loss)				
Other income (loss)				
Deductions				
Section 179 deduction				
Contributions			155	155
Investment interest expense				
Section 59(e)(2) expenditures				
Other deductions				

2020 2021 2022 DIFFERENCE

**1065 TAX RETURN COMPARISON
2020/ 2021 / 2022**

2022

(This page is not filed with the return. It is for your records only.)

Page 2

Name(s) as shown on return
Maxim Golf, LLC

Identifying number
86-1203527

	2020 FEDERAL	2021 FEDERAL	2022 FEDERAL	DIFFERENCE BETWEEN 2021 & 2022
Self-Employment				
Net earnings (loss) from self-employment		21,988	23,512	1,524
Gross farming or fishing income				
Gross nonfarm income		121,536	183,205	61,669
Credits				
Low-income housing credit (section 42(j)(5))				
Low-income housing credit (other)				
Qualified rehabilitation expenditures (rental real estate)				
Other rental real estate credits				
Other rental credits				
Other credits				
Foreign Transactions				
Gross income from all sources				
Gross income sourced at partner level				
Foreign gross income sourced at partnership				
Passive				
General categories				
Other limitation				
Deductions allocated and apportioned at partner level				
Interest expense				
Other				
Ded allocated / apportioned at ptr level to foreign source inc.				
Passive				
General categories				
Other limitation				
Total foreign taxes paid or accrued				
Reduction in taxes available for credit				
Alternative Minimum Tax (AMT) items				
Post-1986 depreciation adjustment				
Adjusted gain or loss				
Depletion				
Oil, gas, and geothermal properties - gross income				
Oil, gas, and geothermal properties - deductions				
Other AMT items				
Other information				
Tax-exempt interest income				
Other tax-exempt income				
Nondeductible expenses		310		(310)
Distribution of cash and marketable securities				
Distributions of other property				
Investment income				
Investment expenses				

RESIDENT STATE

	MO	MO	
Taxable income			
Total tax			
Overpayment			
Balance due			

2020 2021 2022 DIFFERENCE

Alliance Financial & Income Tax

807 NW Vesper Street
Blue Springs, MO 64015
JNaudet@AFITOnline.com
Phone: (816)220-2001 | Fax: (816)220-2012

July 24, 2023

Bryan Minnis
5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Your privacy is important to us. Read the following privacy policy.

We collect nonpublic personal information about you from various sources, including:

- * Interviews regarding your tax situation
- * Applications, organizers, or other documents that supply such information as your name, address, telephone number, Social Security Number, number of dependents, income, and other tax-related data
- * Tax-related documents you provide that are required for processing tax returns, such as Forms W-2, 1099R, 1099-INT and 1099-DIV, and stock transactions

We do not disclose any nonpublic personal information about our clients or former clients to anyone, except as requested by our clients or as required by law.

We restrict access to personal information concerning you, except to our employees who need such information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.

If you have any questions about our privacy policy, contact our office at (816)220-2001.

Sincerely,

Mike Mead EA CTC
Alliance Financial & Income Tax

For calendar year 2022, or tax year beginning _____, 2022, ending _____, 20 _____

2022

Department of the Treasury
Internal Revenue Service

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

A Principal business activity Recreation	Name of partnership Maxim Golf, LLC	D Employer identification number 86-1203527
B Principal product or service Management	Number, street, and room or suite no. If a P.O. box, see instructions. 5757 East Eagle Knoll Dr	E Date business started 01-01-2021
C Business code number 713900	City or town, state or province, country, and ZIP or foreign postal code Hartsburg, MO 65039	F Total assets (see instructions) \$ 15,547

G Check applicable boxes: (1) Initial return (2) Final return (3) Name change (4) Address change (5) Amended return

H Check accounting method: (1) Cash (2) Accrual (3) Other (specify): _____

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

J Check if Schedules C and M-3 are attached **Statement #11**

K Check if partnership: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes

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

Income	1a Gross receipts or sales	1a	183,205	
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a			1c 183,205
	2 Cost of goods sold (attach Form 1125-A)			2
	3 Gross profit. Subtract line 2 from line 1c			3 183,205
	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
7 Other income (loss) (attach statement)			7	
8 Total income (loss). Combine lines 3 through 7			8 183,205	
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)			9 6,613
	10 Guaranteed payments to partners			10 23,800
	11 Repairs and maintenance			11 2,849
	12 Bad debts			12
	13 Rent			13 4,321
	14 Taxes and licenses	Wks Tax/Lic		14 2,884
	15 Interest (see instructions)			15
	16a Depreciation (if required, attach Form 4562)	16a	850	
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c 850
	17 Depletion (Do not deduct oil and gas depletion.)			17
18 Retirement plans, etc.			18	
19 Employee benefit programs			19	
20 Other deductions (attach statement)	Statement #4		20 142,176	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20			21 183,493	
22 Ordinary business income (loss). Subtract line 21 from line 8			22 (288)	
Tax and Payment	23 Interest due under the look-back method - completed long-term contracts (attach Form 8697)			23
	24 Interest due under the look-back method - income forecast method (attach Form 8866)			24
	25 BBA AAR imputed underpayment (see instructions)			25
	26 Other taxes (see instructions)			26
	27 Total balance due. Add lines 23 through 26			27
	28 Payment (see instructions)			28
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed			29
	30 Overpayment. If line 28 is larger than line 27, enter overpayment			30

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

Bryan Minnis
Signature of partner or limited liability company member Date

May the IRS discuss this return with the preparer shown below?
See instructions. Yes No

Paid Preparer Use Only	Print/Type preparer's name Mike Mead EA CTC	Preparer's signature Mike Mead EA CTC	Date 07-24-2023	Check <input type="checkbox"/> if self-employed	PTIN [REDACTED]
	Firm's name Alliance Financial & Income Tax	Firm's EIN 88-3196845		Phone no. (816) 220-2001	
	Firm's address 807 NW Vesper Street Blue Springs, MO 64015				

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:
a Domestic general partnership
b Domestic limited partnership
c Domestic limited liability company
d Domestic limited liability partnership
e Foreign partnership
f Other:
2 At the end of the tax year:
a Did any foreign or domestic corporation, partnership... SEE 1065B1
b Did any individual or estate own, directly or indirectly, an interest of 50% or more... SEE 1065B1
3 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...
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...
4 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...
d The partnership is not filing and is not required to file Schedule M-3...
5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?
6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified...
7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?
8 At any time during calendar year 2022, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country...
9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust?
10a Is the partnership making, or had it previously made (and not revoked), a section 754 election?
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)?
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...
Yes No

Schedule B Other Information (continued)

	Yes	No
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership		
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return 0		
16 a Did you make any payments in 2022 that would require you to file Form(s) 1099? See instructions		
b If "Yes," did you or will you file required Form(s) 1099?		
17 Enter the number of Forms 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 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the Instructions for Form 8938		
21 Is the partnership a section 721(c) partnership, as defined in Regulations section 1.721(c)-1(b)(14)?		
22 During the tax year, did the partnership pay or accrue any interest or royalty for which one or more partners are not allowed a deduction under section 267A? See instructions X If "Yes," enter the total amount of the disallowed deductions \$		
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		
24 Does the partnership satisfy one or more of the following? See instructions a The partnership owns a pass-through entity with current, or prior year carryover, excess business interest expense. b The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$27 million and the partnership has business interest expense. c The partnership is a tax shelter (see instructions) and the partnership has business interest expense. If "Yes" to any, complete and attach Form 8990.		
25 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund? X If "Yes," enter the amount from Form 8996, line 15 \$		
26 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 _____ Complete Schedule K-3 (Form 1065), Part XIII, for each foreign partner subject to section 864(c)(8) on a transfer or distribution.		
27 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?		
28 Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties constituting a trade or business of your partnership, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the partners held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions. Percentage: By vote: By value: X		
29 Reserved for future use		
30 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.		

Designation of Partnership Representative (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR Bryan Minnis	
U.S. address of PR 1189 N 400th Road Baldwin City KS 66006	U.S. phone number of PR (785) 766-5208
If the PR is an entity, name of the designated individual for the PR	
U.S. address of designated individual	U.S. phone number of designated individual

Schedule K		Partners' Distributive Share Items		Total amount
Income (Loss)	1	Ordinary business income (loss) (page 1, line 22)		1 (288)
	2	Net rental real estate income (loss) (attach Form 8825)		2
	3a	Other gross rental income (loss)	3a	
	b	Expenses from other rental activities (attach statement)	3b	
	c	Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4	Guaranteed payments: a Services 4a 23,800 b Capital 4b	4b	
	c	Total. Add lines 4a and 4b	4c	23,800
	5	Interest income	5	
	6	Dividends and dividend equivalents: a Ordinary dividends	6a	
	b	Qualified dividends 6b c Dividend equivalents 6c	6c	
	7	Royalties	7	
8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8		
9a	Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a		
b	Collectibles (28%) gain (loss)	9b		
c	Unrecaptured section 1250 gain (attach statement)	9c		
10	Net section 1231 gain (loss) (attach Form 4797)	10		
11	Other income (loss) (see instructions) Type:	11		
Deductions	12	Section 179 deduction (attach Form 4562)	12	
	13a	Contributions Statement #12	13a	155
	b	Investment interest expense	13b	
	c	Section 59(e)(2) expenditures: (1) Type: (2) Amount:	13c(2)	
d	Other deductions (see instructions) Type:	13d		
Self-Employment	14a	Net earnings (loss) from self-employment	14a	23,512
	b	Gross farming or fishing income	14b	
	c	Gross nonfarm income	14c	183,205
Credits	15a	Low-income housing credit (section 42(j)(5))	15a	
	b	Low-income housing credit (other)	15b	
	c	Qualified rehabilitation expenditures (rental real estate) (attach Form 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	
Inter-national	16	Attach Schedule K-2 (Form 1065), Partners' Distributive Share Items-International, and check this box to indicate that you are reporting items of international tax relevance Qualified for exception to filing Schedule K-2 <input type="checkbox"/>		
Alternative Minimum Tax (AMT) Items	17a	Post-1986 depreciation adjustment	17a	
	b	Adjusted gain or loss	17b	
	c	Depletion (other than oil and gas)	17c	
	d	Oil, gas, and geothermal properties - gross income	17d	
	e	Oil, gas, and geothermal properties - deductions	17e	
	f	Other AMT items (attach statement)	17f	
Other Information	18a	Tax-exempt interest income	18a	
	b	Other tax-exempt income	18b	
	c	Nondeductible expenses	18c	
	19a	Distributions of cash and marketable securities	19a	
	b	Distributions of other property	19b	
	20a	Investment income	20a	
	b	Investment expenses	20b	
c	Other items and amounts (attach statement)			
21	Total foreign taxes paid or accrued	21		

