												29	3	933	64	014	138	3 7
62000															1		4	
Form	990-T	Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e)) For calendar year 2016 or other tax year beginning 07/01/16, and ending 06/30/17							OMB No 1545-0687									
		For cale		ear 2016 or othe information at										<u>.</u>	One	n to Publi		
Depart	ment of the Treasury ! Revenue Service	▶ [enter SSN n							-					(c)(3) Org		
A	Check box if address changed		Nam	e of organization	າ (Che	eck box	if name change	ed and se	e instructions)			Employer id				
ВЕ	exempt under section		۱ ۲	TTT DECA		~ 	117 m		O T 1 T C	•				(Employees' t	rust, see	instructions	.)	
}	(501(C)(10 3)	Print		LVERTON				Y HOU		<u> </u>				23-7	250	066		
⊢	408(e) 220(e) 408A 530(a)	Type	l .	ber, street, and ro 25 13TF				ox, see instruction	ins.				F	Unrelated b				
ŀ	529(a)	lype		or town, state or				or foreign pos	tal code			\neg		(See instruct		activity co	ues	
C	Book value of all assets			INNEAPO			a.o. 2	or teroign poo		55414	-2065	,		5311	90	5	3119	30 .
	t end of year	F G		exemption nu			structi	ons) 🕨										$\overline{}$
?	32,288,194	G CI	heck o	organization	type 🕨	[X 50	1(c) corpor	ration	5	01(c) trust		4	101(a) trus	st[Othe	er trust	
•	Describe the organization	•	•		ness ac	ctrvity												
	RENTAL REA																	7
	During the tax year, was f "Yes," enter the name								rent-sub	isidiary co	ntrolled gro	oup				▶ ∐	Yes ∑	∐ No
j		u.iu iuoii	,9	namber or t	bio pai	O. 1. OO.	poralio											
j	The books are in care of	D C	ARY	ELLI:	S						Ţ	eleph	one	number 1	6	12-3	31-3	911
Pa	ert I Unrelated	Trade	e or	Business	inco	ome				(A)	Income	\perp	(B) Expenses			(C) Net	
' _; 1a	Gross receipts or sale:	S										-						
, b	Less returns and allow					c Bala	ance	>	1c	<u> </u>		+						
2	Cost of goods sold (So		•	•					2	 		-						
. 3	Gross profit Subtract I								3	 -								
'`4a	Capital gain net incom	•		•	4707\				4a		-	-+	F	RFC	· E II	720	7	
b	Net gain (loss) (Form 479) Capital loss deduction) (attach Form	14/9/)				4b 4c	 _			┼-	DEC	<u> </u>	<u> </u>	18	
С 5	Income (loss) from partnerships			: /attach stateme	nt\				5	 		+	g	DEC	2 0	2017	181	
6	Rent income (Schedule	-	porauoris	(duzur sizierrei	щ				6			\dashv	8	UEL	- 8	2017	10	
7	Unrelated debt-finance	•	e (Sch	nedule E)					7				i	OGI)EN	117	」 ≅	
8	Interest, annuities, royaltie		•		rganizat	ons (Sch	hedule	F)	8			\neg	_		/=/\			
9	Investment income of a se	ection 501	(c)(7),	(9), or (17) on	ganizatio	on (Sche	dule G	·)	9									
10	Exploited exempt activ	ity incom	ne (Sc	nedule I)					10									
11	Advertising income (So	chedule .	J)						11									
12	Other income (See ins	structions	, attac	th schedule)		SEE	STM	IT 1	12	ļ	120,05							<u>,050</u>
13	Total. Combine lines 3								13	<u> </u>	120,05		<u> </u>			<u> </u>		<u>,050</u>
Pa	art II Deduction	ns Not	t Tak	cen Eisew directly co	vhere	(See	instr th th	uctions for	or limi ed bus	tations (on dedu	ction	s.) (Except	tor c	ontnbu	tions,	
14	Compensation of office							<u>o umoluk</u>	ou bu	3111000 11	1001110 /				14			
15	Salanes and wages					,									15		4	,800
16	Repairs and maintena	nce													16			
17	Bad debts														17			
18	Interest (attach schede	ule)						•		SEE	STAT	EME	NT	2	18			,074
19	Taxes and licenses														19		9	,631
20	Chantable contributions (S			ior limitation n	ules)						1 1		_	15 001	20	 -		
21	Depreciation (attach F		•								21		=	L5,081	-	ĺ	1 =	. 001
22	Less depreciation clair	nea on S	scheau	Jie A and els	sewner	re on re	tum				22a		_		22b	 -		,081
23	Depletion	ad comp	nancat	ion plane											23	<u> </u>		
24 25	Contributions to deferr Employee benefit prog	•	vei isali	פוומוק ווט											25			
26	Excess exempt expen		edule	b											26			
27	Excess readership cos			•											27			
28	Other deductions (atta			•						SEE	STAT	EME	ТИ	3	28		43	,220
29	Total deductions. Ad		-	ugh 28							_				29			,806
30	Unrelated business tax			-	perating	loss d	eduction	on Subtrac	t line 29	from line	13				30			,244
31	Net operating loss dec														31			
32	Unrelated business tax	xable inc	ome t	efore specif	ic dedı	uction S	Subtra	ct line 31 fr	om line	30					32	L		,244
33	Specific deduction (Ge	enerally \$	\$1,000	, but see lin	e 33 ır	nstructio	ns for	exceptions)						33	<u> </u>	1	,000

Unrelated business taxable income. Subtract line 33 from line 32 If line 33 is greater than line 32,

enter the smaller of zero or line 32

For Paperwork Reduction Act Notice, see instructions.

