29393051336	n	C
-------------	---	---

6200	04					4	733	305	133605	5
Form	990-T		Exempt Organization Bus	iness Ir	icon	ne Tax Ro	eturn //	nocal	OMB No 1545-0687	_
	~	For cale	endar year 2018 or other tax year beginning 07/0					اعت	2018	
	artment of the Treasury nal Revenue Service	<b>▶</b> r	► Go to www.irs gov/Form990T for in: So not enter SSN numbers on this form as it may				1001		Open to Public Inspection 501(c)(3) Organizations	
Δ	Check box if address changed		Name of organization ( Check box if name of		_				cation number	Oil
В	Exempt under section		, , ,	•		•			see instructions)	
	X 501( C)(U3)	Print	RIVERTON COMMUNITY HO	DUSING						
L	408(e) 220(e)	or	Number, street, and room or sulte no If a PO box, see inst	ructions			23	-725	9966	
-	408A 530(a)	Туре	425 13TH AVE SE					ted busines	ss activity code	
	529(a)		City or town, state or province, country, and ZIP or foreign MINNEAPOLIS		5541	14-2065	1 '	1190	ł	
	Book value of all assets at end of year	F G	roup exemption number (See instructions )	1-114	7.7-1	14 2003		1170		_
	52,315,009		neck organization type X 501(c) co	rporation	П	501(c) trust	401(a	) trust	Other trust	_
Н	Enter the number of the				e the	only (or first) u	nrelated trade	or busin	ess here	
	► RENTAL REA								only one, complete	
			nbe the first in the blank space at the end of t	he previous	senter	nce, complete P	arts I and II,	complete		
			ade or business, then complete Parts III-V	noront out	udion.	antallad anu	-2		▶ Yes X	1
			oration a subsidiary in an affiliated group or a tifying number of the parent corporation	parent-subs	siciary	controlled grou	p,		► ∐ Yes X	, ,
	<u> </u>									
	The books are in care of		ARY ELLIS	<sub>-</sub>			ephone numi		612-331-39	<u>) ]</u>
			e or Business Income			(A) Income	(B) Exp	enses	(C) Net	
1a b	Gross receipts or sales Less returns and allow		c Balance	▶ 1c					· · ·	27
2	Cost of goods sold (Sc			2			1-		1.	_
3	Gross profit Subtract I		•	3						_
4a	Capital gain net income	(attach	Schedule D)	4a						
b	Net gain (loss) (Form 4797	, Part II, I	ne 17) (attach Form 4797)	4b		-	<u> </u>	•	/	
С	Capital loss deduction	or trusts		4c			1	_/_		_
5	Income (loss) from partnership		ration (attach statement)	5			' /			
6 7	Rent income (Schedule Unrelated debt-finance	•	· (Schodulo E)	7			<del>  /                                   </del>		<del>                                     </del>	_
8			its from controlled organization (Schedule F)	8					<del> </del>	_
9			c)(7), (9), or (17) organization (Schedule G)	9			†		<del></del>	_
10	Exploited exempt activi			10						
11	Advertising income (So	hedule .	)	11	_/					
12	Other income (See ins		•	12	_	136,673	7		136,6	
13 L D	Total. Combine lines 3			1/3		136,673		f	136,6	6
LE	art II Deduction deductions	s must	Taken Elsewhere (See instructions be directly connected with the unrel	lated busi	ness	income)	ons)(Exc	ept ior	contributions,	
14			ors, and trustees (Schedule K)					14	<b>,</b>	
15	Salanes and wages							15	<del></del>	8
16	Repairs and maintenar	ce	'	ſ		RECEIV	/FD	16		_
17	Bad debts	a) /ccc	(nestructions)		\$EI			17	<del></del>	_
18 19	Interest (attach schedu Taxes and licenses	e) (see	instructions)		3I =		10)	19		
20	Chantable contributions (S	ee instruc	tions for limitation rules)	18	3	JUL 20	IO	20	.,	
21	Depreciation (attach Fo			i		- L21 L.	مِنْ السَّامِ السَّ	22		_
22	Less depreciation claim	ed on S	chedule A and elsewhere on return	L	(	OPPEN,	UT	22t	10,5	5:
23	Depletion							23	,	
24	Contributions to deferre	<i>-</i>	ensation plans					24	<del></del>	_
25 26	Employee benefit prog		adula N					25	·- <del> </del> · · · · · · · · · · · · · · · · · · ·	
26 27	Excess exempt expens Excess readership cost							26 27	<b>-</b>	_
2 <i>1</i> 28	Other deductions (attac				SEI	E STATEN	MENT 3	28	<del></del>	0:
29	Total deductions. Add							19 29		
30			me before net operating loss deduction. Subti	ract line 29	from lu	ne 13	•	30	29,7	70
31	Deduction for net opera	ting loss	ansing in tax years beginning on or after Jan	uary 1, 201	8 (see	instructions)		31 32		·_
32	····		me Subtract line 31 from line 30			<del></del>		3 32	<del></del>	
AAC	For Paperwork Reduc	tion Ac	t Notice, see instructions.						Føm <b>990-T</b> (	(20