Analysis of Net Income (Loss) per Return

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 21					1	23,357
2	Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other
a	General partners		23,357				
b	Limited partners						

Schedule L Balance Sheets per Books

	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
Assets				
1	Cash	23,126		5,544
2a	Trade notes and accounts receivable			
b	Less allowance for bad debts			
3	Inventories			
4	U.S. Government obligations			
5	Tax-exempt securities			
6	Other current assets (attach statement)		Statement #27	2,353
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		8,500	
b	Less accumulated depreciation		850	7,650
10a	Depletable assets			
b	Less accumulated depletion			
11	Land (net of any amortization)			
12a	Intangible assets (amortizable only)			
b	Less accumulated amortization			
13	Other assets (attach statement)			
14	Total assets	23,126		15,547
Liabilities and Capital				
15	Accounts payable			
16	Mortgages, notes, bonds payable in less than 1 year			
17	Other current liabilities (attach statement)		Statement #31	12,000
18	All nonrecourse loans			
19a	Loans from partners (or persons related to partners)			
b	Mortgages, notes, bonds payable in 1 year or more			
20	Other liabilities (attach statement)			
21	Partners' capital accounts	23,126		3,547
22	Total liabilities and capital	23,126		15,547

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

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

1	Net income (loss) per books	(443)	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)	23,800	7	Deductions included on Schedule K, lines 1 through 13d, and 21, 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 21 (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	23,357
5	Add lines 1 through 4	23,357			

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	(22)	6	Distributions:	
2	Capital contributed:		a	Cash	
a	Cash		b	Property	
b	Property		7	Other decreases (itemize):	
3	Net income (loss) (see instructions)	(443)	8	Add lines 6 and 7	
4	Other increases (itemize):		9	Balance at end of year. Subtract line 8 from line 5	(465)
5	Add lines 1 through 4	(465)			

Information on Partners Owning 50% or More of the Partnership

OMB No. 1545-0123

▶ **Attach to Form 1065**

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

Name of partnership

Employer identification number (EIN)

Maxim Golf, LLC

86-1203527

Part I **Entities Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 2a (Question 3a for 2009 through 2017))

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Org.	(v) Maximum Percentage Owned in Profit, Loss, or Capital
Aerie Investments LLC	[REDACTED]	DISREGARDED	US	50

Part II **Individuals or Estates Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 2b (Question 3b for 2009 through 2017))

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
Bryan Minnis	[REDACTED]	US	50

Maxim Golf, LLC

5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Phone: | Fax:

July 24, 2023

Aerie Investments LLC
c/o John Bode
9086 The Lane
Naples, FL 34109

Aerie Investments LLC:

Enclosed is a copy of the amended Schedule K-1 and amended supplemental K-1 information for Maxim Golf, LLC.
If you have already filed your income tax return, you may need to file an amended return.

If you have questions regarding the information received, submit your questions to the following address:

ACCOUNTING
Maxim Golf, LLC
5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Sincerely,

Bryan Minnis
President

Enclosure

Schedule K-1 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 ending

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

See separate instructions.

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

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

Table with 2 columns: Item number and Description. Items include Ordinary business income, Net rental real estate income, Self-employment earnings, Credits, Dividends, etc.

Part I Information About the Partnership

A Partnership's employer identification number

86-1203527

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

Maxim Golf, LLC

5757 East Eagle Knoll Dr

Hartsburg, MO 65039

C IRS center where partnership filed return: Ogden

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

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)

47-4231551

F Name, address, city, state, and ZIP code for partner entered in E. See instructions.

Aerie Investments LLC

John Bode

9086 The Lane

Naples, FL 34109

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

H1 Domestic partner Foreign partner

H2 If the partner is a disregarded entity (DE), enter the partner's:

TIN Name Aerie Investments LLC

I1 What type of entity is this partner? DISREGARDED

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

J Partner's share of profit, loss, and capital (see instructions):

Table with columns: Beginning, Ending, Profit, Loss, Capital. Values are 0.000000 and 50.000000.

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

K Partner's share of liabilities:

Table with columns: Beginning, Ending, Nonrecourse, Qualified nonrecourse financing, Recourse.

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

L Partner's Capital Account Analysis

Table with columns: Beginning capital account, Capital contributed during the year, Current year net income (loss), Other increase (decrease), Withdrawals and distributions, Ending capital account.

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

Yes No If "Yes," attach statement. See instructions.

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

Table with columns: Beginning, Ending.

For IRS Use Only

22 More than one activity for at-risk purposes* 23 More than one activity for passive activity purposes*

*See attached statement for additional information.

Partner's Basis Worksheet Prepared from the Partnership Records

2022

Outside basis must be determined at the partner level. Consult your tax advisor for any adjustments.

Partner Number:	TIN: 47-4231551	Tax year ending: 12-31-2022	Ownership %: 50.000000
Name of Partner: Aerie Investments LLC			
Name of Partnership: Maxim Golf, LLC		EIN 86-1203527	

A.	Partner's share of partnership liabilities (Sch K-1, Item K)	A.	_____	
B.	Partner's share of partnership liabilities from PRIOR year	B.	(_____)	
C.	Increases (Decrease) in share of Partnership Liabilities during this tax period	C.	_____	
1.	Adjusted Basis from preceding year			1. _____ 100
2.	Capital contributions of property			
a.	Gain (if any) recognized this year on contribution of property to partnership	2 a.	_____	
b.	Cash contributed during the year	b.	_____	
c.	Adjusted basis of property contributed during the year	c.	_____	
d.	Partnership interest acquired other than by cash or property	d.	_____	
	Total additional contributions (Total lines 2a-2d)	2.	_____	
3.	Items of Income or Gain for this period			
a.	Ordinary Income (Sch K-1, Line 1)	3 a.	_____	
b.	Real Estate Rental Income (Sch K-1, Line 2)	b.	_____	
c.	Other Rental Income (Sch K-1, Line 3c)	c.	_____	
d.	Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)	d.	_____	
e.	Capital Gain (Sch K-1, Lines 8 & 9a)	e.	_____	
f.	Other Portfolio Income (Sch K-1, Line 11a)	f.	_____	
g.	Section 1231 Gain (Sch K-1, Line 10)	g.	_____	
h.	Other Income (Sch K-1, Line 11)	h.	_____	
i.	Tax Exempt Income (Sch K-1, Lines 18a & b)	i.	_____	
j.	Excess Depletion Adjustment	j.	_____	
k.	Increase from Recapture of Business Credits	k.	_____	
l.	Gain from 179 disposition (See IRC § 49(a), 50(a), 50(c)(2) & 1371 (d))	l.	_____	
	Total items of Income or Gains (Total lines 3a-3l)	3.	_____	
4.	Increase in Partnership Share of Partnership Liabilities from line C above	4.	_____	
5.	Total increases in basis (combine lines 1 through 4)			5. _____ 100
6.	Distributions to the Partner during the year	6.	_____	
7.	Decrease in Partner's Share of Partnership Liabilities from line C above	7.	_____	
8 a.	Decrease for Non-Deductible Expenses/Credit Adjustments	8 a.	_____	
b.	Decrease for Depletion	b.	_____	
	Total other decreases (lines 8a-8b)	8.	_____	
9.	Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)			9. _____ 100
10.	Items of Losses and Deductions (Allowed for the current year)			
a.	Ordinary Loss (Page 2, Col e, Line 10a)	10 a.	_____	
b.	Real Estate Rental Loss (Page 2, Col e, Line 10b)	b.	_____	
c.	Other Rental Loss (Page 2, Col e, Line 10c)	c.	_____	
d.	Capital Loss (Page 2, Col e, Line 10d)	d.	_____	
e.	Other Portfolio Loss (Page 2, Col e, Line 10e)	e.	_____	
f.	Section 1231 Loss (Page 2, Col e, Line 10f)	f.	_____	
g.	Other Loss (Page 2, Col e, Line 10g)	g.	_____	
h.	Charitable Contributions (Page 2, Col e, Line 10h)	h.	_____	
i.	Section 179 Expense (Page 2, Col e, Line 10i)	i.	_____	
j.	Portfolio Income Expenses (Page 2, Col e, Line 10j)	j.	_____	
k.	Other Deductions (Page 2, Col e, Line 10k)	k.	_____	
l.	Interest Expense on Investment Debt (Page 2, Col e, Line 10l)	l.	_____	
m.	Total Foreign Taxes Paid/Accrued (Page 2, Col e, Line 10m)	m.	_____	
n.	Section 59(e) Expenditures (Page 2, Col e, Line 10n)	n.	_____	
o.	Other decreases (Page 2, Col e, Line 10o)	o.	_____	
p.	Loss from 179 disposition (Page 2, Col e, Line 10p)	p.	_____	
	Total items of Losses and Deductions (Total lines 10a-10p)	10.	_____	
11.	Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis			11. _____ 100
12.	At-risk adjustment: (Amount from lines 5)	12.	_____ 100	
13.	Enter the amount from lines 6, 7, 8 and 10	13.	(_____)	
14.	Enter any nonrecourse loans, etc.	14.	(_____)	
15.	Enter the FMV of partner's personal property not used in the partnership that secures a nonrecourse loan on line 14	15.	_____	
16.	Combine lines 12 through 15. If negative, no current year loss can be deducted. See Form 6198			16. _____ 100

Allocation of Losses and Deductions

2022

Keep for your records.

Partner Number:	TIN: 47-4231551	Year Ended: 12-31-2022	Ownership %:
Partner Name: Aerie Investments LLC			
Partnership Name: Maxim Golf, LLC			EIN 86-1203527

IMPORTANT: Loss limitations are applied at the partner level. This worksheet is informational only and may not match actual losses and deductions reported on the individual partner return.