25,244 Form **990-T** (2016)

EXECUTIVE

Title

Preparer's signature

ABIGAIL J SMITH

55425-1547

DIRECTOR

Date

Firm's EIN

Phone no

zz

BOYUM & BARENSCHEER PLLP

3050 METRO DR STE 200

MINNEAPOLIS, MN

952-854-4244 Form 990-T (2016)

41-6192096

Yes

P01327101

PTIN

Here

Paid

Preparer

Use Only

Signature of office:

Firm's name

Firm's address

Print/Type preparer's name

ABIGAIL J SMITH

Form	990-T (2016) RIVER	TON_ COMMUNI	ΤY	HOUSING			23-7	259966	Page 3
Sch	edule A - Cost of Go								
1	Inventory at beginning of ye	ear 1		6	Inventory at er	d of ye	ar		6
2	Purchases	2		7	Cost of good	s sold.	Subtrac	ct line 6 from	
3	Cost of labor	3			line 5 Enter he	ere and	ın Part	1, line 2	7
4a	Additional sec 263A costs (attach schedule)	4a		8	Do the rules of	f section	1 263A	(with respect to	Yes No
b	Other costs (attach schedule)	4b			property produ	ced or	acquire	d for resale) apply	
5	Total. Add lines 1 through	4b 5			to the organiza	ation?	· · · · · · · · · · · · · · · · · · ·		
Sch	edule C - Rent Incon		pert	y and Pers	onal Propert	y Lea	sed V	Vith Real Proper	ty)
	ee instructions)	•	•	•	•	•		•	-
1 Des	cription of property								
 (1)	N/A								
(2)		<u> </u>			<u> </u>				
(3)									
<u>(4)</u>					<u> </u>				
		2. Rent received	or accru	ed					
	(a) From personal property (if the p	percentage of rent		(b) From real ar	nd personal property (f the		3(a) Deductions di	rectly connected with the income
	for personal property is more that	-			for personal property			ì	a) and 2(b) (attach schedule)
	more than 50%)			50% or if the rent	is based on profit or it	ncome)			
(1)									
<u>(2)</u>									
(3)									
(4)									
Total			Total		•			(b) Total deductions	
(c) T	otal income. Add totals of c	columns 2(a) and 2(b) E	nter					Enter here and on pag	
here	and on page 1, Part I, line 6,	, column (A)			>			Part I, line 6, column (B) >
\$ch	edule E - Unrelated	Debt-Financed Inc	come	(see instruc	tions)				
					_			3 Deductions directly co	nnected with or allocable to
	1. Description of debt-	financed property			s income from or to debt-financed	L		debt-finan	ced property
	n boodipaon or dobt	manood proporty		unocabi	property	Ī	(a) S	Straight line depreciation	(b) Other deductions
								(attach schedule)	(attach schedule)
(1)	N/A								
(2)									
(3)									
<u>(4)</u>									
	4. Amount of average	5. Average adjusted bas	IS		6. Column				8. Allocable deductions
	acquisition debt on or allocable to debt-financed	of or allocable to debt-financed property			4 dryided			Gross income reportable column 2 x column 6)	(column 6 x total of columns
	property (attach schedule)	(attach schedule)			by column 5				3(a) and 3(b))
<u>(1)</u>						%			
<u>(2)</u>		<u> </u>				%	_		
(3)						%			
(4)						%			
							Enter	here and on page 1,	Enter here and on page 1,
						}	Part I,	line 7, column (A)	Part I, line 7, column (B)
Tota	ls					► L			
Tota	l dividends-received dedu	ctions included in colur	nn_8						