Form	990-T (2018) RIVERTON COMMUNITY HOUSING 23-7259966			Page 2
Pa	rt III Total Unrelated Business Taxable income			
33	Total of unrelated business taxable income computed from all unrelated trades or businesses (see	-/		
	instructions)	3 B	1/	29,702
34	Amounts paid for disallowed fringes	34	-	
35	Deductions for net operating loss ansing in tax years beginning before January 1, 2018 (see		1	
•	instructions)	35		
36	Total of unrelated business taxable income before specific deduction. Subtract line 35 from the sum	1		
30	of lines 33 and 34		1	29,702
27		湖影	0	1,000
37	Specific deduction (Generally \$1,000, but see line 37 instructions for exceptions)	<del>2</del> 5/4"	<del>                                     </del>	1,000
38	Unrelated business taxable income. Subtract line 37 from line 36. If line 37 is greater than line 36,	<del>10</del> 4   /	١,,	00 700
	enter the smaller of zero or line 36	38	Щ	28,702
<u> 7a</u>	rt   // Tax Computation Organizations Taxable as Corporations. Multiply line 38 by 21% (0 21)	TABIL	T	- OOT
40	Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on	39	<del>                                     </del>	6,027
40				
44		40	<del> </del>	
41	Proxy tax. See instructions	41	<del>                                     </del>	
42	Alternative minimum tax (trusts only)	/ 42	<del> </del>	
43	Tax on Noncompliant Facility Income. See instructions	43	<del> </del>	C 000
44	Total, Add lines 41, 42, and 43 to line 39 or 40, whichever applies	40	1/	6,027
	rt y /// Tax and Payments	<del>'</del>		
45a	Foreign tax credit (corporations attach Form 1118, trusts attach Form 1116)			
b	Other credits (see instructions)			
С	General business credit Attach Form 3800 (see instructions)			
d	Credit for pnor year minimum tax (attach Form 8801 or 8827)	<b>⊢</b> , ,		
e	Total credits. Add lines 45a through 45d	45e	<b>_</b>	
46	Subtract line 45e from line 44	46		6,027
47	Other taxes Check if from Form 4255 Form 8611 Form 8697 Form 8866 Other (att. sch.)	XX 47		
48	Total tax. Add lines 46 and 47 (see instructions)	48	4	6,027
49	2018 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k) line 2	49		
50a	Payments A 2017 overpayment credited to 2018	{'		
b	2018 estimated tax payments 50b lob 4,3	00		
C	Tax deposited with Form 8868 50c 1,1	00	1	
d	Foreign organizations Tax paid or withheld at source (see instructions) 50d 50d		1	
e	Backup withholding (see instructions) 50e			
f	Credit for small employer health insurance premiums (attach Form 8941) 50f			
g	Other credits, adjustments, and payments Form 2439			
	Form 4136 Other Total ▶ <b>50g</b>			
51	Total payments. Add lines 50a through 50g	5 <sub>1</sub>		5,400
52	Estimated tax penalty (see instructions) Check if Form 2220 is attached	52		
53	Tax due. If line 51 is less than the total of lines 48, 49, and 52, enter amount owed	<b>▶</b> 53 €	2	627
54	Overpayment. If line 51 is larger than the total of lines 48, 49, and 52, enter amount overpaid	<b>▶</b> 54		
	Enter the amount of line 54 you want Credited to 2019 estimated tax ▶ Refunded	. —		
	rt VI Statements Regarding Certain Activities and Other Information (see instructions)	<u>, , , , , , , , , , , , , , , , , , , </u>	L	
56	At any time during the 2018 calendar year, did the organization have an interest in or a signature or other authority			Yes No
	over a financial account (bank, secunties, or other) in a foreign country? If "YES," the organization may have to file			
	FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If "YES," enter the name of the foreign country			,,
	here ►			X
57	Dunng the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign to If "YES," see instructions for other forms the organization may have to file	ust7		X
58	Enter the amount of tax-exempt interest received or accrued during the tax year > \$			
		alad Al-		<del></del>
٠.	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 be true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.	Deliet, it is		
Sign	1		with the prepar	iscuss this return rer shown below
Her	BOARD MEMBER		(see instruction	ns)?
	Signature of officer Date Title			~
	Print/Type preparer's name Preparer's signature Date	Check	f PTIN	
Paid	ABIGAIL J SMITH ABIGAIL J SMITH 07/13,	/20 self-em	ployed P013	27101
Prepa		ırm's EIN	<u>41-6</u>	792096
Use (	· · · · · · · · · · · · · · · · · · ·			
	Firm's address ▶ MINNEAPOLIS, MN 55425-1547	hone no	952-85	4-4244