		(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Disallowed Losses and Deductions (Carryover to Next Year)
10a Ordinary losses from trade or business	(Sch K-1, Line 1)						
b Net losses from rental real estate activities	(Sch K-1, Line 2)						
c Net losses from other rental activities	(Sch K-1, Line 3)						
d Net short-term capital losses	(Sch K-1, Lines 8 & 9a)						
d Net long-term capital losses							
e Other portfolio losses	(Sch K-1, Line 11a)						
f Net losses under Section 1231	(Sch K-1, Line 10)						
g Other losses	(Sch K-1, Line 11i)						
h Charitable contributions	(Sch K-1, Lines 13a-g)						
i Section 179 expense deduction	(Sch K-1, Line 12)						
j Portfolio income expenses	(Sch K-1, Lines 13i,k & l)						
k Other deductions	(Sch K-1, Lines 13n-q,s-v,w,x)						
l Interest expense on investment debts	(Sch K-1, Line 13h)						
m Foreign taxes paid or accrued	(Sch K-1, Line 21)						
n Section 59(e) expenditures	(Sch K-1, Line 13j)						
o Other decreases							
p Loss from 179 asset							
Total deductible losses and deductions							
8a Nondeductible expenses & credit adj							
b Oil and gas depletion							
Total nondeductible losses and deductions							
Totals							

Schedule K-1 Supplemental Information**2022**

Partner's name

Aerie Investments LLC

Partner's ID Number

47-4231551

Name of Partnership

Maxim Golf, LLC

Partnership EIN

86-1203527**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity

Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

A request for a Schedule K-3 is time sensitive and should be made as soon as possible.

Maxim Golf, LLC

5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Phone: | Fax:

July 24, 2023

Bryan Minnis
1189 N 400th Road
Baldwin City, KS 66006

Bryan Minnis:

Enclosed is a copy of the amended Schedule K-1 and amended supplemental K-1 information for Maxim Golf, LLC. If you have already filed your income tax return, you may need to file an amended return.

If you have questions regarding the information received, submit your questions to the following address:

ACCOUNTING
Maxim Golf, LLC
5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Sincerely,

Bryan Minnis
President

Enclosure

Schedule K-1 (Form 1065)

2022

Department of the Treasury Internal Revenue Service

For calendar year 2022, or tax year

beginning 2022 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

Table with 2 columns: Description and Amount. Rows include: 1 Ordinary business income (loss) (288), 2 Net rental real estate income (loss), 3 Other net rental income (loss), 4a Guaranteed payments for services (23,800), 4b Guaranteed payments for capital, 4c Total guaranteed payments (23,800), 5 Interest income, 6a Ordinary dividends, 6b Qualified dividends, 6c Dividend equivalents, 7 Royalties, 8 Net short-term capital gain (loss), 9a Net long-term capital gain (loss), 9b Collectibles (28%) gain (loss), 9c Unrecaptured section 1250 gain, 10 Net section 1231 gain (loss), 11 Other income (loss), 12 Section 179 deduction, 13 Other deductions (155), 14 Self-employment earnings (loss) (23,512), 15 Credits, 16 Schedule K-3 is attached if checked, 17 Alternative minimum tax (AMT) items, 18 Tax-exempt income and nondeductible expenses, 19 Distributions, 20 Other information, 21 Foreign taxes paid or accrued.

Part I Information About the Partnership

A Partnership's employer identification number 86-1203527
B Partnership's name, address, city, state, and ZIP code Maxim Golf, LLC 5757 East Eagle Knoll Dr Hartsburg, MO 65039
C IRS center where partnership filed return: Ogden
D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)
F Name, address, city, state, and ZIP code for partner entered in E. See instructions. Bryan Minnis 1189 N 400th Road Baldwin City, KS 66006
G General partner or LLC member-manager
H1 Domestic partner
H2 If the partner is a disregarded entity (DE), enter the partner's TIN Name
I1 What type of entity is this partner? INDIVIDUAL
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here
J Partner's share of profit, loss, and capital (see instructions):
Beginning Ending
Profit 100.0000000 % 100.0000000 %
Loss 100.0000000 % 100.0000000 %
Capital 50.0000000 % 50.0000000 %
Check if decrease is due to sale or exchange of partnership interest
K Partner's share of liabilities:
Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
Check this box if item K includes liability amounts from lower tier partnerships
L Partner's Capital Account Analysis
Beginning capital account (22)
Capital contributed during the year \$
Current year net income (loss) (443)
Other increase (decrease) (attach explanation) \$
Withdrawals and distributions \$ ()
Ending capital account (465)
M Did the partner contribute property with a built-in gain (loss)? Yes No
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)
Beginning \$
Ending \$

For IRS Use Only

22 More than one activity for at-risk purposes*
23 More than one activity for passive activity purposes*
*See attached statement for additional information.

Schedule K-1 Supplemental Information

2022 PG01

Partner's name

Bryan Minnis

Partner's ID Number

[REDACTED]

Name of Partnership

Maxim Golf, LLC

Partnership EIN

86-1203527

Section L: Current Year Net Income (Loss)

Statement #99

Description

Amount

Ordinary business income (loss)

(288)

Line 13, Code A - Cash (60%)

(155)

Total

(443)

Form 1065 Schedule K-1 Codes

- Line 13, Code A - Cash contributions (60%)
[See K-1 instructions, page 12]
- Line 14, Code A - Net earnings (loss) from self-employment
[Schedule SE (Form 1040)]
- Line 14, Code C - Gross non-farm income
[See K-1 instructions, page 14]
- Line 20, Code Z - Section 199A information
[Form 8995 or Form 8995-A]

STATEMENT A - QBI Pass-through Entity Reporting

Information Reported in Accordance with Section 199A-6
 Schedule K-1, Line 20, Code Z
 (This page is e-filed with the return. Include it if paper-filing.)

2022

Name(s) as shown on return

Maxim Golf, LLC

Tax ID Number
86-1203527

Name(s) as shown on K1

Bryan Minnis

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	Maxim Golf, LLC	86-1203527			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(288)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages	6,613					
Unadjusted Basis Immediately After Acquisition	8,500					
Section 199A Dividends						

Partner's Basis Worksheet Prepared from the Partnership Records

2022

Outside basis must be determined at the partner level. Consult your tax advisor for any adjustments.

Partner Number:	TIN: XXXXXXXXXX	Tax year ending: 12-31-2022	Ownership %: 50.000000
Name of Partner: Bryan Minnis			
Name of Partnership: Maxim Golf, LLC			EIN 86-1203527

<p>A. Partner's share of partnership liabilities (Sch K-1, Item K)</p> <p>B. Partner's share of partnership liabilities from PRIOR year</p> <p>C. Increases (Decrease) in share of Partnership Liabilities during this tax period</p> <p>1. Adjusted Basis from preceding year</p> <p>2. Capital contributions of property</p> <p style="padding-left: 20px;">a. Gain (if any) recognized this year on contribution of property to partnership</p> <p style="padding-left: 20px;">b. Cash contributed during the year</p> <p style="padding-left: 20px;">c. Adjusted basis of property contributed during the year</p> <p style="padding-left: 20px;">d. Partnership interest acquired other than by cash or property</p> <p style="padding-left: 40px;">Total additional contributions (Total lines 2a-2d)</p> <p>3. Items of Income or Gain for this period</p> <p style="padding-left: 20px;">a. Ordinary Income (Sch K-1, Line 1)</p> <p style="padding-left: 20px;">b. Real Estate Rental Income (Sch K-1, Line 2)</p> <p style="padding-left: 20px;">c. Other Rental Income (Sch K-1, Line 3c)</p> <p style="padding-left: 20px;">d. Interest, Dividends & Royalties (Sch K-1, Lines 5,6a,6c & 7)</p> <p style="padding-left: 20px;">e. Capital Gain (Sch K-1, Lines 8 & 9a)</p> <p style="padding-left: 20px;">f. Other Portfolio Income (Sch K-1, Line 11a)</p> <p style="padding-left: 20px;">g. Section 1231 Gain (Sch K-1, Line 10)</p> <p style="padding-left: 20px;">h. Other Income (Sch K-1, Line 11)</p> <p style="padding-left: 20px;">i. Tax Exempt Income (Sch K-1, Lines 18a & b)</p> <p style="padding-left: 20px;">j. Excess Depletion Adjustment</p> <p style="padding-left: 20px;">k. Increase from Recapture of Business Credits</p> <p style="padding-left: 20px;">l. Gain from 179 disposition (See IRC § 49(a), 50(a), 50(c)(2) & 1371 (d))</p> <p style="padding-left: 40px;">Total items of Income or Gains (Total lines 3a-3l)</p> <p>4. Increase in Partnership Share of Partnership Liabilities from line C above</p> <p>5. Total increases in basis (combine lines 1 through 4)</p> <p>6. Distributions to the Partner during the year</p> <p>7. Decrease in Partner's Share of Partnership Liabilities from line C above</p> <p>8 a. Decrease for Non-Deductible Expenses/Credit Adjustments</p> <p>8 b. Decrease for Depletion</p> <p style="padding-left: 20px;">Total other decreases (lines 8a-8b)</p> <p>9. Subtotal - basis after all distributions and other decreases (Line 5 minus lines 6-8)</p> <p>10. Items of Losses and Deductions (Allowed for the current year)</p> <p style="padding-left: 20px;">a. Ordinary Loss (Page 2, Col e, Line 10a)</p> <p style="padding-left: 20px;">b. Real Estate Rental Loss (Page 2, Col e, Line 10b)</p> <p style="padding-left: 20px;">c. Other Rental Loss (Page 2, Col e, Line 10c)</p> <p style="padding-left: 20px;">d. Capital Loss (Page 2, Col e, Line 10d)</p> <p style="padding-left: 20px;">e. Other Portfolio Loss (Page 2, Col e, Line 10e)</p> <p style="padding-left: 20px;">f. Section 1231 Loss (Page 2, Col e, Line 10f)</p> <p style="padding-left: 20px;">g. Other Loss (Page 2, Col e, Line 10g)</p> <p style="padding-left: 20px;">h. Charitable Contributions (Page 2, Col e, Line 10h)</p> <p style="padding-left: 20px;">i. Section 179 Expense (Page 2, Col e, Line 10i)</p> <p style="padding-left: 20px;">j. Portfolio Income Expenses (Page 2, Col e, Line 10j)</p> <p style="padding-left: 20px;">k. Other Deductions (Page 2, Col e, Line 10k)</p> <p style="padding-left: 20px;">l. Interest Expense on Investment Debt (Page 2, Col e, Line 10l)</p> <p style="padding-left: 20px;">m. Total Foreign Taxes Paid/Accrued (Page 2, Col e, Line 10m)</p> <p style="padding-left: 20px;">n. Section 59(e) Expenditures (Page 2, Col e, Line 10n)</p> <p style="padding-left: 20px;">o. Other decreases (Page 2, Col e, Line 10o)</p> <p style="padding-left: 20px;">p. Loss from 179 disposition (Page 2, Col e, Line 10p)</p> <p style="padding-left: 40px;">Total items of Losses and Deductions (Total lines 10a-10p)</p> <p>11. Adjusted Basis of Partnership Interest (Cannot be negative) (Line 9-Line 10) At-Risk Basis</p> <p>12. At-risk adjustment: (Amount from lines 5)</p> <p>13. Enter the amount from lines 6, 7, 8 and 10</p> <p>14. Enter any nonrecourse loans, etc.</p> <p>15. Enter the FMV of partner's personal property not used in the partnership that secures a nonrecourse loan on line 14</p> <p>16. Combine lines 12 through 15. If negative, no current year loss can be deducted. See Form 6198</p>	<p>A. _____</p> <p>B. (_____)</p> <p>C. _____</p> <p>1. <u>23,104</u></p> <p>2 a. _____</p> <p>b. _____</p> <p>c. _____</p> <p>d. _____</p> <p>2. _____</p> <p>3 a. _____</p> <p>b. _____</p> <p>c. _____</p> <p>d. _____</p> <p>e. _____</p> <p>f. _____</p> <p>g. _____</p> <p>h. _____</p> <p>i. _____</p> <p>j. _____</p> <p>k. _____</p> <p>l. _____</p> <p>3. _____</p> <p>4. _____</p> <p>5. <u>23,104</u></p> <p>6. _____</p> <p>7. _____</p> <p>8 a. _____</p> <p>b. _____</p> <p>8. _____</p> <p>9. <u>23,104</u></p> <p>10 a. <u>288</u></p> <p>b. _____</p> <p>c. _____</p> <p>d. _____</p> <p>e. _____</p> <p>f. _____</p> <p>g. _____</p> <p>h. <u>155</u></p> <p>i. _____</p> <p>j. _____</p> <p>k. _____</p> <p>l. _____</p> <p>m. _____</p> <p>n. _____</p> <p>o. _____</p> <p>p. _____</p> <p>10. <u>443</u></p> <p>11. <u>22,661</u></p> <p>12. <u>23,104</u></p> <p>13. (<u>443</u>)</p> <p>14. (_____)</p> <p>15. _____</p> <p>16. <u>22,661</u></p>
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Allocation of Losses and Deductions