schedule F – Interest, Annu	uities, Royaltie	es, and Rent						see instruct	ions)	
Name of controlled organization	1	2. Employer trlication number	3. Net unn	t Controlled related income e instructions)	4 To	tal of sper ments ma	cified	5 Part of column included in the organization's g	controlling	Deductions direct connected with incoming the column 5
) N/A										
) 11/21			-							
)	· I									
)								<u> </u>		
Ionexempt Controlled Organizat	tions					Ι —			<u> </u>	
7 Taxable Income		Net unrelated income ss) (see instructions)		9. Total of specific payments made		ind	duded in th	umn 9 that is ie controlling gross income	1	Deductions directly nnected with income in column 10
)						ļ			<u> </u>	
2)						-	.		-	
3)						 		-	 	
otals	, L		<u> </u>			En		s 5 and 10 d on page 1, column (A)	En	dd columns 6 and 11 ter here and on page 1, art I, line 8, column (B)
Schedule G – Investment In	ncome of a Se	ection 501(c)	(7), (9),	or (17) O	rganiz	ation	(see in:	structions)	·	
1. Description of income		2. Amount of a	ncome	directly	eductions connected schedule)			4 Set-asides ttach schedule)		Total deductions and set-asides (col 3 plus col 4)
) N/A										
		-								
()										
2)										
							-	* .		
3)		Enter here and o Part I, line 9, ∞				* `	***			nter here and on pag Part I, line 9, column (
3)		Part I, line 9, co	olumn (A)			y` #		3		
otals Schedule I – Exploited Exe	mpt Activity I 2 Gross unrelated	Part I, line 9, co	er Than		ng Inc	ome		structions)	penses F	7. Excess exen expenses
3) 4) Fotals	mpt Activity I	Part I, line 9, co	er Than uses by by the with on of ed	Advertising 4. Net income from unrelated	ng Inc (loss) trade plumn n 3) pute	5. Gro	(see ins	structions) 6 E	F	7. Excess exen expenses (column 6 minu
3) 4) Fotals Schedule I — Exploited Exel 1 Description of exploited activity	mpt Activity I 2 Gross unrelated business income from trade or	Part I, line 9, co	er Than uses by by the with on of	4. Net income from unrelated or business (cc 2 minus colum if a gain, com	ng Inc (loss) trade plumn n 3) pute	5. Gro	(See Ins	structions) 6 E	penses	7. Excess exemexpenses (column 6 minu column 5 minu more than
Totals Schedule I - Exploited Exer 1 Description of exploited activity 1) N/A	mpt Activity I 2 Gross unrelated business income from trade or	Part I, line 9, co	er Than uses by by the with on of	4. Net income from unrelated or business (cc 2 minus colum if a gain, com	ng Inc (loss) trade plumn n 3) pute	5. Gro	(See Ins	structions) 6 E	penses	7. Excess exemexpenses (column 6 minu column 5 minu more than
Totals Schedule I - Exploited Exer 1 Description of exploited activity 1) N/A	mpt Activity I 2 Gross unrelated business income from trade or	Part I, line 9, co	er Than uses by by the with on of	4. Net income from unrelated or business (cc 2 minus colum if a gain, com	ng Inc (loss) trade plumn n 3) pute	5. Gro	(See Ins	structions) 6 E	penses	7. Excess exemexpenses (column 6 minu column 5 minu more than
Totals Schedule I — Exploited Exer 1 Description of exploited activity 1) N/A 2)	mpt Activity I 2 Gross unrelated business income from trade or business	Part I, line 9, co	er Than nses by d with on of eed ncome	4. Net income from unrelated or business (cc 2 minus colum if a gain, com	ng Inc (loss) trade plumn n 3) pute	5. Gro	(See Ins	structions) 6 E	penses	7. Excess exemexpenses (column 6 minic column 5, but more than column 4)
Totals Schedule I - Exploited Exer 1 Description of exploited activity	mpt Activity I 2 Gross unrelated business income from trade or	Part I, line 9, co	er Than Inses By di with on of oned income and on Part I,	4. Net income from unrelated or business (cc 2 minus colum if a gain, com	ng Inc (loss) trade plumn n 3) pute	5. Gro	(See Ins	structions) 6 E	penses	7. Excess exen expenses (column 6 mini column 5, but r more than column 4) Enter here an on page 1,
Totals Schedule I – Exploited Exer 1 Description of exploited activity 1) N/A 2) 3) 4) Totals Schedule J – Advertising In	mpt Activity I 2 Gross unrelated business income from trade or business Enter here and or page 1, Part I, line 10, col (A)	Part I, line 9, co	er Than nses by d with on of eed ncome and on Part I, ol (B)	4. Net income from unrelated or business (cz minus colum If a gain, com cols 5 throug	(loss) trade olumn n 3) pute h 7	5. Gro	(See Ins	structions) 6 E	penses	7. Excess exemexpenses (column 6 minu column 5, but more than column 4) Enter here an on page 1,
Totals Schedule I — Exploited Exer 1 Description of exploited activity 1) N/A 2) 3) 4)	mpt Activity I 2 Gross unrelated business income from trade or business Enter here and or page 1, Part I, line 10, col (A)	Part I, line 9, co	er Than nses by d with on of eed ncome and on Part I, ol (B)	4. Net income from unrelated or business (cz minus colum If a gain, com cols 5 throug	(loss) trade olumn n 3) pute h 7	5. Gro	(See Ins	structions) 6 E	penses	7. Excess exen expenses (column 6 mini column 5, but r more than column 4) Enter here an on page 1,
Totals 1 Description of exploited activity 1 N/A 2) 3) 4) Totals Cotals Cotals	mpt Activity I 2 Gross unrelated business income from trade or business Enter here and or page 1, Part I, line 10, col (A)	Part I, line 9, co	er Than anses by d with on of eed and on Part I, ol (B)	4. Net income in from unrelated or business (cc 2 minus column if a gain, community and a distribution of the column if a gain, community and a distribution of the column in the column	(loss) trade column n 3) pute h 7	5. Grown is no busine	(See Ins	Structions) 6 Es attribut col	penses	7. Excess exen expenses (column 6 mini column 5, but r more than column 4) Enter here an on page 1, Part II, line 26
Totals Schedule I — Exploited Exer 1 Description of exploited activity 1) N/A 2) 3) 4) Totals Schedule J — Advertising In Part I Income From F	Enter here and on page 1, Part I, line 10, col (A) Periodicals Read of the page 2, Gross advertising	Part I, line 9, co	er Than anses by d with on of eed and on Part I, ol (B)	4. Net income from unrelated or business (cc 2 minus column if a gain, come cols 5 through through the column if a gain, come cols 5 through the column if a gain or (loss) 2 minus col 3 minus col 3 minus col 3 minus col 3	(loss) trade column n 3) pute h 7	5. Grown is no busine	oss income activity that tunrelated ess income	Structions) 6 Es attribut col	openses sutable to urmn 5	7. Excess exement expenses (column 6 minus column 5, but an column 4) Enter here and on page 1, Part II, line 26
Totals 1 Description of exploited Exercised 1 1 Description of exploited activity 1) N/A 2) 3) 4) Totals Schedule J – Advertising In Part I Income From F	Enter here and on page 1, Part I, line 10, col (A) Periodicals Read of the page 2, Gross advertising	Part I, line 9, co	er Than anses by d with on of eed and on Part I, ol (B)	4. Net income in from unrelated or business (cc 2 minus column if a gain, community and a distribution of the column if a gain, community and a distribution of the column in the column	(loss) trade column n 3) pute h 7	5. Grown is no busine	oss income activity that tunrelated ess income	Structions) 6 Es attribut col	openses sutable to urmn 5	7. Excess exement expenses (column 6 minus column 5, but an column 4) Enter here and on page 1, Part II, line 26
Totals 1 Description of exploited Exercising In Part I Income From F 1 N/A 1 Name of periodical	Enter here and on page 1, Part I, line 10, col (A) Periodicals Read of the page 2, Gross advertising	Part I, line 9, co	er Than anses by d with on of eed and on Part I, ol (B)	4. Net income in from unrelated or business (cc 2 minus column if a gain, community and a distribution of the column if a gain, community and a distribution of the column in the column	(loss) trade column n 3) pute h 7	5. Grown is no busine	oss income activity that tunrelated ess income	Structions) 6 Es attribut col	openses sutable to urmn 5	7. Excess exen expenses (column 6 minus column 4) Enter here an on page 1, Part II, line 26
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<u>(4)</u>