Form	990-T (2018) RIVERTON	COMMUI	YTIN	HOUSING	G_		23-7	259966			P.	age 3
Sch	edule A - Cost of Goods So	ld. Ente	r metho	d of invent	ory	valuation ▶						
1	Inventory at beginning of year	1		6	<b>3</b>	nventory at end of ye	ear		6	_		
2	Purchases	2		7	7	Cost of goods sold.	Subtrac	rt .				
3	Cost of labor	3				ine 6 from line 5 Ent	er here a	and		_		
4 a	Additional sec 263A costs				ı	n Part 1, line 2			7			
	(attach schedule)	4a		8	3	Oo the rules of sectio	n 263A	(with respect to			Yes	No
þ	Other costs (attach schedule)	4b				property produced or	acquired	for resale) apply			: -	
5	Total. Add lines 1 through 4b	5				o the organization?		, ,,,				
	edule C - Rent Income (Fro	m Real	Propert	y and Pers			sed V	/ith Real Proper	rty)			
	e instructions)		•					•				
1. Des	coption of property											
(1)	N/A											
(2)												
(3)												
(4)												
		2 Rent rece	ved or accn	ued								
	(a) From personal property (if the percentage of	f rent		(b) From real	and	personal property (if the		3(a) Deductions of	directh	y connected with the ii	ncome	
	for personal property is more than 10% but	not		percentage of ren	nt for	personal property exceeds		ın columns 2	(a) ar	nd 2(b) (attach schedul	е)	
	more than 50%)			50% or if the ren	nt is t	pased on profit or income)						
(1)						•						
(2)												
(3)												
(4)						·						
Total			Total					(b) Total deduction	s.			
(c) T	otal income. Add totals of columns 2	(a) and 2(b	) Enter	•				Enter here and on page				
here	and on page 1, Part I, line 6, column (	(A)	•			<b>&gt;</b>		Part I, line 6, column	(B) 🕨	<b>•</b>		
Sch	edule E - Unrelated Debt-Fi	nanced	Income	see instru	ictic	ns)						
								3 Deductions directly of	onne	ded with or allocable to	0	
	1 Description of debt-financed pro	perty				come from or debt-financed		debt-fina	nced	property		
	. 2	, ,				operty	(a) S	traight line depreciation		(b) Other dedu	uctions	
								(attach schedule)	1	(attach sche	dule)	
(1)	N/A								$\perp$			
(2)									┵			
(3)									┵			
(4)							···· ·· · ·		┵			
		erage adjusted f or allocable t			6	Column				8 Allocable dec	ductions	
	allocable to debt-financed debt	t-financed proj	perty			divided polumn 5		ross income reportable plumn 2 x column 6)		(column 6 x total o		ıs
	property (attach schedule) (a	attach schedul	e)			Didilii 3			_	3(a) and 3(	, , , , , , , , , , , , , , , , , , ,	
(1)						%			_			
(2)						%			$oldsymbol{\perp}$			
(3)						%						
(4)						%						
								nere and on page 1, , line 7, column (A)		Enter here and o Part I, line 7, co		
Total	ls					<b>&gt;</b> {						
T-4-	L dividende receved deductions in	dudad is a	0 مصیاد					▶	- 1			

Schedule F - Interest, Annu	uities, Royalt	ies, and Ren	ts Fron	n Controlle	ed Org	anizati	ons (s	ee instructi	ons)	
•			Exemp	t Controlled	Organ	nizations				
Name of controlled organization	ıde	2 Employer intrication number	1	retated income ee instructions)	1	tal of specifi ments made	•	5 Part of column included in the conganization's gross	ontrolling	6 Deductions directly connected with income in column 5
(1) N/A				· · · · · · · · · · · · · · · · · · ·	<b></b>					
(2)										
(3)										
(4)										
Nonexempt Controlled Organiza	tions					<del></del>				<del></del>
. 7. Taxable income		Net unrelated income oss) (see instructions)		9 Total of specified payments made		10 Part of column included in the coorganization's gross		controlling		Deductions directly needed with income in column 10
(1)										<del>-</del> -
(2)										
(3)										
(4)										
Totals			<del>-</del>	•	•	Enter	columns there and	on page 1,	Ent	dd columns 6 and 11 er here and on page 1, rt I, line 8, column (B)
Schedule G - Investment In	come of a S	ection 501(c)	(7), (9),	or (17) O	rganiza	ation (s	ee inst	ructions)		
1 Description of income		2 Amount of II	ncome	directly	ductions connected schedule)			Set-asides		5 Total deductions and set-asides (col 3 plus col 4)
(1) N/A				<del>                                     </del>			<u> </u>			
				<del> </del>						<del></del>
(2)				<del> </del>			-		<del></del>	
(3)		· · · · · · · · · · · · · · · · · · ·		+				<del> </del>	<del>  </del>	· · · · · · · · · · · · · · · · · · ·
(4) Totals	<b>&gt;</b>	Enter here and o Part I, line 9, col	lumn (A)		:	· · · · · · · · · · · · · · · · · · ·	ų			ater here and on page 1, art I, line 9, column (B)
Schedule I - Exploited Exer	npt Activity	ncome, Othe	<u>er Than</u>	Advertisir	ng Inco	ome (se	e instr	ructions)		
1 Description of exploited activity	2 Gross unrelated business income from trade or business	3 Expendirectly connected production unrolate business in	with of add	4. Net income (from unrelated or business (co 2 minus column if a gain, composite 5 through	trade lumn 1 3) oute	<b>5</b> Gross from activities not un business	vity that irelated	6 Exp attnbut colur	able to	7 Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1) N/A								<del>-</del>		
(2)		<u> </u>						+		
(3)								<del>                                     </del>		1
(4)					-					†· · ·
Totals	Enter here and or page 1, Part I, line 10, col (A)	page 1, Po	art I,				<del></del>	· <del>L</del>		Enter here and on page 1, Part II, line 26
Schedule J - Advertising In	come (see in:	structions)						·		1
Part I Income From P			Conso	lidated Ba	sis					
1 Name of penodical	2 Gross adverbsing income	3 Direct advertising	a l	4 Advertising gain or (loss) ( 2 minus col 3) a gain, compu-	col tte	5. Circui		6 Read		7 Excess readership costs (column 6 minus column 5, but not more than column 4)
(1) N/A					-					, 1
(2)									<del></del>	<b>ヿ</b> ゜๋!
(3)								1		7 1
(4)										<u></u>
Totals (carry to Part II, line (5))										