2022

Keep for your records.

Partner Number:	TIN: [REDACTED]	Year Ended: 12-31-2022	Ownership %: 100.000000
Partner Name: Bryan Minnis			
Partnership Name: Maxim Golf, LLC			EIN 86-1203527

IMPORTANT: Loss limitations are applied at the partner level. This worksheet is informational only and may not match actual losses and deductions reported on the individual partner return.

		(a) Beginning of Year Losses and Deductions	(b) Current Year Losses and Deductions	(c) Total Losses and Deductions	(d) %	(e) Allocable Losses and Deductions in Current Year	(f) Disallowed Losses and Deductions (Carryover to Next Year)
10a Ordinary losses from trade or business	(Sch K-1, Line 1)		288	288	65.011287	288	
b Net losses from rental real estate activities	(Sch K-1, Line 2)						
c Net losses from other rental activities	(Sch K-1, Line 3)						
d Net short-term capital losses	(Sch K-1, Lines 8 & 9a)						
d Net long-term capital losses							
e Other portfolio losses	(Sch K-1, Line 11a)						
f Net losses under Section 1231	(Sch K-1, Line 10)						
g Other losses	(Sch K-1, Line 11i)						
h Charitable contributions	(Sch K-1, Lines 13a-g)		155	155	34.988713	155	
i Section 179 expense deduction	(Sch K-1, Line 12)						
j Portfolio income expenses	(Sch K-1, Lines 13i,k & l)						
k Other deductions	(Sch K-1, Lines 13n-q,s-v,w,x)						
l Interest expense on investment debts	(Sch K-1, Line 13h)						
m Foreign taxes paid or accrued	(Sch K-1, Line 21)						
n Section 59(e) expenditures	(Sch K-1, Line 13j)						
o Other decreases							
p Loss from 179 asset							
Total deductible losses and deductions			443	443		443	
8a Nondeductible expenses & credit adj							
b Oil and gas depletion							
Total nondeductible losses and deductions							
Totals			443	443		443	

Schedule K-1 Supplemental Information**2022**

Partner's name

Bryan Minnis

Partner's ID Number

Name of Partnership

Maxim Golf, LLC

Partnership EIN

86-1203527**Schedule K-3 Notification**

The partnership has met the following criteria for tax year 2022, presently exempting it from filing Schedule K-3 (Form 1065), Partner's Share of Income, Deductions, Credits, etc. - International:

Criteria 1 - Partnership had no or limited foreign activity

Criteria 2 - Each of the partners was a U.S. citizen, resident alien, or certain domestic trust

With respect to the partnership meeting criteria 1 and 2, partners are hereby notified they will not be receiving a Schedule K-3 from the partnership unless the partner specifically requests the schedule.

A request for a Schedule K-3 is time sensitive and should be made as soon as possible.

Depreciation and Amortization (Including Information on Listed Property)

Department of the Treasury Internal Revenue Service

Attach to your tax return. Go to www.irs.gov/Form4562 for instructions and the latest information.

Name(s) shown on return: Maxim Golf, LLC; Business or activity to which this form relates: FORM 1065; Identifying number: 86-1203527

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

Table with 13 rows for Section 179 election. Includes fields for maximum amount, total cost, threshold cost, reduction in limitation, dollar limitation, and carryover of disallowed deduction.

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)

Table with 3 rows for Special Depreciation Allowance and Other Depreciation. Includes fields for special depreciation allowance, property subject to section 168(f)(1) election, and other depreciation.

Part III MACRS Depreciation (Don't include listed property. See instructions.)

Section A

Table with 2 rows for Section A. Includes fields for MACRS deductions for assets placed in service in tax years beginning before 2022 and a checkbox for electing to group assets.

Section B - Assets Placed in Service During 2022 Tax Year Using the General Depreciation System

Table with 9 rows for Section B. Columns include classification of property, month and year placed in service, basis for depreciation, recovery period, convention, method, and depreciation deduction.

Section C - Assets Placed in Service During 2022 Tax Year Using the Alternative Depreciation System

Table with 4 rows for Section C. Columns include class life, recovery period, convention, and method.

Part IV Summary (See instructions.)

Table with 3 rows for Part IV Summary. Includes fields for listed property amount, total amount, and portion of the basis attributable to section 263A costs.

Special Depreciation Elections

(This page is e-filed with the return. Include it if paper-filing.)

2022 PG01

Name(s) as shown on return

Maxim Golf, LLC

Tax ID Number

86-1203527

THE TAXPAYER MAKES THE FOLLOWING ELECTIONS RELATED TO
BONUS DEPRECIATION FOR THE 2022 TAX YEAR.

I ELECT OUT OF ALL BONUS DEPRECIATION FOR ALL CLASSES OF PROPERTY.

Federal Supporting Statements

2022 PG01

Name(s) as shown on return

Tax ID Number

Maxim Golf, LLC

86-1203527

Form 1065 - Line G - Amended Return Statement

Statement #11

Tax return is being amended to reflect correct financial statements.

PG01

Form 1065 - Line 20 - Other Deductions

Statement #4

<u>Description</u>	<u>Amount</u>
Accounting	22,273
Advertising	3,113
Bank Charges	209
Dues and subscriptions	1,168
Equipment rent	2,164
Insurance	5,808
Legal and professional	1,000
Meals @ 100% allowed	9,362
Software	8,596
Supplies	4,481
Travel	12,632
Uniforms	22
Utilities	1,125
Management Fee	62,000
Supplies Golf Shop	210
Cart/Range Equipment	4,135
Small Equipment	3,812
Misc	66
Total	<u>142,176</u>

PG01

Schedule K - Line 13a - Contributions

Statement #12

<u>Description</u>	<u>Amount</u>
Cash (60%)	155
Total	<u>155</u>

Federal Supporting Statements

2022 PG01

Name(s) as shown on return

Tax ID Number

Maxim Golf, LLC

86-1203527

Form 1065 - Schedule L - Line 6

Statement #27

Other Current Assets

Description

Beg Of Year

End Of Year

Dubs Dread

2,353

Total

2,353

Form 1065 - Schedule L - Line 17

PG01

Statement #31

Other Current Liabilities

Description

Beg Of Year

End Of Year

Eagle Knoll

12,000

Total

12,000

Taxes and Licenses Attachment

Note: This information does not transmit to the IRS with e-filed returns.
Including with a paper filed return is optional.

2022

Partnership Name Maxim Golf, LLC	EIN 86-1203527
--	--------------------------

Taxes and Licenses **Form 1065** **Page 1, Line 14**

1	State income taxes	1	
2	State franchise taxes	2	
3	City income taxes	3	
4	City franchise taxes	4	
5	Local property taxes	5	
6	Intangible property taxes	6	
7	Payroll taxes	7	
8	Less: credit from Form 8846	8	
9	Foreign taxes paid	9	
10	Occupancy taxes	10	
11	Licenses	11	
12	Other miscellaneous taxes and licenses	12	2,884
13	Total to Form 1065, Page 1, Line 14	13	2,884

Schedule M-2/Partners' Capital Reconciliation Worksheet

Form 1065

(Keep for your records)

2022

Name(s) as shown on return

Tax ID Number

Maxim Golf, LLC

86-1203527

Analysis of Current-Year Partners' Capital

1 Beginning partners' capital per balance sheet (Schedule L, column b, line 21)	1	23,126
2 Book income (loss) (Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	2	(443)
3 Capital contributions during the year (Schedule K-1, Item L)	3	
4 Other increases (Schedule M-2, line 4)	4	
5 Distributions (Schedule K, lines 19A and 19B)	5	
6 Withdrawals and other decreases (Schedule M-2, line 7)	6	
7 Subtotal (combines lines 1 through 6)	7	22,683
8 Ending partners' capital per balance sheet (Schedule L, column d, line 21)	8	3,547
9 Difference (line 7 minus line 8) (should be zero)	9	19,136

Current-Year Change to Partners' Capital Compared to Current-Year Change to Schedule K, Item L (All Partners)

1 Ending partners' capital (Schedule L, column d, line 21)	1	3,547
2 Beginning partners' capital (Schedule L, column b, line 21)	2	23,126
3 Change in capital (line 1 minus line 2)	3	(19,579)
4 Ending partners' capital (Schedules K-1, item L)	4	(465)
5 Beginning partners' capital (Schedules K-1, item L)	5	(22)
6 Difference (line 4 minus line 5)	6	(443)

Current-Year Timing Adjustments from Schedule M-1 Screen (K-1 accounting method other than GAAP)

Subtractions from net income per books (Schedule M-1, lines 5 and 6 - not included on Schedule M-2, line 3)

7 Other income recorded on books not included on Schedule K	7	
8 Depreciation on Schedule K not included on books	8	
9 Other Schedule K items not included on books	9	
10 Total subtractions (lines 7 through 9)	10	

Additions to net income per books (Schedule M-1, lines 2 and 3 - not included on Schedule M-2, line 3)

11 Income included on Schedule K not recorded on books	11	
12 Depreciation on books not included on Schedule K	12	
13 Other items on books not included on Schedule K	13	
14 Total additions (lines 12 through 13)	14	

15 Schedule M-1 timing adjustments not included on Schedule M-2, lines 3, 4, and 7 (combine lines 10 and 14)	15	
--	----	--

Current-Year Timing Adjustments from Schedule M-3 Screens (K-1 accounting method other than GAAP)

Permanent or temporary book-to-tax difference amounts entered on the M32, M33, 8916A, and SCH3 screens appear on line 16 and line 17 as opposite of the actual entries. For example, an entry of -100 would appear as 100.