Total. Enter here and on page 1, Part II, line 14

Part II Income From Periodicals Reported on a Separate Basis (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis.) 4 Advertising 7 Excess readership 2. Gross gain or (loss) (col costs (column 6 5. Circulation 6 Readership 3 Direct advertising 2 minus col 3) If minus column 5, but 1 Name of periodical advertising costs ıncome costs ıncome a gain, compute not more than cols 5 through 7 column 4) (1) N/A <u>(2)</u> (3) <u>(4)</u> Totals from Part I \blacktriangleright Enter here and on Enter here and on Enter here and page 1, Part I, page 1, Part I, on page 1, tine 11, col (A) line 11, ∞l (B) Part II, line 27 Totals, Part II (lines 1-5) Schedule K - Compensation of Officers, Directors, and Trustees (see instructions) 3. Percent of time devoted to 4 Compensation attributable to 1. Name 2. Title unrelated business business N/A (1) % <u>(2)</u> % <u>(3)</u>

Form 990-T (2016)

Form 4562

Depreciation and Amortization

(Including Information on Listed Property)

Attach to your tax return.

OMB No 1545-0172

▶ Information about Form 4562 and its separate instructions is at www.irs.gov/form4562. Internal Revenue Service Name(s) shown on return Identifying number 23-7259966 RIVERTON COMMUNITY HOUSING Business or activity to which this form relates DEPRECIATION INDIRECT 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 500,000 1 Maximum amount (see instructions) 2 Total cost of section 179 property placed in service (see instructions) 2 2,010,000 3 Threshold cost of section 179 property before reduction in limitation (see instructions) 4 Reduction in limitation Subtract line 3 from line 2 If zero or less, enter -0-Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0- If marned filing separately, see instructions 5 (b) Cost (business use only) (c) Elected cost (a) Description of property 6 Listed property Enter the amount from line 29 7 8 8 Total elected cost of section 179 property Add amounts in column (c), lines 6 and 7 9 Tentative deduction Enter the smaller of line 5 or line 8 10 10 Carryover of disallowed deduction from line 13 of your 2015 Form 4562 11 11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) 12 Section 179 expense deduction Add lines 9 and 10, but don't enter more than line 11 13 Carryover of disallowed deduction to 2017 Add lines 9 and 10, less line 12 13 Note: Don't use Part II or Part III below for listed property. Instead, use Part V Special Depreciation Allowance and Other Depreciation (Don't include listed property.) (See instructions.) 14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions) 14 15 Property subject to section 168(f)(1) election 15 16 16 Other depreciation (including ACRS) Part III MACRS Depreciation (Don't include listed property) (See instructions.) Section A 17 MACRS deductions for assets placed in service in tax years beginning before 2016 17 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here Section B-Assets Placed in Service During 2016 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (d) Recovery (e) Convention (a) Classification of property olaced in (husiness/investment use (f) Method (g) Depreciation deduction only-see instructions) service 19a 3-year property 5-year property 7-year property d 10-year property 15-year property 20-year property 25 yrs 25-year property S/L 27 5 yrs ММ Residential rental property MM 27 5 yrs S/L MM Nonresidential real 39 yrs S/L property MM Section C-Assets Placed in Service During 2016 Tax Year Using the Alternative Depreciation System 20a Class life 12 <u>yrs</u> S/L ь 12-year 40-vear 40 vrs MM S/L Summary (See instructions) Part IV 21 Listed property Enter amount from line 28 21 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21 Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions 22 For assets shown above and placed in service during the current year, enter the

43

44

61

Form 4562 (2016)

23-7259966 RIVERTON COMMUNITY HOUSING Form 4562 (2016) Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, certain computers, and property used for entertainment, recreation, or amusement.) Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable Section A-Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles) Yes No 24b If "Yes," is the evidence written? Yes No 24a Do you have evidence to support the business/investment use claimed (c) ſΩ (a) (h) (d) Business Elected section 179 Type of property Date placed Basis for depreciation Recover Method/ Depreciation Cost or other basis (list vehicles first) cost in service (business/investment penod Convention deduction percentage use only) 25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use (see instructions) Property used more than 50% in a qualified business use Property used 50% or less in a qualified business use S/L-S/L-28 28 Add amounts in column (h), lines 25 through 27 Enter here and on line 21, page 1 29 29 Add amounts in column (i), line 26 Enter here and on line 7, page 1 Section B-Information on Use of Vehicles Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person if you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles (d) (e) m (a) (b) (c) Vehicle 1 Vehide 2 Vehicle 3 Vehicle 4 Vehicle 5 Vehicle 6 30 Total business/investment miles driven during the year (don't include commuting miles) 31 Total commuting miles driven during the year 32 Total other personal (noncommuting) miles driven Total miles driven during the year Add 33 lines 30 through 32 Was the vehicle available for personal Yes No Yes No Yes No Yes No Yes No No use during off-duty hours? 35 Was the vehicle used primarily by a more than 5% owner or related person? 36 Is another vehicle available for personal use? Section C-Questions for Employers Who Provide Vehicles for Use by Their Employees Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons (see instructions) Do you maintain a written policy statement that prohibits all personal use of vehicles, including commutting, by Yes 37 No your employees? 38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners 39 Do you treat all use of vehicles by employees as personal use? Do you provide more than five vehicles to your employees, obtain information from your employees about the 40 use of the vehicles, and retain the information received? Do you meet the requirements concerning qualified automobile demonstration use? (See instructions) Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles Part VI Amortization (e) (c) (d) m (b) Amortzation Date amortization Amortizable amount Code section Amortization for this year penod or Description of costs begins percentage 42 Amortization of costs that begins during your 2016 tax year (see instructions)

43

Amortization of costs that began before your 2016 tax year

Total. Add amounts in column (f) See the instructions for where to report

Form 4562

Depreciation and Amortization

(Including Information on Listed Property)

► Attach to your tax return.

Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

OMB No 1545-0172 **2016**

Attachment Sequence No 179

Internal Revenue Service

(99)

Identifying number Name(s) shown on return RIVERTON COMMUNITY HOUSING 23-7259966 Business or activity to which this form relates FRANKLIN STUDENT HOUSING, M **Election To Expense Certain Property Under Section 179** Part I Note: If you have any listed property, complete Part V before you complete Part i 500,000 1 1 Maximum amount (see instructions) 2 2 Total cost of section 179 property placed in service (see instructions) 010,000 3 Threshold cost of section 179 property before reduction in limitation (see instructions) 4 Reduction in limitation Subtract line 3 from line 2 If zero or less, enter -0-Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0- If married filing separately, see instructions 5 (a) Description of property (b) Cost (business use only) (c) Elected cost 6 7 7 Listed property Enter the amount from line 29 8 8 Total elected cost of section 179 property Add amounts in column (c), lines 6 and 7 Tentative deduction Enter the smaller of line 5 or line 8 9 Carryover of disallowed deduction from line 13 of your 2015 Form 4562 10 10 11 11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) Section 179 expense deduction Add lines 9 and 10, but don't enter more than line 11 12 12 Carryover of disallowed deduction to 2017 Add lines 9 and 10, less line 12 13 13 Note: Don't use Part II or Part III below for listed property. Instead, use Part V Special Depreciation Allowance and Other Depreciation (Don't include listed property.) (See Instructions. Special depreciation allowance for qualified property (other than listed property) placed in service 14 during the tax year (see instructions) 14 Property subject to section 168(f)(1) election 15 15 294,623 16 Other depreciation (including ACRS) 16 Part III MACRS Depreciation (Don't include listed property.) (See instructions) Section A 4,266 17 MACRS deductions for assets placed in service in tax years beginning before 2016 18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here Section B-Assets Placed in Service During 2016 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (d) Recovery (a) Classification of property (e) Convention (f) Method (g) Depreciation deduction only-see instructions) penod service 3-year property 19a 5-year property 7-year property d 10-year property 15-year property 20-year property 25 yrs S/L 25-year property S/L Residential rental 27 5 yrs MM property MM 27 5 yrs S/L MM S/L Nonresidential real 39 yrs property MM S/L Section C-Assets Placed in Service During 2016 Tax Year Using the Alternative Depreciation System Class life 20a 12-year 12 yrs S/L 4<u>0-year</u> 40 yrs MM S/L С Part IV Summary (See instructions) Listed property Enter amount from line 28 21 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21 Enter 298,889 here and on the appropriate lines of your return Partnerships and S corporations—see instructions 22 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs 23

Depreciation and Amortization

Internal Revenue Service

(99)

(Including Information on Listed Property)

► Attach to your tax return.

► Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

Name(s) shown on return							ing num	
	RIVERTO	N COMMUNIT	Y HOUSING				23-	125	9966
	ss or activity to which this form relates	0.T.).O. W.T.							
	HATEAU STUDENT HOU			470					
Pa	rt i Election To Expens					4- 5-41			
	Note: If you have a		, complete Part	v before you co	omple	te Part I	<u>·</u>		F00 000
1	Maximum amount (see instructions)							1	500,000
2	Total cost of section 179 property p	•	•					2	2 010 000
3	Threshold cost of section 179 prope	-	•	(ructions)				3	2,010,000
4	Reduction in limitation Subtract line		•	- d Char		-4!		4	
5_	Dollar limitation for tax year Subtract line (a) Description		less, enter -U- if mam	ed filing separately, se (b) Cost (business use			Elected cost	5	
<u>6</u>	(a) Description	or property	······	(b) Cost (busiless use	OI IIY)	(0)	Lieued ws		
									