Part II Income From F	Periodicals Repo	rted on	a Sepa	rate Basis (For	each periodi	cal listed in	Part II, fill	in columns		
	a line-by-line basis	s)					•			
1. Name of penodical	2 Gross advertising income		rirect ng costs	4 Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	1				7 Excess readership costs (column 6 minus column 5, but not more than column 4)
(1) N/A										
(2)										
(3)										
(4)										
Totals from Part I					·-•	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
	Enter here and on page 1, Part I, line 11, col (A)	Enter her page 1, line 11,						Enter here and on page 1, Part II, line 27		
Totals, Part II (lines 1-5)						-				
Schedule K – Compensatio	n of Officers, Di	rectors,	and Tr	ustees (see instru	uctions)					
1 Name	9			2 Title		3 Percent of time devoted to business	1 .	pensation attributable to prelated business		
(1) N/A							%			
(2)							%			
(3)							%			
(4)							%			
Total Enter here and on page 1 Par	t II line 14									

Form **990-T** (2018)

Internal Revenue Service

Name(s) shown on return

(99)

**Depreciation and Amortization** 

(Including Information on Listed Property)

► Attach to your tax return.

OMB No 1545-0172

▶ Go to www.irs.gov/Form4562 for instructions and the latest information. 179 Identifying number

	RIVERTO	N COMMUNIT	Y HOUSING	}				23-	725	9966	
Busin	ess or activity to which this form relates										
I	NDIRECT DEPRECIATI	ON									
Pa	art I Election To Expen	se Certain Prop	erty Under Se	ction 179							
	Note: If you have a	ny listed property	, complete Par	t V before	you c	omple	te Part I				
1	Maximum amount (see instructions	)							1	1,000,000	ō
2	Total cost of section 179 property p	laced in service (see	instructions)						2		
3	Threshold cost of section 179 propo	erty before reduction	in limitation (see in	structions)					3	2,500,000	0
4	Reduction in limitation Subtract line	3 from line 2 If zero	or less, enter -0-						4		
5	Dollar limitation for tax year Subtract line	4 from line 1 If zero or	r less, enter -0- If mar	med filing sepai	ately, se	e instruc	tions		5		
6	(a) Description	of property		(b) Cost (busi	ness use	only)	(c) E	Elected cost		<i>i</i> .	1
										,	
										- £ 1 g	1
7	Listed property Enter the amount fr	rom line 29				7				<b>*</b>	. 1
8	Total elected cost of section 179 pro	operty Add amounts	in column (c), lines	6 and 7					8		
9	Tentative deduction Enter the sma	ller of line 5 or line 8			•				9		
10	Carryover of disallowed deduction fi	rom line 13 of your 20	017 Form 4562						10		
1	Business income limitation. Enter th	e smaller of business	s income (not less t	han zero) or	line 5	See inst	ructions		11		
2	Section 179 expense deduction Ad	d lines 9 and 10, but	don't enter more the	an line 11					12		_
13	Carryover of disallowed deduction to	2019 Add lines 9 a	nd 10, less line 12		•	13				.;	- 9
Note	: Don't use Part II or Part III below fo	r listed property. Inste	ead, use Part V								
Pa	art II   Special Depreciation	on Allowance a	nd Other Depr	eciation (	Don't	ınclud	e listed	property	/ See	instructions)	
4	Special depreciation allowance for o	qualified property (oth	er than listed prope	erty) placed in	servic	е					
	during the tax year. See instructions	S							14		
5	Property subject to section 168(f)(1	) election							15		
6	Other depreciation (including ACRS	5)	·						16		
Pa	ert III   MACRS Depreciati	on (Don't include	e listed propert	y See ins	tructio	ns )					
			Section	on A							_
7	MACRS deductions for assets place	ed in service in tax ye	ears beginning before	re 2018					17		0
8	If you are electing to group any assets placed in										
	Section B—A	Assets Placed in Se	<del></del>	· · · · · · · · · · · · · · · · · · ·	ing th	e Gene	ral Depre	ciation Sy	/stem		
	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depred (business/investment only-see instruction	tuse (u)	ecovery enod	(e) Co	nvention	(f) Meth	od	(g) Deprecation deduction	
9a	3-year property	-									
þ	5-year property	,									
C	7-year property										
đ	10-year property										
е	15-year property									•	
f	20-year property										
g	25-year property	•		25	yrs			\$/L			
h	Residential rental			27	5 yrs	1	ИΜ	S/L			
	property			27	5 yrs	١	ИΜ	S/L			
i				39	yrs		ΛМ	S/L			_
	property					<u>.                                      </u>	IΜ	S/L			
		sets Placed in Serv	ice During 2018 T	ax Year Usi	ng the	Alterna	tive Depr	eciation S	System		_
	Class life							S/L			_
	12-year				yrs	ļ		S/L			_
	30-year				yrs.	<del> </del>	им	S/L		<del> </del>	_
	40-year	L	l	40	yrs	L	MM ]	S/L		· · · · · · · · · · · · · · · · · · ·	
	ert IV   Summary (See ins				<del></del>			1	r		
1	Listed property Enter amount from		40 100 '	(-)	las of	<b>-</b>			21		_
2	Total. Add amounts from line 12, line here and on the appropriate lines of	-							22		
3	For assets shown above and placed	•			,siracil				<del></del>		7
-	nortion of the basis attributable to si	•	, ,			23					- 1