16 Permanent differences	16	
17 Temporary differences	17	

18 Schedule M-3 timing adjustments not included on Schedule M-2 (combine lines 16 and 17)	18	
---	----	--

19 Capital amount after M-1 timing adjustments (add lines 6 & 15)	19	(443)
---	----	-------

20 Capital amount after M-3 timing adjustments (add lines 6 & 18)	20	
---	----	--

21 Net reconciliation difference (line 3 minus Line 19 or 20)	21	(19,136)
--	-----------	-----------------

Capital Account Reconciliation

Schedule K-1, Part II, Item L

(Keep for your records)

2022 Page 1

Name(s) as shown on return

Maxim Golf, LLC

Tax ID Number

86-1203527

Partner Name	Beginning Capital Account	Capital Contributed During Year	Current Year Net Income (Loss)	Other Increase (Decrease)	Withdrawals and Distributions	Ending Capital Account
Aerie Investments LLC						
Bryan Minnis	(22)		(443)			(465)
TOTALS	(22)		(443)			(465)

Qualified Business Income Information

Summary of Statement A - QBI PTE Reporting
(Keep for your records)

2022

Name(s) as shown on return

Maxim Golf, LLC

Tax ID Number

86-1203527

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	Maxim Golf, LLC	86-1203527			No

LINE NUMBER	NO. <u>1</u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>	NO. <u> </u>
Ordinary Business Income (Loss)	(288)					
Rental Income (Loss)						
Royalty Income (Loss)						
Section 1231 Gain (Loss)						
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages	6,613					
Unadjusted Basis Immediately After Acquisition	8,500					
Section 199A Dividends						

Worksheet for Figuring Net Earnings (Loss) From Self-Employment

(Keep for your records)

2022

Name(s) as shown on return

Tax ID Number

Maxim Golf, LLC

86-1203527

1a Ordinary business income (loss) (Schedule K, line 1)	1a	(288)		
b Net income (loss) from certain rental real estate activities (see instructions)	1b			
c Other net rental income (loss) (Schedule K, line 3c)	1c			
d Net loss from Form 4797, Part II, line 17, included on line 1a, above. Enter as a positive amount	1d			
e Combine lines 1a through 1d	1e	(288)		
2 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 by the amount on line 2	3a	(288)		
b Part of line 3a allocated to <u>Limited partners</u> , estates, trusts, corporations, exempt organizations, and IRAs	3b			
c Subtract line 3b from line 3a. If line 3a is a loss, reduce the loss on line 3a by the amount on line 3b. Include each general partner's share of line 3c in box 14 of Schedule K-1, using code A			3c	(288)
4a Guaranteed payments to partners (Schedule K, line 4c) derived from a trade or business as defined in section 1402(c) (see instructions)	4a	23,800		
b Part of line 4a allocated to limited partners for other than services and to estates, trusts, corporations, exempt organizations, and IRAs	4b			
c Subtract line 4b from line 4a. Include each general partner's share and each limited partner's share of line 4c in box 14 of Schedule K-1, using code A			4c	23,800
5 Net earnings (loss) from self-employment. Combine lines 3c and 4c. Enter here and on Schedule K, line 14a			5	23,512

1065

K-1 Listing

2022

(This page is not filed with the return. It is for your records only.)

Partnership

Maxim Golf, LLC

EIN

86-1203527

PARTNER			Type	% Profit	% Loss	% Capital	Ordinary Income (Line 1)	Rental Income (Line 2+3)	Guaranteed Payments (Line 4)
Name	EIN/SSN	Res State							
Aerie Investments LLC	[REDACTED]	FL	DIS	000.0000000	000.0000000	050.0000000	(288)		23,800
Bryan Minnis		KS	IND	100.0000000	100.0000000	050.0000000			
Totals				100.0000000	100.0000000	100.0000000	(288)		23,800

Figures may be slightly off due to rounding if percentages have more than two decimal places.

(Keep for your records)

PARTNERSHIP NAME
Maxim Golf, LLC

EIN
86-1203527

Description	**-***1551 Aerie Investme	***-**-5302 Bryan Minnis					Total
k Ordinary business income (loss)		(288)					(288)
k4a Guaranteed payments for servi		23,800					23,800
k13a Cash (60%)		155					155
k14a Net Earnings From Self-Emplo		23,512					23,512
k14c Gross Non-Farm Income.		183,205					183,205

Depreciation Detail Listing

FORM 1065

2022

PAGE 1

* Item is included in UBIA
for Section 199A calculations.
See "UBIA" in lower right corner.

(This page is not filed with the return. It is for your records only.)

Name(s) as shown on return

Social security number/EIN

86-1203527

Maxim Golf, LLC

No.	Description	Date	Cost	Basis Adjustment	Business percentage	Section 179	Bonus depreciation	Depreciable Basis	Life	Method	Rate	Prior Depreciation	Current Depreciation	Accumulated Depreciation	AMT Current
1	Vehicle	02082022	8,500		100.00			8,500	5	SL HY	10		850	850	850
Totals			8,500					8,500					850	850	850

Land Amount
Net Depreciable Cost

8,500

CY 179 and CY Bonus
TOTAL CY Depr including 179/bonus

850

ST ADJ:
UBIA:

8,500

Next Year's Depreciation Worksheet

(This page is not filed with the return. It is for your records only.)

2022

Name(s) as shown on return

Tax ID Number

Maxim Golf, LLC

86-1203527

Form	Multi-Form	Description	Date	Basis	Method	Life	Deduction
1065	1	Vehicle	02-08-2022	8,500	SL	5	1,700
		TOTAL					1,700

Alliance Financial & Income Tax

807 NW Vesper Street
Blue Springs, MO 64015
JNaudet@AFITOnline.com
Phone: (816)220-2001 | Fax: (816)220-2012

July 24, 2023

Maxim Golf, LLC
5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Maxim Golf, LLC:

Enclosed is the 2022 amended Form 1065, U.S. Return of Partnership Income, prepared for Maxim Golf, LLC from the information provided. This return will be e-filed with the IRS once we receive a signed Form 8879-PE, IRS e-file Signature Authorization for Form 1065.

The partnership's amended federal return reflects neither a refund nor a balance due.

Enclosed is the 2022 Missouri amended Income Tax return, prepared for Maxim Golf, LLC from the information provided. This return was e-filed with the Missouri taxing authority and was accepted on July 17, 2023.

The partnership's Missouri amended Income Tax return reflects neither a refund nor a balance due.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact our office at (816)220-2001.

Sincerely,

Mike Mead EA CTC
Alliance Financial & Income Tax

MISSOURI DEPARTMENT OF
REVENUE
2022 Partnership Return of Income

Department Use Only
(MM/DD/YY)

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Missouri Partnership Return of
Income for 2022

Beginning
(MM/DD/YY) 0 1 0 1 2 2

Ending
(MM/DD/YY) 1 2 3 1 2 2

Federal Employer
I.D. Number

8	6	1	2	0	3	5	2	7
---	---	---	---	---	---	---	---	---

Missouri Tax
I.D. Number

9	9	9	9	9	9	9	9	9
---	---	---	---	---	---	---	---	---

(if applicable)

Partnership

Name

Maxim Golf, LLC

Address

5757 East Eagle Knoll Dr

City

Hartsburg

State

MO

ZIP

65039

Select Applicable Boxes. Failure to select the address change box may result in mailings going to the last address on file.

Select this box if you have an approved federal extension. Attach a copy of the approved Federal Extension (**Form 7004**).

Amended Return Name Change Address Change Final Return Composite

If you are a Limited Liability Company being taxed as a partnership, please select this box.

Filing Instructions

- Does the Partnership have any Missouri modifications? Yes No
If Yes, complete Lines 1-13 on pages 1 and 2, and the partner information on page 3.
- Does the Partnership have any nonresident partners? Yes No
If Yes, complete Lines 1-13 on pages 1 and 2, the partner information on page 3, and **Form MO-NRP**.

Partnership Adjustments

Additions

- | | | | | | |
|--|----|--|-----|---|-----|
| 1a. State and local income taxes deducted on Federal Form 1065 | 1a | | .00 | | |
| 1b. Less: Kansas City & St. Louis earnings taxes. | 1b | | .00 | 1 | |
| Enter Lines 1a less 1b on Line 1 | | | | | .00 |
| 2a. State and local bond interest (except Missouri) | 2a | | .00 | | |
| 2b. Less: related expenses (omit if less than \$500) | 2b | | .00 | 2 | |
| Enter Line 2a less Line 2b on Line 2 | | | | | .00 |
| 3. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments (list _____) | 3 | | .00 | | |
| 4. Donations claimed for the Food Pantry Tax Credit deducted from federal taxable income,
Section 135.647, RSMo | 4 | | .00 | | |
| 5. Total of Lines 1 through 4 | 5 | | .00 | | |

Subtractions

- | | | | | | |
|--|----|--|-----|---|-----|
| 6a. Interest from exempt federal obligations | 6a | | .00 | | |
| 6b. Less: related expenses (omit if less than \$500) | 6b | | .00 | 6 | |
| Enter Line 6a less Line 6b on Line 6 | | | | | .00 |
| 7. Amount of any state income tax refund included in federal ordinary income | 7 | | .00 | | |

Partnership Adjustments

Subtractions (continued)

8. Partnership Fiduciary

Other adjustments (list _____)

8 .00

9. Missouri depreciation basis adjustment (Section 143.121.3(7), RSMo)

9 .00

10. Total Subtractions - Add Lines 6 through 9

10 .00

11. Missouri Partnership adjustment - Net Addition - excess Line 5 over Line 10

11 .00

12. Missouri Partnership adjustment - Net Subtraction - excess Line 10 over Line 5

12 .00

13. Agriculture Disaster Relief (Section 143.121.3(10), RSMo)

13 .00

Department Use Only

Under penalties of perjury, I declare that the above information and any attached supplement is true, complete, and correct.