7	Listed property Enter the amount from	om line 20	t.		7				
8			ın column (c) lines f	and 7				8	
9	Total elected cost of section 179 pro Tentative deduction Enter the sma	-	in column (c), intes c	anu /				9	
10	Carryover of disallowed deduction fr		115 Form 4562					10	
11	Business income limitation Enter th	•		an zero) or line 5 (eaa ine	tructions)		11	
12	Section 179 expense deduction Add		•	,	300 1113	u ucuons)	-	12	_
13	Carryover of disallowed deduction to			11 III.16 11	13			<u> </u>	
	: Don't use Part II or Part III below fo				1.5		_		
	rt II Special Depreciation			ciation (Don't	includ	te listed	property	/\ (Se	e instructions)
14	Special depreciation allowance for o					<u></u>	рторок		nou dodono j
	during the tax year (see instructions		ci didii listed proper	ty) placed in service	•			14	
15	Property subject to section 168(f)(1)	•						15	
16	Other depreciation (including ACRS							16	143,185
	irt III MACRS Depreciati		e listed property) (See instruct	ons)				<u> </u>
		120110	Sectio		<u> </u>				
17	MACRS deductions for assets place	ed in service in tax ve	ears beginning before	2016				17	0
18	If you are electing to group any assets placed ii				e		▶ □		
		ssets Placed in Se				eral Depre	ciation S	ystem	
	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreca (business/investment only-see instruction	use	(e) (Convention	(f) Metho	od	(g) Depreciation deduction
19a_	3-year property								
b	5-year property								
<u> </u>	7-year property					_			
<u>d</u>	10-year property				ļ				
е_	15-year property				<u> </u>				
f	20-year property				ļ				
<u>g</u>	25-year property			25 yrs	ļ		S/L		
h	Residential rental			27 5 yrs	<u> </u>	MM	S/L		
	property			27 5 yrs	<u> </u>	MM	S/L		
i	Nonresidential real			39 yrs_	<u> </u>	MM	S/L		
	property					MM	\$/L		
		sets Placed in Serv	rice During 2016 Ta	x Year Using the	Altern	ative Dep	reciation	Systen	<u> </u>
	Class life				ļ		S/L		
	12-year		ļ	12 yrs_	├	_	S/L	·	
	40-year	L	<u> </u>	40 yrs		MM	S/L		
	art IV Summary (See ins								 _
21	Listed property Enter amount from							21	 _
22	Total. Add amounts from line 12, lin					•			
	here and on the appropriate lines of	•	•		ons		•	22	143,185
23	For assets shown above and place		e current year, enter	the					
	portion of the basis attributable to s	ection 263A costs			23	L	<u> </u>		

Internal Revenue Service

Depreciation and Amortization

(Including Information on Listed Property)

► Attach to your tax return.

Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

OMB No 1545-0172

179

Name(s) shown on return Identifying number RIVERTON COMMUNITY HOUSING 23-7259966 Business or activity to which this form relates MARCY PARK STUDENT HOUSING Election To Expense Certain Property Under Section 179 Part I Note: If you have any listed property, complete Part V before you complete Part I 500,000 1 1 Maximum amount (see instructions) 2 Total cost of section 179 property placed in service (see instructions) 2,010,000 3 Threshold cost of section 179 property before reduction in limitation (see instructions) 4 Reduction in limitation Subtract line 3 from line 2 If zero or less, enter -0-5 Dollar limitation for tax year Subtract line 4 from line 1. If zero or less, enter -0-. If mamed filling separately, see instructions (a) Description of property (b) Cost (business use only) (c) Elected cost 6 Listed property. Enter the amount from line 29 7 8 R Total elected cost of section 179 property Add amounts in column (c), lines 6 and 7 Tentative deduction Enter the smaller of line 5 or line 8 9 10 Carryover of disallowed deduction from line 13 of your 2015 Form 4562 10 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) 11 11 Section 179 expense deduction Add lines 9 and 10, but don't enter more than line 11 12 12 Carryover of disallowed deduction to 2017 Add lines 9 and 10, less line 12 13 13 Note: Don't use Part II or Part III below for listed property. Instead, use Part V Special Depreciation Allowance and Other Depreciation (Don't include listed property) (See instructions) Special depreciation allowance for qualified property (other than listed property) placed in service 14 during the tax year (see instructions) Property subject to section 168(f)(1) election 15 52,304 16 16 Other depreciation (including ACRS) Part III MACRS Depreciation (Don't include listed property) (See instructions.) Section A 17 17 MACRS deductions for assets placed in service in tax years beginning before 2016 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here Section B-Assets Placed in Service During 2016 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (d) Recovery (a) Classification of property (e) Convention (f) Method (a) Depreciation deduction placed in only-see instructions) service 19a 3-year property 5-year property 7-year property d 10-year property e 15-year property 20-year property 25-year property 25 vrs S/L S/L Residential rental 27 5 yrs мм property 27 5 yrs MM MM Nonresidential real 39 yrs S/L property MM Section C-Assets Placed in Service During 2016 Tax Year Using the Alternative Depreciation System 20a Class life S/I 12 yrs. S/I b 12-year 40-year 40 yrs MM Part IV Summary (See instructions)

Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter

here and on the appropriate lines of your return. Partnerships and S corporations—see instructions

For assets shown above and placed in service during the current year, enter the

Listed property Enter amount from line 28

52,304

23

21

22

Form 4562

Department of the Treasury

Internal Revenue Service

(99)

Depreciation and Amortization

(Including Information on Listed Property)

► Attach to your tax return.

▶ Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

OMB No 1545-0172

179

Attachment Sequence No

Identifying number Name(s) shown on return RIVERTON COMMUNITY HOUSING 23-7259966 Business or activity to which this form relates MARSHALL STUDENT HOUSING, 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 500,000 1 Maximum amount (see instructions) 2 Total cost of section 179 property placed in service (see instructions) 2 2,010,000 3 Threshold cost of section 179 property before reduction in limitation (see instructions) 3 4 Reduction in limitation Subtract line 3 from line 2 If zero or less, enter -0-5 Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0- If mamed filing separately, see instructions (b) Cost (business use only) (c) Elected cost (a) Description of property 6 7 7 Listed property Enter the amount from line 29 8 Total elected cost of section 179 property Add amounts in column (c), lines 6 and 7 Tentative deduction Enter the smaller of line 5 or line 8 9 9 Carryover of disallowed deduction from line 13 of your 2015 Form 4562 10 10 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) 11 11 12 Section 179 expense deduction Add lines 9 and 10, but don't enter more than line 11 12 Carryover of disallowed deduction to 2017 Add lines 9 and 10, less line 12 13 13 Note: Don't use Part II or Part III below for listed property. Instead, use Part V Special Depreciation Allowance and Other Depreciation (Don't include listed property.) (See instructions) Part II Special depreciation allowance for qualified property (other than listed property) placed in service dunng the tax year (see instructions) 15 Property subject to section 168(f)(1) election 15 19,005 16 Other depreciation (including ACRS) MACRS Depreciation (Don't include listed property.) (See instructions) Part III Section A 0 17 MACRS deductions for assets placed in service in tax years beginning before 2016 17 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here Section B—Assets Placed in Service During 2016 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (d) Recovery placed in (e) Convention (f) Method (g) Depreciation deduction (a) Classification of property (business/investment use only-see instructions) service 19a 3-year property 5-year property 7-year property d 10-year property 15-year property 20-year property S/L 25 yrs 25-year property S/L 27 5 yrs ММ Residential rental property ММ S/L 27 5 yrs ММ S/L 39 yrs Nonresidential real property MM S/L Section C-Assets Placed in Service During 2016 Tax Year Using the Alternative Depreciation System S/L 20a Class life 12 yrs S/L 12-year S/L 40 yrs ММ 40-year C Part_IV Summary (See instructions) 21 Listed property Enter amount from line 28 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter 19,005 here and on the appropriate lines of your return. Partnerships and S corporations—see instructions 22