	IVERT 4562 (2018	ON COMMUN 3)	ITY HOUS	SING			23-7	2599	66							Page 2
	art V	Listed Prope	erty (Include a	automobile	s, cert	ain oth	er veh	icles, c	ertain	aircraft	, and	propert	y used	for		
		entertainment Note: For any ve				dard m	leane rat	a or dad	uctina la	200 040	2050 00	molete o	nlv 24a			
		24b, columns (a)	through (c) of Se	ection A, all o	of Section	n B, and	Section	C if app	licable		·			_		
		Section A	-Depreciation	and Other I	nformati	on (Ca	ution: Se	e the in	struction	s for limi	ts for pa	ssenger	automo	oiles )		
24a	Do you have	e evidence to support th		use claimed?	<del> </del>		Yes	No	24b	If "Yes,"	is the e	vidence	wntten?		Yes	No
	(a) e of property vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or oth			(e) sis for depressiness/inves use only	stment	(f) Recovery релоd		(g) Method/ Invention		(h) Depreciati deductio		Elected se	ection 179
25	Special	depreciation allowa	nce for qualified	listed proper	ty placed	in serv						1 -				
	the tax y	ear and used more	e than 50% in a c	qualified busi	ness use	See in	struction	5			2	5				
26	Property	used more than 50	0% in a qualified	business use	e	. ,										
									ŀ							
			%			+			ļ	-					<u> </u>	
			0/													
 27	Property	used 50% or less	in a qualified bus						L						L	
	Floperty	used 50% of less	in a qualified bus	11633 036							-					- :
			%							S/L	<u>-</u>	1				Į
																-1
			%							S/L	<u>- ,                                     </u>					. }
28	Add amo	ounts in column (h),	, lines 25 through	27 Enter he	ere and o	n line 2	1, page	1			_ 2	В		1		1
29	Add amo	ounts in column (i),	line 26 Enter he											_   29	L	
<b>0</b>	-1-1- 41				tion B—						aman If		udad ua	hiolog		
	•	section for vehicles ees, first answer th												nicies		
io ye	di ciripioy	CCS, IIISt answer th	ic questions in or	2011011 2 10 0	(a			o)		E)		d)		e)	(1	n
30	Total bu	siness/investment i	miles driven durir	na	Vehi	de 1	Vehi	cle 2	Vehi	cle 3	Veh	icle 4	Veh	icte 5	Vehic	de 6
-		(don't include con		-9												
31	-	nmuting miles drive		ar												
32	Total oth	er personal (nonce	ommuting)													
	miles dr	ven					ļ						ļ			
33	Total mil	es driven during th	e year Add													
		through 32					<u> </u>	·	<u> </u>	T		T				
34		vehicle available for	or personal		Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
25		ng off-duty hours?	and by a more				<del> </del>									
35		vehicle used prima owner or related p	· ·								ĺ			l		
36		er vehicle available		.?												
	io anogn	5, VO.11010 available	Section C—Que		Employe	rs Who	Provide	Vehicle	es for U	se by T	heir Em	plovees				
Ansv	ver these o	questions to determ								-			t			
more	than 5%	owners or related	persons See ins	tructions												
37	Do you i	maintain a written p	policy statement t	hat prohibits	all perso	nal use	of vehic	les, ınclu	ding con	nmuting,	by				Yes	No
	your em	•														
38		maintain a written p es? See the instruc									our					
39	- 1	reat all use of vehi		•	•	micers,	ullectors,	01 1/6 (	JI IIIOIE I	OMITCIS					_	
40	•	provide more than	• • •	•		ınforma	ation from	n vour ei	mplovees	s about t	he					
		e vehicles, and ref	•					,								
41	Do you	meet the requireme	ents concerning o	qualified auto	mobile d	emonstr	ation use	e? See ii	nstructioi	าร						
	Note: If	your answer to 37,	38, 39, 40, or 41	l is "Yes," do	n't comp	lete Sec	tion B fo	r the cov	ered vel	ncles						<u> </u>
<u>  Pa</u>	art VI	<u>Amortization</u>				- 1										
		(a) Description of costs		(b) Date amo begii	rtization			(c) able amoun	t	(d) Code se		(e) Amortiza penod	or	Amortiza	(f) ation for this	s year
42	^ma±	tion of costs that h	vogine dunca vicio	r 2019 tou	nar Issa	ineta int				L	i	percenta	.ac			
42	Amortiza	tion of costs that b	regins during you	ZOTO LAX Y	cai (see		2119 <u>)</u>			<del></del>						
													]			
43	Amortiza	tion of costs that b	egan before your	2018 tax ye	ar								43		53	,397
44		dd amounts in colu	•	-		to repor	t						44		53	,397
DAA							-	-	-					F	orm 456	<b>2</b> (2018)

**Depreciation and Amortization** 

(Including Information on Listed Property)

► Attach to your tax return.

▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No 1545-0172

Attachment Sequence No 179

Department of the Treasury Internal Revenue Service (99)

Name	(s) shown on return					1	fying nu	
	RIVERTO	N COMMUNIT	Y HOUSING			23-	<u>-725</u>	9966
	ess or activity to which this form relates							
_F	RANKLIN STUDENT HO							
L Pa		•	erty Under Section					
	Note: If you have a	ny listed property	, complete Part V be	efore you co	omplete Part I	•		<u> </u>
1	Maximum amount (see instructions	3)					1	1,000,000
2	Total cost of section 179 property	placed in service (see	instructions)				2	
3	Threshold cost of section 179 prop	erty before reduction	in limitation (see instruction	ns)			3	2,500,000
4	Reduction in limitation Subtract line		•				4	- · · · - · · · · · · · · · · · · · · ·
_5	Dollar limitation for tax year Subtract line	e 4 from line 1 If zero o	r less, enter -0- If mamed filin	g separately, se	e instructions		5	
6	(a) Description	of property	(b) C	ost (business use	only) (c)	Elected cost		,
								-
								, • •
7	Listed property Enter the amount f	rom line 29			7		·	•
8	Total elected cost of section 179 pr	roperty Add amounts	in column (c), lines 6 and	7			8	
9	Tentative deduction Enter the small	aller of line 5 or line 8					9	
10	Carryover of disallowed deduction f	from line 13 of your 2	017 Form 4562				10	
11	Business income limitation Enter th		•	•	See instructions		11	
12	Section 179 expense deduction Ad	ld lines 9 and 10, but	don't enter more than line	11	<del>, ,</del>		12	2
13	Carryover of disallowed deduction t				13	· · · · · · · · · · · · · · · · · · ·		اه د کی م
	: Don't use Part II or Part III below for							
			nd Other Depreciat		•	propert	y. Se	e instructions )
14	Special depreciation allowance for		er than listed property) pla	aced in service	9			
	during the tax year. See instruction						14	
15	Property subject to section 168(f)(1	*					15	212 022
16	Other depreciation (including ACRS		1.1.1	<del></del>			16	313,298
<u>l Pa</u>	rt III   MACRS Depreciat	ion (Don't includ	e listed property Se	e instructio	ns.)			
		<del></del>	Section A					2 (20
17	MACRS deductions for assets place	•				. □	17	3,629
<u>18</u>	If you are electing to group any assets placed		rinto one or more general asset ac rvice During 2018 Tax Y			ciation S	vetom	
	Section B—/	(b) Month and year	(c) Basis for depreciation	<del></del>	General Depre	Ciation 3	ystem	
	(a) Classification of property	placed in service	(business/investment use only-see instructions)	(d) Recovery period	(e) Convention	(f) Me	thod	(g) Deprecation deduction
19a	3-year property	4			ļ <del></del> .			
b	5-year property							
	7-year property			<b>↓</b>				
d								
<u>e</u>	15-year property							
f	20-year property	4		105				
		<del> </del>		25 yrs.		S/I		
h	Residential rental			27 5 yrs	MM	S/I		
	property			27 5 yrs	MM	S/l		
i	Nonresidential real			39 yrs	MM	S/I		
	property		ina Duning 2040 Tau Va		MM	S/I		
		ssets Placed in Serv	rice During 2018 Tax Ye	ar Using the	Alternative Depi			1 
20a		_		40		S/I		
	12-year			12 yrs	1414	S/I		<u> </u>
	30-year		<del> </del>	30 yrs	MM	S/I		
	40-year	tructions \	l	40 yrs	MM	5/1		
	art IV   Summary (See ins		-				24	
21	Listed property Enter amount from Total. Add amounts from line 12, li		as 10 and 20 in column (c	n) and line 21	Enter		21	
22	here and on the appropriate lines of						22	316,927
23	For assets shown above and place	•	•					
	portion of the basis attributable to s		- ·		23			

Internat Revenue Service

Department of the Treasury (99) **Depreciation and Amortization** 

(Including Information on Listed Property)

▶ Attach to your tax return.

▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No 1545-0172

179

Name(s) shown on return Identifying number 23-7259966 RIVERTON COMMUNITY HOUSING Business or activity to which this form relates CHATEAU STUDENT HOUSING Election To Expense Certain Property Under Section 179 Note: If you have any listed property, complete Part V before you complete Part I 1,000,000 1 Maximum amount (see instructions) 2 2 Total cost of section 179 property placed in service (see instructions) 2,500,000 3 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 -0-4 Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0- If marned filing separately, see instructions 5 5 (a) Description of property (b) Cost (business use only) (c) Elected cost 6 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 9 10 10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562 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 12 13 Carryover of disallowed deduction to 2019 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 during the tax year. See instructions 15 Property subject to section 168(f)(1) election 15 187,344 Other depreciation (including ACRS) 16 MACRS Depreciation (Don't include listed property. See instructions Part III 0 MACRS deductions for assets placed in service in tax years beginning before 2018 17 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 2018 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (g) Depreciation deduction (a) Classification of property placed in (e) Convention (f) Method 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-year property 25 yrs ММ S/L Residential rental 27 5 yrs property 27 5 yrs MM S/L ММ 39 yrs S/L Nonresidential real property MM S/L Section C-Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System Class life S/L 20a S/L 12-year b 12 yrs 30-year MM S/L C 30 yrs 40-year 40 yrs d Part IV 1 Summary (See instructions ) 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 22 187<u>,344</u> 22 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

Department of the Treasury

Internal Revenue Service

(99)

**Depreciation and Amortization** 

(Including Information on Listed Property)

Attach to your tax return.

▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No 1545-0172

179

Name(s) shown on return Identifying number 23-7259966 RIVERTON COMMUNITY HOUSING Business or activity to which this form relates MARCY PARK STUDENT HOUSING **Election To Expense Certain Property Under Section 179** Note: If you have any listed property, complete Part V before you complete Part I 1,000,000 1 Maximum amount (see instructions) 2 2 Total cost of section 179 property placed in service (see instructions) 2,500,000 3 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 -0-4 Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0-\_ If mamed filing separately, see instructions 5 5 (b) Cost (business use only) (c) Elected cost (a) Description of property 6 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 9 Tentative deduction Enter the smaller of line 5 or line 8 9 10 10 Carryover of disallowed deduction from line 13 of your 2017 Form 4562 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 13 Carryover of disallowed deduction to 2019 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 during the tax year. See instructions 14 Property subject to section 168(f)(1) election 15 15 <u>54,69</u>7 16 Other depreciation (including ACRS) 16 MACRS Depreciation (Don't include listed property. See instructions Part III 0 17 MACRS deductions for assets placed in service in tax years beginning before 2018 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 2018 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (a) Classification of property ousiness/investment use (e) Convention (f) Method (g) Depreciation deduction penod only-see instructions) service 19a 3-year property b 5-year property 7-year property C d 10-year property 15-year property 20-year property 25-year property 25 yrs S/L ММ S/L 27 5 yrs Residential rental MM property 27 5 yrs S/L MM S/L 39 yrs Nonresidential real мм property S/I Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System 20a Class life S/L S/I 12-year 12 yrs MM S/L C 30-year 30 yrs S/L 40-year 40 yrs d Part IV Summary (See instructions 21 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 22 54, 697 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 23

**Depreciation and Amortization** 

(Including Information on Listed Property)

► Attach to your tax return.

▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No 1545-0172

Internal Revenue Service Name(s) shown on return

(99)

Identifying number

Attachment Sequence No 179

	RIVERTO	N COMMUNIT	Y HOUSING	;				23-	725	9966
Busin	ess or activity to which this form relates									
M	ARSHALL STUDENT HO	USING, M								
	rt   _   Election To Expen		erty Under Se	ction 17	79					
	Note: If you have a	ny listed property	, complete Par	t V befo	re you co	omple	te Part I			
1	Maximum amount (see instructions)	)							1	1,000,000
2	Total cost of section 179 property p	laced in service (see	instructions)						2	
3	Threshold cost of section 179 proper	erty before reduction	ın lımıtatıon (see ın	structions)	)				3	2,500,000
4	Reduction in limitation Subtract line	3 from line 2 If zero	or less, enter -0-						4	
5	Dollar limitation for tax year Subtract line	4 from line 1 If zero or	less, enter -0 If mai	rried filing s	eparately, see	e instru	ctions		5	
6	(a) Description	of property		(b) Cost	(business use c	onty)	(c) E	lected cost		* • . ]
				L						j
7	Listed property Enter the amount fr	om line 29			į	7				·
8	Total elected cost of section 179 pro	operty Add amounts	ın column (c), lines	6 and 7					8	
9	Tentative deduction Enter the sma	ller of line 5 or line 8							9	
10	Carryover of disallowed deduction fr	rom line 13 of your 20	017 Form 4562						10	
11	Business income limitation Enter th	e smaller of business	income (not less t	than zero)	or line 5 S	See ins	tructions		11	<del></del>
12	Section 179 expense deduction Ad-					<del></del>			12	
13	Carryover of disallowed deduction to					13				- 4
	Don't use Part II or Part III below fo	<del> </del>			<b>(5)</b>					
	rt II   Special Depreciation						ie listed	property	/ Sec	e instructions )
14	Special depreciation allowance for d		er than listed prope	erty) place	ed in service	•		:		
	during the tax year. See instructions								14	<del></del>
15	Property subject to section 168(f)(1)	•							15	10.040
<u>16</u>	Other depreciation (including ACRS			b. Ca-					16	19,040
<u> Pa</u>	rt III MACRS Depreciati	on (Don Finding		ion A	instruction	115 ]				
47	MACRO deductions for specia place	ad in paging in fav via							17	0
17	MACRS deductions for assets place	•	• •					$\blacksquare$	۳	<u>U</u>
18	If you are electing to group any assets placed if	Assets Placed in Se					eral Depre	ciation Sy	/stem	
		(b) Month and year	(c) Basis for depres		(d) Recovery	<u> </u>	, a 5 c p. c		7000111	•
	(a) Classification of property	placed in service	(business/investmen only-see instruction	nt use	penod	(e) C	convention	(f) Meth	nod	(g) Depreciation deduction
19a	3-year property	,								
b	5-year property	[								
<u>C</u>	7-year property									
d	10-year property				·····					
е_	15-year property	ļ						<del></del> -		
f	20-year property	{								
	25-year property				25 yrs			S/L		
h	Residential rental				27 5 yrs		MM	S/L		
	property				27 5 yrs		MM	S/L		
i	Nonresidential real		<del></del>		39 yrs		MM	S/L		
	property	anta Diagod in Com	ica Durina 2048 7	Fau Vaar	Llaine Aba	<b></b>	MM Done	S/L		
20-	Class life	sets Placed in Serv	Le During 2018 I	Tear xb	Using the A	Aitern	auve Depr	S/L	-ysten	<u> </u>
20a		-			12 vrs			S/L		
	12-year 30-year			+	12 yrs 30 yrs	-	MM	S/L		
	40-year	<del></del>		+	40 yrs	<u> </u>	MM	S/L		
	irt IV i Summary (See ins	tructions \	<u> </u>	1	TO YIS	L	141141	SIL		
									21	<del></del>
21 22	Listed property Enter amount from <b>Total.</b> Add amounts from line 12, lir		es 19 and 20 in col	dumn (a) :	and line 21	Enter			<del>                                     </del>	
	here and on the appropriate lines of								22	19,040
23	For assets shown above and placed	-								
	portion of the basis attributable to s	ection 263A costs				23				