A R N S E

I authorize the Director of Revenue or delegate to discuss my return and attachments with the preparer or any member of his or her firm, or if internally prepared, any member of the internal staff

Yes No

Signature

Signature

of General Partner

Printed Name

Telephone Number

Date Signed (MM/DD/YY) 0 7 2 4 2 3

Preparer's Signature (Including Internal Preparer)

Preparer's FEIN, SSN, or PTIN

Address (City, State, Zip Code) 807 NW Vesper Street Blue Springs, MO

Telephone Number 816-220-2001

Date Signed (MM/DD/YY)

Did you pay a tax return preparer to complete your return, but they failed or were unwilling to sign the return or provide their Internal Revenue Service preparer tax identification number? If you marked yes, please insert their name, address, and phone number in the applicable sections of the signature block above

Yes No

Partnership Name Maxim Golf, LLC

Federal Employer I.D. Number 8 6 1 2 0 3 5 2 7

Allocation of Missouri Partnership Adjustment to Partners

	1. Name of each partner. All partners must be listed. Use attachment if necessary.	2. Select if partner is nonresident	3. Social Security Number			4. Partner's Share %	5. Partner's Adjustment <input type="checkbox"/> Addition <input type="checkbox"/> Subtraction	
a)		<input type="checkbox"/>						00
b)		<input type="checkbox"/>						00
c)		<input type="checkbox"/>						00
d)		<input type="checkbox"/>						00
e)		<input type="checkbox"/>						00
f)		<input type="checkbox"/>						00
g)		<input type="checkbox"/>						00
h)		<input type="checkbox"/>						00
i)		<input type="checkbox"/>						00
j)		<input type="checkbox"/>						00
k)		<input type="checkbox"/>						00
l)		<input type="checkbox"/>						00
m)		<input type="checkbox"/>						00
n)		<input type="checkbox"/>						00
o)		<input type="checkbox"/>						00
p)		<input type="checkbox"/>						00
q)		<input type="checkbox"/>						00
r)		<input type="checkbox"/>						00
s)		<input type="checkbox"/>						00
Total								00

Column 4 - Enter percentages from Federal Schedule K-1(s). Round percentages to whole numbers.
 Column 5 - Enter Missouri Partnership adjustment from Form MO-1065, Line 5 or Line 10, as total of Column 5. Multiply each percentage in Column 4 by the total in Column 5. Indicate at the top of Column 5 whether the adjustments are additions or subtractions. The amount after each partner's name in Column 5 must be reported as a modification by the partner on his or her **Form MO-1040**, Individual Income Tax Return, either as an addition to, or subtraction from, federal adjusted gross income.

Mail To: Taxation Division
 P.O. Box 3000
 Jefferson City, MO 65105-3000

Phone: (573) 751-1467
Fax: (573) 522-1762

E-mail: income@dor.mo.gov

Visit dor.mo.gov/taxation/business/tax-types/partnership/ for additional information.

Ever served on active duty in the United States Armed Forces?
 If yes, visit dor.mo.gov/military/ to see the services and benefits we offer to all eligible military individuals. A list of all state agency resources and benefits can be found at veteranbenefits.mo.gov/state-benefits/.



Complete this form only if the partnership has one or more nonresident partners and Missouri source income.

Business Name Maxim Golf, LLC	Missouri Tax Identification Number 99999999	Federal Employer Identification Number 861203527
Nonresident Partner's Name Aerie Investments LLC		[REDACTED]

Form MO-NRP, Part 1, Lines 1 - 13d correspond to Federal Form 1065, Federal Schedule(s) K and K-1.	(a)	(b)	(c)	(d)	(e)
	Federal Schedule K	Missouri Source	MO %	Federal Schedule K-1	Missouri Source
1. Ordinary business income (loss) from trade or business activities	(288)00	00		00	00
2. Net rental real estate income (loss) from rental real estate activities	00	00		00	00
3c. Other net rental income (loss) from other rental activities	00	00		00	00
4a. Guaranteed payments for services	23,800 00	00		00	00
5. Total portfolio income (loss) total of Federal Form 1065, Schedules K & K-1, Lines 5-9a	00	00		00	00
10. Net section 1231 gain (loss) under section 1231 (other than due to casualty or theft)	00	00		00	00
11. Other income (loss) (attach schedule)	00	00		00	00
12. Section 179 deduction (attach schedule)	00	00		00	00
13a. Charitable contributions (attach schedule)	155 00	00		00	00
13d. Other deductions (attach schedule)	00	00		00	00

Form MO-NRP, Part 2, Column (a) corresponds to Form MO-1065, Partnership Adjustments section.	(a)	(b)	(c)	(d)	(e)
	Missouri Partnership Adjustment	Missouri Source	MO %	Partner's Partnership Adjustment	Missouri Source
Additions					
1. Net state and local income taxes deducted on Federal Form 1065	00	00			
2. Net state and local bond interest (except Missouri)	00	00			
3. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments	00	00			
4. Food Pantry Contributions	00	00			
5. Total of Lines 1, 2, 3, and 4	00	00			
Subtractions					
6. Net interest from exempt federal obligations	00	00			
7. Amount of any state income tax refund included in federal ordinary income	00	00			
8. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments	00	00			
9. Missouri depreciation adjustment (See Section 143.121, RSMo.)	00	00			
10. Total of Lines 6, 7, 8, and 9	00	00			
11. Missouri partnership adjustment - Net Addition	00	00		00	00
12. Missouri partnership adjustment - Net Subtraction	00	00		00	00
13. Agriculture Disaster Relief	00	00		00	00

Form MO-NRP, Part 3, Lines 1-8 of Column (a), correspond to Federal Form 1065, Lines 1-8.				(a) Total Federal Return		(b) Amount in Column (a) from Missouri Sources	
1a. Gross receipts or sales	\$ 83,205	1b. Less returns & allowances	\$	Balance	1c 183,205	00	00
2. Cost of goods sold (Attach Federal Form 1125-A)					2	00	00
3. Gross profit (subtract Line 2 from Line 1c)					3 183,205	00	00
4. Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)					4	00	00
5. Net farm profit (loss) (attach Federal Form 1040, Schedule F)					5	00	00
6. Net gain (loss) (Federal Form 4797, Part II, Line 17)					6	00	00
7. Other income (loss) (attach schedule)					7	00	00
8. Total income (loss) (combine Lines 3 through 7)					8 183,205	00	00
9. Enter amount from Federal Form 1065, Page 1, Line 21	9	183,493	00				00
10. Enter amount from Federal Form 1065, Page 1, Line 10	10	23,800	00				00
11. Total expenses - subtract Line 10 from Line 9					11 159,693	00	00
12. Guaranteed payments and ordinary income (loss) - subtract Line 11 from Line 8 [Line 12 equals total of Federal Form 1065, Schedule K, Lines 1 and 4 and Form MO-NRP, Part 1, Column (a)]*					12 23,512	00	
13. Missouri sources - subtract Line 11 from Line 8					13		00

*Line 12 may not equal other lines in initial years of partnership due to organizational costs.



Complete this form only if the partnership has one or more nonresident partners and Missouri source income.

Business Name Maxim Golf, LLC	Missouri Tax Identification Number 999999999	Federal Employer Identification Number 861203527
Nonresident Partner's Name Bryan Minnis		Social Security Number [REDACTED]

Form MO-NRP, Part 1, Lines 1 - 13d correspond to Federal Form 1065, Federal Schedule(s) K and K-1.	(a)	(b)	(c)	(d)	(e)
	Federal Schedule K	Missouri Source	MO %	Federal Schedule K-1	Missouri Source
1. Ordinary business income (loss) from trade or business activities	(288)00	00		(288)00	00
2. Net rental real estate income (loss) from rental real estate activities	00	00		00	00
3c. Other net rental income (loss) from other rental activities	00	00		00	00
4a. Guaranteed payments for services	23,800 00	00		23,800 00	00
5. Total portfolio income (loss) total of Federal Form 1065, Schedules K & K-1, Lines 5-9a	00	00		00	00
10. Net section 1231 gain (loss) under section 1231 (other than due to casualty or theft)	00	00		00	00
11. Other income (loss) (attach schedule)	00	00		00	00
12. Section 179 deduction (attach schedule)	00	00		00	00
13a. Charitable contributions (attach schedule)	155 00	00		155 00	00
13d. Other deductions (attach schedule)	00	00		00	00

Form MO-NRP, Part 2, Column (a) corresponds to Form MO-1065, Partnership Adjustments section.	(a)	(b)	(c)	(d)	(e)
	Missouri Partnership Adjustment	Missouri Source	MO %	Partner's Partnership Adjustment	Missouri Source
Additions					
1. Net state and local income taxes deducted on Federal Form 1065	00	00			
2. Net state and local bond interest (except Missouri)	00	00			
3. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments	00	00			
4. Food Pantry Contributions	00	00			
5. Total of Lines 1, 2, 3, and 4	00	00			
Subtractions					
6. Net interest from exempt federal obligations	00	00			
7. Amount of any state income tax refund included in federal ordinary income	00	00			
8. <input type="checkbox"/> Partnership <input type="checkbox"/> Fiduciary <input type="checkbox"/> Other adjustments	00	00			
9. Missouri depreciation adjustment (See Section 143.121, RSMo.)	00	00			
10. Total of Lines 6, 7, 8, and 9	00	00			
11. Missouri partnership adjustment - Net Addition	00	00		00	00
12. Missouri partnership adjustment - Net Subtraction	00	00		00	00
13. Agriculture Disaster Relief	00	00		00	00

Form MO-NRP, Part 3, Lines 1-8 of Column (a), correspond to Federal Form 1065, Lines 1-8.			(a) Total Federal Return		(b) Amount in Column (a) from Missouri Sources	
		Balance				
1a. Gross receipts or sales \$ 83,205 1b. Less returns & allowances \$ Balance	1c	183,205	00		00	
2. Cost of goods sold (Attach Federal Form 1125-A)	2		00		00	
3. Gross profit (subtract Line 2 from Line 1c)	3	183,205	00		00	
4. Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)	4		00		00	
5. Net farm profit (loss) (attach Federal Form 1040, Schedule F)	5		00		00	
6. Net gain (loss) (Federal Form 4797, Part II, Line 17)	6		00		00	
7. Other income (loss) (attach schedule)	7		00		00	
8. Total income (loss) (combine Lines 3 through 7)	8	183,205	00		00	
9. Enter amount from Federal Form 1065, Page 1, Line 21	9	183,493	00		00	
10. Enter amount from Federal Form 1065, Page 1, Line 10	10	23,800	00		00	
11. Total expenses - subtract Line 10 from Line 9	11	159,693	00		00	
12. Guaranteed payments and ordinary income (loss) - subtract Line 11 from Line 8 [Line 12 equals total of Federal Form 1065, Schedule K, Lines 1 and 4 and Form MO-NRP, Part 1, Column (a)]*	12	23,512	00		00	
13. Missouri sources - subtract Line 11 from Line 8	13				00	

*Line 12 may not equal other lines in initial years of partnership due to organizational costs.