For assets shown above and placed in service during the current year, enter the

Depreciation and Amortization

OMB No 1545-0172

Department of the Treasury Internal Revenue Service

(99)

(Including Information on Listed Property)

► Attach to your tax return.

► Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

Name(s) shown on return カエスなりすへ	N COMMUNIT	V HOUGING					ing numi	ber 9966
		N COMMONIT	1 HOOSING	· · -			123-	120.	2300
_	ss or activity to which this form relates	מאובא מאר דמ							
	TI Election To Expension	NEAPOLIS	orby Under Se	ction 179					
ra	Note: If you have a				comple	to Dort I			
			, complete Par	t v belore you	comple	ie Pari I.			500,000
1	Maximum amount (see instructions		t					1	
2	Total cost of section 179 property p	•	•	-4				2	2 010 000
3	Threshold cost of section 179 propo	•	•	structions)				3	2,010,000
4	Reduction in limitation Subtract line		,	med flore consentation				4	
5_	Dollar limitation for tax year Subtract line		less, enter -u- if ma				lected cost	5	
6	(a) Description	or property		(b) Cost (business us	e drilly)	(6) 2	ieded Wsi		1
	Lated assessed. Established assessed 6				\top				
7	Listed property Enter the amount fr			0 1 7	7				
8	Total elected cost of section 179 pm	-	in column (c), lines	6 and 7				8	
9	Tentative deduction Enter the sma		346 Far. 4666					9	
10	Carryover of disallowed deduction fi	<u> </u>		u	1			10	
11	Business income limitation Enter th				(see ins	tructions)		11	
12	Section 179 expense deduction. Ad			an line 11	[<u>.</u>			12	
13	Carryover of disallowed deduction to				13				
	Don't use Part II or Part III below for			nalation (Dr. 1	ا السياد ا	la linti		/ 0 :	
	rt II Special Depreciation					ie listed	property	/) (Se	e instructions.)
14	Special depreciation allowance for o		er than listed propo	erty) placed in servi	ice]]	
	during the tax year (see instructions	·						14	
15	Property subject to section 168(f)(1) election						15	
<u> 16</u>	Other depreciation (including ACRS							16_	102,908
<u> Pa</u>	rt III MACRS Depreciati	on (Don't includ			tions.)				·
			Secti	on A					
17	MACRS deductions for assets place	ed in service in tax ye	ears beginning befo	re 2016				17	C
18	If you are electing to group any assets placed i								
	Section B—/	Assets Placed in Se	rvice During 2016	Tax Year Using t	he Gene	ral Depre	ciation Sy	/stem	 _
	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depre (business/investmer only-see instructi	nt use	(e) C	convention	(f) Metho	od	(g) Depreciation deduction
19a	3-year property								
b	5-year property								
С	7-year property	1							
d	10-year property	1							
е	15-year property								
f	20-year property	}							
g	25-year property			25 yrs			S/L		
	Residential rental			27 5 yrs		мм	S/L		
	property	· · · · · · · · · · · · · · · · · · ·		27 5 yrs	\neg	MM	S/L		
i	Nonresidential real			39 yrs		MM	S/L		-
•	property					мм	S/L		
_		sets Placed in Serv	rice During 2016 1	Tax Year Using the				System	<u> </u>
202	Class life		100 2011119 2010		1	auto Sopi			
	12-year	1	<u> </u>	12 yrs	+	~	S/L S/L		
		 			 	MM			
$\overline{}$	40-year	taustions \	l	1 40 yrs		MM	S/L		
	Irt IV Summary (See Ins								
21	Listed property Enter amount from		40 c 400	domain (e) == 4.5 f	14 F-4			21	
22	Total. Add amounts from line 12, li	-		·=·					100 000
••	here and on the appropriate lines of	•	•		anons			22	102,908
23	For assets shown above and place portion of the basis attributable to s	•	e current year, ente	erine	23				
	- condition the basis autibulable to s	ecutification (DSIS			1 43				4

Internal Revenue Service

(99)

Depreciation and Amortization

(Including Information on Listed Property)

Attach to your tax return.

Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

OMB No 1545-0172

179

Identifying number Name(s) shown on return RIVERTON COMMUNITY HOUSING 23-7259966 Business or activity to which this form relates STREET APARTMENTS, 4TH MINN **Election To Expense Certain Property Under Section 179** Part I Note: If you have any listed property, complete Part V before you complete Part I Maximum amount (see instructions) 500,000 1 1 2 2 Total cost of section 179 property placed in service (see instructions) 2,010,000 Threshold cost of section 179 property before reduction in limitation (see instructions) 3 Reduction in limitation Subtract line 3 from line 2. If zero or less, enter -0-4 Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0- If marned filing separately, see instructions 5 (b) Cost (business use only) (a) Description of property (c) Elected cost 6 7 7 Listed property Enter the amount from line 29 8 Total elected cost of section 179 property Add amounts in column (c), lines 6 and 7 8 Tentative deduction Enter the smaller of line 5 or line 8 9 10 Carryover of disallowed deduction from line 13 of your 2015 Form 4562 10 11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) 11 Section 179 expense deduction Add lines 9 and 10, but don't enter more than line 11 12 13 Carryover of disallowed deduction to 2017 Add lines 9 and 10, less line 12 13 Note: Don't use Part II or Part III below for listed property. Instead, use Part V Special Depreciation Allowance and Other Depreciation (Don't include listed property.) (See instructions Special depreciation allowance for qualified property (other than listed property) placed in service 14 during the tax year (see instructions) 15 Property subject to section 168(f)(1) election 15 273,210 16 Other depreciation (including ACRS) 16 Part III MACRS Depreciation (Don't include listed property) (See instructions) Section A 0 17 17 MACRS deductions for assets placed in service in tax years beginning before 2016 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here Section B-Assets Placed in Service During 2016 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (d) Recovery (g) Depreciation deduction (a) Classification of property (e) Convention (f) Method placed in only-see instructions) penod service 19a 3-year property 5-year property 7-year property d 10-year property 15-year property 20-year property 25 yrs S/L 25-year property S/L Residential rental 27 5 yrs MM property MM 27 5 yrs S/L MM Nonresidential real 39 yrs S/I property MM S/L Section C-Assets Placed in Service During 2016 Tax Year Using the Alternative Depreciation System Class life 20a 12-year 12 yrs S/L 40-year 40 yrs MM S/L C Summary (See instructions) Part IV Listed property Enter amount from line 28 21 21 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter 22 273,210 here and on the appropriate lines of your return Partnerships and S corporations-see instructions 22

For assets shown above and placed in service during the current year, enter the

620004 Riverton Community Housing
Federal Statements

FYE: 6/30/2017

Statement 1 - Form 990-T, Part I, Line 12 - Other Income

Description	Amount
COMMERCIAL RENT	\$ 111,385
CAM EXPENSES	8,665
TOTAL	\$ 120,050

Statement 2 - Form 990-T, Part II, Line 18 - Interest

Description	Amount	
INTEREST	\$ 21,07	4
TOTAL	\$ 21,07	4

Statement 3 - Form 990-T, Part II, Line 28 - Other Deductions

Description	Amount
MANAGEMENT FEE RESTAURANT EXPENSES TAX PREP	\$ 1,431 41,589 200
TOTAL	\$ 43,220

620004 Riverton Community Housing
Federal Statements

FYE: 6/30/2017

Form 990-T - Interest Deductions Not Taken Elsewhere

Description	 Amount
INTEREST	\$ 21,074
TOTAL	\$ 21,074

Form 990-T - Other Deductions Not Taken Elsewhere

	Description	 Amount
MANAGEMENT RESTAURANT TAX PREP		\$ 1,431 41,589 200
TOTAL		\$ 43,220

Form 990T

Two Year Comparison Report

06/30/17

2015 & 2016

For calendar year 2016, or tax year beginning

07/01/16

ending

Taxpayer Identification Number Name 23-7259966 RIVERTON COMMUNITY HOUSING 2015 **Differences** 2016 1. Gross profit/loss on business activities 2. Capital gains/losses 2. 3. Income/loss from partnerships and S corporations 3. 4. Rental income (net of expense) 4. 5. Unrelated debt-financed income (net of expense) 5. 6. Interest, and other income from controlled organizations (net of expense) 6. 7. Investment income of specific organizations (net of expense) 7. 8. Exploited exempt activity income (net of expense) 8. 9. Advertising income (net of expense) 9. 73,117 120,050 46,933 10. Other income 10. 73,117 120,050 46,933 11. Total trade or business income. Combine lines 1 through 10 11. 12. 12. Compensation of officers, directors, and trustees 4,800 4,800 13. Other salanes and wages 13. 14. Repairs and maintenance 14. 15. Bad debts 15. 20,750 21,074 324 16. Interest 16. -7,21416,845 9,631 17. Taxes and licenses 17. 18. Chantable contributions 18. 15,081 5,578 9,503 19. Depreciation and Depletion 19. 20. Contributions to deferred compensation plans 20. 21. Employee benefit programs 21. 22. Other deductions 25,213 43,220 18,007 22. 21,495 72,311 93,806 23. Total deductions. Add lines 12 through 22 23. 24. Taxable income before NOL. Subtract line 23 from 11 806 26,244 25,438 24. 25. Net operating loss deduction 25. 1,000 1,000 26. Specific deduction 26. 27. Unrelated business taxable income. -19425,244 25,438 27. 3,787 28. Income tax (corporate or trust) 28. 3,787 29. Proxy tax 29. 30. Alternative minimum tax 30. 3<u>,</u>787 3,787 31. Total taxes 31. ū 32. Other credits 32. 33. General business credit 33. 34. Credit for pnor year minimum tax 34. 35. Total credits 35. 3,787 3,787 36. Net tax after credits 36. 37. Recapture taxes 37. 3<u>,</u>787 3,787 38. Total Taxes 38. 39. Prior year overpayment and estimated tax payments 39. 40. Payment made with extension 4,100 4,100 40. 41. Backup withholding and foreign withholding 41. 42. Other payments 42. 4,100 4,100 43. Total payments 43. -313 313 44. Balance due/(Overpayment) 44. 196 196 45. Overpayment applied to next year 45. 117 46. Penalties 117 46. 47. Total due/(Refund)