Form **4562**Department of the Treasury

Internal Revenue Service

<sup>'</sup> (99)

**Depreciation and Amortization** 

(Including Information on Listed Property)

► Attach to your tax return.

▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No 1545-0172

2018

Attachment Sequence No 179

Name(s) shown on return Identifying number RIVERTON COMMUNITY HOUSING 23-7259966 Business or activity to which this form relates COLE TOWNHOMES, MINNEAPOLIS Election To Expense Certain Property Under Section 179 Note: If you have any listed property, complete Part V before you complete Part I 000,000 Maximum amount (see instructions) 2 Total cost of section 179 property placed in service (see instructions) 2 2,500,000 3 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 mamed filing separately, see instructions 5 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 Total elected cost of section 179 property Add amounts in column (c), lines 6 and 7 8 9 Tentative deduction Enter the smaller of line 5 or line 8 9 Carryover of disallowed deduction from line 13 of your 2017 Form 4562 10 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 2019 Add lines 9 and 10, less line 12 13 . 3 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 during the tax year. See instructions 14 15 Property subject to section 168(f)(1) election 15 110,033 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 2018 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 2018 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (d) Recovery (f) Method (g) Depreciation deduction (a) Classification of property (e) Convention penod service only-see instructions) 19a 3-year property 5-year property 7-year property d 10-year property 15-year property 20-year property S/I 25-year property 25 yrs MM S/L 27.5 yrs Residential rental property 27 5 yrs MM S/L ММ 39 yrs S/I Nonresidential real property MM S/L Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System Class life S/I 20a 12-year S/L b 12 yrs 30-year 30 yrs ММ S/L C 40-year ММ S/L d 40 yrs Part IV Summary (See instructions 21 21 Listed property Enter amount from line 28 22 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 23 portion of the basis attributable to section 263A costs

Department of the Treasury

**Depreciation and Amortization** 

(Including Information on Listed Property)

Attach to your tax return.

▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No 1545-0172

179

(99) Internal Revenue Service

Identifying number

Name(s) shown on return 23-7259966 RIVERTON COMMUNITY HOUSING Business or activity to which this form relates 4TH STREET APARTMENTS **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. 1,000,000 1 1 Maximum amount (see instructions) 2 2 Total cost of section 179 property placed in service (see instructions) 2,500,000 3 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 -0-4 Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0- If mamed filing separately, see instructions 5 5 6 (a) Description of property (b) Cost (business use only) (c) Elected cost 7 7 Listed property Enter the amount from line 29 Total elected cost of section 179 property Add amounts in column (c), lines 6 and 7 8 8 9 9 Tentative deduction Enter the smaller of line 5 or line 8 Carryover of disallowed deduction from line 13 of your 2017 Form 4562 10 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 2019 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 14 during the tax year. See instructions 15 15 Property subject to section 168(f)(1) election 273,209 Other depreciation (including ACRS) 16 MACRS Depreciation (Don't include listed property. See instructions) Part III Section A 0 MACRS deductions for assets placed in service in tax years beginning before 2018 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 2018 Tax Year Using the General Depreciation System (c) Basis for depreciation (b) Month and year (d) Recovery (f) Method (g) Depreciation deduction (e) Convention (a) Classification of property placed in penod service only-see instructions) 19a 3-year property b 5-year property 7-year property 10-year property 15-year property 20-year property S/L 25 yrs 25-year property g MM S/L 27 5 yrs Residential rental ММ property 27 5 yrs S/L ММ S/L 39 yrs Nonresidential real property MM S/L Section C-Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System S/L 20a Class life S/L b 12-year 12 yrs мм S/L 30-year 30 yrs С ММ S/L 40 yrs d 40-year Part IV I Summary (See instructions 21 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 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 portion of the basis attributable to section 263A costs

620004 Riverton Community Housing

23-7259966 FYE: 6/30/2019

## **Federal Statements**

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

Description		Amount
COMMERCIAL RENT CAM EXPENSES	\$	119,383 17,290
TOTAL	\$_	136,673

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

Description	 Amount
INTEREST	\$ 21,300
TOTAL	\$ 21,300

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

	Description	 Amount
MANAGEMENT RESTAURANT		\$ 1,500 39,222
TAX PREP		300
TOTAL		\$ 41,022