MOEF_ACK

**Acknowledgement and General Information for
Taxpayers Who File Returns Electronically**

2022

Name(s) as shown on return


Maxim Golf, LLC

Address

5757 East Eagle Knoll Dr
Hartsburg, MO 65039

Thank you for participating in IRS e-file.

1. Your 2022 state income tax return for MO1065 was filed electronically.
The electronic filing services were provided by Alliance Financial & Income Tax

2. Your return was accepted on 07-17-2023 using a Personal Identification Number (PIN) as your electronic signature. You entered a PIN or authorized the Electronic Return Originator (ERO) to enter or generate a PIN for you.
The submission ID assigned to this return is 

**PLEASE DO NOT SEND A PAPER COPY OF THE TAX RETURN TO THE
STATE. IF YOU DO, IT WILL DELAY THE PROCESSING OF THE RETURN.**



Service Handbook

Maxim Golf's Mission Statement

"To provide the highest level of quality golf, recreational, and social experiences possible to our Members and Patrons"

Our Vision & Goals

- Be the best in guest satisfaction, value and convenience for golf and all other forms of Maxim Golf recreation and social opportunities. Two key focuses: **Friendliness and Cleanliness**
- Help families build strong relationships through involvement in sports and healthy lifestyles.
- Make a difference in people's lives, especially those of children.
- Educate people about golf and healthy lifestyles.
- Support the Maxim Golf Veterans Ventures Foundation.

Maxim Golf Team Member Mission Statement

"We will strive daily to meet needs and exceed the expectations of our members and patrons in every way. To accomplish this, we will locate, educate, evaluate, appreciate, and compensate our service providers to create GREAT team members who are equipped and prepared to deliver an experience that is unmatched in our industry."

What GREAT means to us

Greet each member and patron with eye contact, and a warm welcome

Respect all members and patrons as well as fellow team members

Enthusiasm toward your job shows pride and effort

Actions not words are what ultimately matters most

Teamwork at all levels is what makes service "click"

The Golden Rules of Maxim Golf

Rule 1 – Treat all others the way you want to be treated

Rule 2 – Think before you act

Rule 3 – Always do what is right

(There is on right way to do the wrong thing)

Rule 4 – Take care of one another

GREAT Service

Service at Maxim Golf is what separates us from other clubs and organizations in our industry. Great services are what we are striving for and expect from all our team members. Always remember that Great Service must start with a Great First Impression. **Great starts with the Greet.** You only get **one chance** to make a first impression. This begins with the impression our members and patrons receive as soon as they enter our grounds and facilities. It happens before a single personal interaction takes place and continues when we immediately acknowledge our members and patrons and greet them with a warm and sincere welcome. Great Service requires a complete effort on all fronts by all team members and is attainable if we focus on the Five A's of Service.

Appearance

Attitude

Awareness

Accountability

Attention to Detail

Appearance

"Always present yourself, your work, and your workspace as if you were on stage or your work was on the front page of a newspaper or website"

Appearance is vital when making a first impression to our members and guests. Remember: You only get one chance to make a "FIRST" Impression. There are many contributors to one's clean appearance and a workspace.

Clothing – In many cases a uniform is provided. Either way it is important to remember that it's not what you wear but how you wear it.

Pants/Shorts – Will be clean and pressed properly

Shirts – All shirts will be clean, pressed and tucked in

Shoes – Shoes will be clean and shined at all times

Name Tag – Name tags should be worn at all times

Personal Hygiene – Team members are expected to be clean.

Hair/Facial Hair – Clean and trimmed

Nails – Clean and trimmed

Aroma – No strong odors (Good or Bad)

Extras – No visible body piercings or tattoos

Workstation Cleanliness – Workstations are to be kept clean

Golf Shop – Floors, tables and fixtures are to be cleaned daily

Bag Drop – Trash will be picked up daily; sidewalks will be swept

Cart Staging – Swept daily and hosed off periodically

Cart Storage – Carts to be in slot and supplies to be in order

Practice Facility – Balls to be organized and range to be picked as needed

Fitness Center - Trash should be picked up, cleaning supplies should be stocked, and floors and fitness equipment are to be cleaned daily. All broken or malfunctioning equipment should be marked and a service technician should be called immediately

Our facilities will always be neatly kept, swept, and scrubbed!

Facial Expressions & Body Language – When you are around members and patrons always have or do the following.

Smile

Eye Contact

Use their Name

Good Posture

Greet them – Welcome them

Introduce Oneself & Shake Hands

Attitude

"Pride is a personal commitment; it is an attitude that separates excellence from mediocrity"

Our members' and patrons' attitudes are a direct result of our attitude. Our attitude should be one of self-confidence and taking pride in ourselves and our work.

What we say and how we say it.

1. Greet the member and patrons by name, shake their hand if appropriate, and welcome them to Maxim Golf's "Facility Name". "How may I be of service?" or "How may I serve you?"
2. Always be the first person to initiate the interaction. Introduce yourself as soon as you get a chance. Say Hello!
3. Ask them if there is anything you can do or get for them.
4. Direct or show them where to go next and who is there to service them.
5. Say everything with confidence and pride.
6. Say everything with a SMILE.
7. Always respond with a thank you. When you are thanked always respond with "it was my pleasure" or "you are welcome".
Never use the words "No Problem"

What we do and how we do it.

1. Make eye contact with the member or patron.
2. Work with the self-confidence that you are doing a good job.
3. Have pride in your work that you are doing.
4. Feel that your job is important. IT IS! If the smallest detail does not get done, We Fail!
5. Do everything with a SMILE.

10 Essential Attributes of Maxim Golf Team members

1. **Natural Ability to Anticipate Member/Patron Needs.** Our team member's ability to anticipate needs provides the opportunity to extend service above and beyond member and patron expectations. Remember this rule – Look for ways to get ahead of any need someone may have.
2. **A Sincere Desire to Please.** Service may be good, but when sincerity is added it becomes GREAT.
3. **Genuinely Friendly.** At Maxim Golf we want team members who like people and who truly enjoy interacting with others. Having this quality decompresses our member/patron and allows us to do what we do best.
4. **Smile.** A smile is something that can change someone's perception of you. A smile goes a long way and doesn't cost a thing.
5. **Intelligence.** Intelligence is a form of common sense and good judgement that is needed to serve our members and patrons. This common sense and good judgement make serving our members and patrons second nature.
6. **High Energy.** Great service comes from team members who always perform their job with a spark of enthusiasm and eagerness that conveys a positive energy to members and patrons.
7. **Pride.** Team members who understand the importance of their job and the contribution they are making have a pride, self-esteem and an attitude that is evident to everyone around them.
8. **Ability to Change.** Change is never easy or comfortable, but it is your ability to change in order to accomplish different tasks that sets you apart.
9. **Trustworthiness.** At Maxim Golf we have a moral responsibility to our members and patrons to always work to earn their trust. Once trust is achieved, we win.
10. **Relentless.** It is not our ability to succeed in our jobs that set us apart, but a relentless and never-ending pursuit of perfection. Satisfied members and patrons is not enough; we need to create *Raving Fans*.

Awareness

"Knowing where your teammates are supposed to go is as important as knowing where you are supposed to go."

Our awareness of our surroundings and ability to anticipate member and patron needs without them asking is a vital part of GREAT Service.

Member/Patron Awareness

Radios / Cell Phones – Certain team member members will be given a radio and they are expected to use it properly. There are a few reasons that radios, if used properly, can be one of the best tools towards executing GREAT service:

1. Radios allow everyone on our team to know who is on property and why they are here.
2. Radios are to be used in communicating with other team members to keep them aware them of any situations that may have changed.
3. Relaying any and all information that could be beneficial to our team members executing GREAT service.
4. Cell phones should only be used at work for work purposes. This is the choice of the team member to use their personal phone for service purposes. Cell phone charges are not reimbursed, and team members should never use their cell phone at work for personal reasons.

Daily Tools – Each team member will equip themselves with the proper tools to complete their job.

1. All team members should be equipped with a tee sheet where applicable, a daily activity sheet where applicable and all other items described in their job description. In certain cases, a centralized daily activity sheet or online calendar may be used as the information tool for team members.

Being proactive with our members and patrons – This is important to not only make them feel comfortable, but to tell us any information that we may be unaware of.

1. Interact with members and patrons. They will relay information to us without us having to ask them.
2. We need to know the members' and patrons' names as soon as they make a tee-time or reservation.
3. If there are any changes, we need to know them as soon as possible. Talking to members and patrons will help us know these changes immediately.

4. Using members' and patrons' names whenever possible will help you remember them, but also help other team members to identify them.
5. Using team member's names helps because the members and patrons are aware of who is working where, and they can now call that person by name.

Names

The following are proven tips to remember peoples' names.

- Ask the member or patron their name
- Talk to them, have a meaningful conversation
- Write it down or highlight it.
- When you see it use it (Bag tag, Credit Card, Business Card, Tee Sheet, Reservation Sheet)
- Maintain eye contact (Helps to remember the face as well)
- Use immediately after hearing or seeing the name
- Repeat it in your mind 3-4 times
- Find a topic unique to that person to remember them
- End your conversation with it.
- Use your co-workers' names too

Using members' and patrons' names makes them feel special and tells them that we care.

Team member Awareness

Team member Positioning – Team members should be aware of all other team members positioning throughout the day.

1. All team members should know who is working at all other positions, so they can direct the member or patron to that person by using their name.
2. Knowing who is working the other positions is important when you need to know something immediately.
3. We can tell members where to go, but also inform them who on our team will be there to help them. This is a great way to make the member or patron feel special.

Team member Meetings – All team members will be made aware of any pertinent information from the past week and any new information for the upcoming week.

1. All golf professionals and golf department team members will have a weekly meeting with their supervisor to go over last week's items and to make them aware of upcoming events.
2. All outside service attendants will meet on the basis of supervisor availability and amount of play.
3. All F&B team members will have a monthly meeting with their supervisors to go over the past month's performance and the upcoming month's events and to cover one to two training items specific to serving members and patrons.
4. All Maintenance team members will have a monthly meeting with the Superintendents to discuss golf course conditions, training issues, safety issues, and equipment issues.
5. All Team members will meet with the General Manager every quarter to discuss overall operational issues, major events, club performance, and service issues.
6. **The 5-minute meeting:** Each manager should take five minutes with each team member every day to discuss the upcoming activity at the facility and to encourage and remind the team member about great service to the members and patrons of the club. *Cleanliness should always be addressed.*

Accountability

"Accountability is freedom to succeed"

Accountability is being held responsible by your supervisor for the work that you do. Holding your team members accountable for the job they do is essential when evaluating their performance.

Quarterly / Annual Evaluations and Rewards

1. Maxim Golf Service Provider Program consists of:
 - Quarterly Rewards and Evaluation Program
 - Incentive / Commission Plans for all Team members
 - Annual Performance Reviews for All Management Team members

Attention to Detail

"Never settle for average; it is as close to the bottom as it is to the top"

Attention to Detail is taking Appearance, Attitude, Awareness, and Accountability to the next level. Continuous and never-ending improvement should be the goal of every team member. This is accomplished through small incremental changes. *"It's a cinch by the inch, but hard by the yard."*

In summation, what we are really trying to convey is our commitment to Greatness. We are committed as an organization to be known for and recognized for Greatness within our industry by our Members, Patrons, a Fellow Industry Professionals. This acronym clearly defines what we consider to be Greatness for our organization. We ask that all team members embrace this commitment and learn these principals.

Greet each member and patron with eye contact, and a warm welcome

Respect all members and patrons as well as fellow team members

Enthusiasm toward your job shows pride and effort

Actions not words are what ultimately matters most

Teamwork at all levels is what makes service "click"

Name recognition toward members and patrons is essential to our success

Extra steps are the easiest ones to take

Sincere desire to please members and their guests makes Maxim Golf special

Smile! What we get to do is both fun and incredibly rewarding.



CEDAR CREEK GOLF CLUB

	Assigned To	Date Assigned	Status	Completed
Initial Setup				
License/Management/Affiliate Contract Finalization	BM JB			
Finalize LLC Agreements for New Ownership/Management	BM JB			
Maxim Purchase Agreement/Operating Agreement	BM JB			
Staff Organization and Recommendations	BM JB			
Meeting with Staff	BM JB KS			
Non-Compete Agreements Signed for Licensee Employees (if applicable)	NA			
Schedule of all Marketing Committed by Maxim Golf	BM GM			
Events Packets, Policies, and Pricing Sheets to Facility	BM KS DF			
Schedule of Events Booked Being Assumed by Maxim	DF KS			
Receive Checks for Event Deposits & Credit Book	BM JB DF			
Budget for Upcoming/Ongoing Fiscal Year	BM		IN PROCESS	
Marketing				
Communication to New Facility Members and Patrons	BM GM DF			
Press Release	BM w/KS			
Create Campaign	BM GM			
Bank Account (US Bank Preferred)				
Open Local Bank account for cash deposits if necessary	BM JB DF			
Authorize Signers	BM JB DF			
Beneficial Ownership Form if necessary	NA			
Order Checks & Deposit Slips	BM DF			
Merchant Account				
Use current provider under ownership	KS BM			

Apply for new account	BM JB KS			
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Create QB Company File				
Create Remote Desktop User	BM JP			
Import Chart of Accounts	JP			
Create Users	JP			

Employee/Payroll				
Transition to GL Payroll - Employee Packet	BM DF KS			
Create location on ADP	KS			
Onboard employee files	KS			
Retain Current Payroll Processing & MG Facilitates	NA			
Define Pay Schedule	JB BM			
Scheduling to be prepared by GM	DF JB			
Notify State Unemployment Agency of Purchase/Sale	BM KS			

Identify and Change over utilities				
Phone	DF			
Internet	DF			
Gas	DF			
Electric	DF			
Water/Sewer	DF			
Waste/Trash	DF			
Website	GM			
Social Media	GM			

Business Setup				
Create Operating & RE LLC	NA			
Apply for EIN	NA			
Apply for Sales tax id	BM			
Set Up Insurance Coverage	BM			

Membership Agreements				
Obtain current membership/customer database	BM JB			
Create Template	BM GM			
Print Membership Agreements	BM GM			
Membership Cards	GM			

Compute Hardware Evaluation				
Change software provider	BM GM			
Change merchant account in software	BM KS			
Setup email	GM			

POS Software				
Contact foreUP and start location setup	BM KS			
Login to foreUp and view training videos	Staff			
Schedule online training sessions	BM KS DF			
Schedule onsite training when necessary	BM JB			

Identify vendors & switch necessary one's				
Proshop	DF			
F&B	DF			
Course	TB			

Clubhouse				
Keys	JB BM DF			
Alarm Code	JB BM DF			
Occupancy Permit	BM			
Fire Safety	DF			
Health Permit	DF			

Licenses & Permits				
Business License	BM			
Liquor License	DF BM KS			

Copy of Articles of Incorporation / Cert. of Good Standing (recent)	KS			
Copy of Operating Agreement	KS			
Copy of Signed Lease	BM			
Sale of Alcohol Inventory (Assumption of inventory)	DF			
Former Ownership Signs document of Sale	DF			
Diagram of premises	DF			
Photos of Serving Areas	DF			
Photo of course layout (back of scorecard works)	BC			
Notice of Intent to Sale (Prior Owner Signs)	NA			
P&L (IA only)	NA			

Sales/Use Tax				
Local Tax Rate	DF KS			
Identify if food/liquor tax	KS			

Reporting - Need at MG Corporate				
Listing of Beginning Inventory	DF KS			
F&B	DF KS			
Proshop	DF KS			
Equipment (Allocation of Purchase Price)	BM			
Allocation of building & land cost	BM & CITY			
Historics from prior Ownership/Management	BM			
P&L	BM		IN PROGRESS	
Budgets	BM			
Business Plan Development	BM		IN PROGRESS	
Vendors	JB DF			
Prior year Property Tax assesments	BM & CITY			

Reporting - From location				
Daily Sales	DF KS			
Deposit Slips	BM KS			
Coded Invoices (Verify Delivery)	KS DF			
Use Chart of Accounts	BM JB			

Employee Change Form	KS			
Termination Form	KS			
New Hire/Re-Hire Employee Packet	KS DF			

Optional but recommended				
Join local chamber	BM			
Meet with School Districts and College Golf Programs	BM			
Schedule Cedare Creek Current and Prospective Membership Info Party	BM JB DF			
Identify Capital Improvements Project List for Upcoming Year	BM TB JB		IN PROGRESS	

The public has commented favorably regarding the maintenance and upkeep of the course. What strategies do you employ for turf care and maintenance related to turf disease, extreme weather conditions, and pest and weed control on the golf course? How do you promote sustainability and environmental stewardship on the golf course?

The Cedar Creek Golf Course is one of the many amenities the City of Ottumwa has to offer. How would you approach working with other entities to restore the City of Ottumwa as a regional attraction?

What is your vision for how the golf course will look five years from now? Do you see any difference from current operations?

Members of the city council have been contacted to keep the operation of the golf course under “local management.” From your perspective, how would you respond to these comments? What do you offer that the other respondents might not?

Respondents were informed that the city declined purchasing any equipment and inventory leaving the golf course without anything for operating under the new contract. What is your plan for acquiring the necessary operating equipment and inventory to open in the spring?

The Request for Proposal identified a number of responsibilities the successful bidder will be expected to complete under the contract, including contributing one dollar for every round played, providing outstanding customer service, performing general operations and capital improvements, and providing periodic reports regarding the operational and financial performance of the contract. Do you foresee any issues with signing and complying with a contract that includes the responsibilities identified in the RFP?

Users of the golf course have expressed concern about the next operator increasing fees. How do you intend to approach the fee structure for golfers in light of replacing operating capital, identified city contribution, and rising operational costs? For season pass holders, how will you ensure continued value?

The course has played host to numerous golf tournaments each year. Some of these have been booked for the 2024 golf season. Will you honor the established dates and contract rates for 2024? Further, what is your approach to building community support for the golf course?

****TABLED****

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: Dec 12, 2023

Christina Reinhard *cjr*

Prepared By

Phil Rath

Department Head

Administration

Department

City Administrator Approval

AGENDA TITLE: Resolution No. 205-2023, Awarding the Cedar Creek Golf Course Operations to the selected candidate and/or firm after City Council Presentations.

Public hearing required if this box is checked.

RECOMMENDATION: Pass and Adopt Resolution No. 205-2023.

DISCUSSION: Submissions for the next Cedar Creek Golf Course Operations RFP were opened by the City of Ottumwa on November 20, 2023. Three proposals were received (Champion Bowl of Ottumwa Ltd, DBA DTech Enterprises, A.A.W. Golf Group, LLC and Maxim Golf Solutions, LLC). The scoring committee consisting of Mayor Johnson, Council Member Roe, Director of Public Works Burgmeier, Parks Director Rathje and City Admin. Rath met to review and compile scores from the submissions. Each of the proposals was scored against five criteria - one of which was compensation to the City for use of the Course. The Committee discussed pros and cons of all three responses and raised some further questions that needed to be answered. The Committee felt it would be best to

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed: No

invite all respondents before the City Council to make a brief presentation and respond to a prescribed set of questions. Following presentations and possible deliberation by Council, the Committee is hopeful that a decision will be made and the RFP for Operations at Cedar Creek Golf Course will be awarded. This Resolution awards the selected candidate and specifics will be plugged into the final Resolution document before being scanned into our document retention files.

RESOLUTION NO. 205-2023

A RESOLUTION AWARDING THE RFP FOR CEDAR CREEK GOLF COURSE
OPERATIONS

WHEREAS, The current provider of Operations at the Cedar Creek Golf Course is Greg Wilson, PGA d/b/a Integrity Golf Group, LLC has elected to not renew for another term; and

WHEREAS, The City of Ottumwa received proposals for the RFP for Cedar Creek Golf Course Operations on November 20, 2023; and

WHEREAS, after careful consideration by the Selection Committee and City Council, it is agreed that the RFP for Operations at Cedar Creek Golf Course be awarded to

_____.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT:

APPROVED, PASSED, AND ADOPTED, this 12th day of December, 2023.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk