	<i>a</i> *	l							1	OND No. 4545 0047
, Form	990-T		aī) ٽ	janization Bus	ler sectio	n 6033	(e))	_		2019
	tment of the Treasury		endar year 2019 or other tax Go to www. o not enter SSN numbe	irs.gov/Form990T for in	structions an	d the lat	est information			n to Public Inspection for (c)(3) Organizations Only
ΑΓ	Check box if address changed		Name of organization	(Check box if name of				D Employer id		
BE	xempt under section			-	•			(Employees' t		
[]	√ S01(C)(Q 3)	Print	RIVERTON (COMMUNITY H	OUSING					
	408(e) 220(e)	or	1	suite no If a PO box, see ins				23-7	<u> 2599</u>	966
L	408A 530(a)	Туре	425 13TH <i>E</i>	AVE SE	•	•		E Unrelated be		activity code
	529(a)			nce, country, and ZIP or foreig		`. -	2065	(See instruct		
	look value of all assets	-	MINNEAPOLI			05414	-2065	5311	90	
а	t end of year 52, 152, 152		roup exemption number			П	01(a) to set	401(5) 451		Other Fred
Н Е	Enter the number of the		heck organization type				01(c) trust	401(a) trus st) unrelated trac	_	Other trust
	► RENTAL REA	-		Of Desiriesses		escribe i	ine offiny (of file	si) dilielated trac		ly one, complete
	Parts I–V If more than o			nk space at the end of	the previous	sentenc	e. complete P	arts I and II. con	_	•
	Schedule M for each add			•	, , , , , , , , , , , , , , , , , , ,		-, ,	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-
7	During the tax year, was	the corp	poration a subsidiary in	an affiliated group or	a parent-sub	sidiary c	ontrolled grou	p?	′	Yes X No
/ !	f "Yes," enter the name	and ider	ntifying number of the p	parent corporation						
, '	<u> </u>	<u> </u>	AND ANGINEDO	NAT	-					10 221 2011
- T	The books are in care of irt I Unrelated		DANA AMUNDSO e or Business Inc			(4)		phone number		12-331-3911
1a	Gross receipts or sales		or Dusiness inc	Jonne		(4)	Income	(B) Expenses	+	(C) Net
b	Less returns and allow			c Balance	▶ 1c				,	. /
2	Cost of goods sold (So		A line 7)	J C Dalatice	2	1	RECE	IVED	1	. /
3	Gross profit Subtract le		•		3	1	14	7 18		
4a	Capital gain net incom-				4a	18	MAY 2	2021		
b	Net gain (loss) (Form 4797	•	•		4b	100		S		
С	Capital loss deduction	for trusts	S		4c		0000			
5	Income (loss) from par	tnership	and S corporation (att	ach		L	OGDE	N, Ur]	
	statement)				5					
6	Rent income (Schedule	e C)			6			,		
7	Unrelated debt-finance		,		7					
8		•	nts from controlled organiza	,	8					
9			(c)(7), (9), or (17) organiza	tion (Schedule G)	9	_/			\longrightarrow	
10	Exploited exempt activ	-	•		10	/				
11	Advertising income (So Other income (See ins		•	SEE STMT 1	11/		142,352	·····		142,352
13	Total. Combine lines 3		· ·	SEE SIMI I	13		142,352	• •		142,352
			t Taken Elsewher	e (See instruction	- 1 · · 1	ations o		ns.) (Deductio	ons m	
	connected	with t	the unrelated busi	ness income/						
14	Compensation of office	ers, direc	ctors, and trustees (Sch	nedule K)					14	
15	Salanes and wages								15	6,820
16	Repairs and maintena	nce	_						16	
SCANNED	Bad debts					SEE	STATEM	ENT 2	17	21 200
D ₁₀	Interest (attach schedul Taxes and licenses	lie) (see	instructions) ,			255	SIAIEM	ENI Z	18 19	21,300
2 20	Depreciation (attach F	orm 456	2)				20	10,524	13	29,040
721 F21			Schedule A and elsewh	ere on return			21a	10/324	21b	10,524
$\overline{\mathbb{Q}}_2$	Depletion								22	10,021
₹23	Contributions to deferr	ed/comp	pensation plans						23	
\$23 \$24	Employee benefit prog	/	·	•					24	
⊭ 25	Excess exempt expens	ses (Sch	nedule 1)						25	
≱26	Excess readership cos	sts (Sche	edule J)						26	
27	Other deductions (atta	ch sche	dule)			SEE	STATEM	ENT 3	27	35,377
20229	Total deductions. Ad		-						28	103,069
			ome before net operati	-			e 13		29	39,283
30	Deduction for net oper	ating los	s ansing in tax years b	eginning on or after Ja	inuary 1, 201	18 (see		-		
	instructions)		.						30	20.00=
<u>31</u>	Unrelated business tax	kable inc	ome Subtract line 30 t	rrom line 29					31	39,283

Form	<u> 1990-t (2019) RIVERTON COMM</u>		<u>23-725996</u>	6		Page 2
<u>l</u> Pa	artilli' Total Unrelated Business	Taxable income				
32	Total of unrelated business taxable income	computed from all unrelated trades or	businesses (see	-1		
	instructions)			32		<u>39,283</u>
33	Amounts paid for disallowed fringes			33		
34	Chantable contributions (see instructions fo	•		34		
35	Total unrelated business taxable income be	fore pre-2018 NOLs and specific dedu-	ctions Subtract line	5 1		20 202
20	34 from the sum of lines 32 and 33	tou upan hagining hafara Januari 1	2019 (202	ノ 35		<u>39,283</u>
36	Deductions for net operating loss arising in	tax years beginning before January 1, a	2018 (see	1		
37	instructions) Total of unrelated business taxable income	hoforo enceific doduction. Subtract line	36 from line 35	7 37		39,283
38	Specific deduction (Generally \$1,000, but s		30 Hum line 35	4 38		1,000
39	Unrelated business taxable income. Sub	,	eater than line 37	3		1,000
33	enter the smaller of zero or line 37	tract line 30 from line 37 fr line 30 is gr	eater than line 57,	\		38,283
Pa	art IV Tax Computation	 				00/200
40	Organizations Taxable as Corporations.	Multiply line 39 by 21% (0 21)		▶ 1 40		8,039
41	Trusts Taxable at Trust Rates. See instru		on		-	
	the amount on line 39 from Tax ra	te schedule or Schedule D (F	Form 1041)	► 4 <u>1</u> 1		
42	Proxy tax. See instructions			► 42		
43	Alternative minimum tax (trusts only)			43		_
44	Tax on Noncompliant Facility Income. S		•	- 44		0 000
45	Total. Add lines 42, 43, and 44 to line 40 o	41, whichever applies		45		8,039
	art V Tax and Payments	4440 trists attach Farm 4440)	400	11		
46a	Foreign tax credit (corporations attach Form	1118, trusts attach Form 1116)	46a			
b	Other credits (see instructions) General business credit Attach Form 3800	(eag instructions)	46b 46c			
c d	Credit for pnor year minimum tax (attach Fo	•	46d			
e	Total credits. Add lines 46a through 46d	1111 0001 01 0027)	400	46e		
47	Subtract line 46e from line 45			47		8,039
48	Other taxes Check if from Form 4255 Form 8611	Form 8697 Form 8866 Oth	er (att. sch.)	4,8		
49	Total tax. Add lines 47 and 48 (see instruc		- ()	49		8,039
50	2019 net 965 tax liability paid from Form 96	·	ine 3	50		
51a	Payments A 2018 overpayment credited to	2019	51a			
b	2019 estimated tax payments	,	Gb 51b	6,300 ·		
С	Tax deposited with Form 8868		(a) 51c	1,800		
d	Foreign organizations Tax paid or withheld	at source (see instructions)	51d	·		•
е	Backup withholding (see instructions)		51e			
f	Credit for small employer health insurance	premiums (attach Form 8941)	51f			
g	Other credits, adjustments, and payments	Form 2439	_			
	Form 4136	Other Tot	al ▶ [51g]	——— - <u>-</u> x-		0 100
52	Total payments. Add lines 51a through 51	-		52		8,100 119
53	Estimated tax penalty (see instructions) Ch			► X 4 53		<u></u> 58
54 55	Tax due. If line 52 is less than the total of I Overpayment. If line 52 is larger than the	·		55		
56	Enter the amount of line 55 you want Credited to			nded > 56		
		ertain Activities and Other In	<u> </u>			
57	At any time during the 2019 calendar year,					Yes No
	over a financial account (bank, securities, o	r other) in a foreign country? If "YES," t	he organization may have to f	ilé	•	,
	FinCEN Form 114, Report of Foreign Bank here ▶	and Financial Accounts if "YES," enter	the name of the foreign coun	try		\overline{X}
58	During the tax year, did the organization re-	eive a distribution from, or was it the q	rantor of, or transferor to, a for	reian trust?		X
	If "YES," see instructions for other forms th	e organization may have to file		g		7
<u>59</u>	Enter the amount of tax-exempt interest red Under penalties of penjury, I declare that I have examin		statements, and to the best of my knowled	Ine and helief it is		
Sig	true, correct, and complete Declaration of preparer (ot)	er than taxpayer) is based on all information of which	preparer has any knowledge		May the IRS di	iscuss this return rer shown below
Her		ゞ~17-よ1▶ EXECUTIVE			(see <u>instruction</u>	ns)?
	Signature of officer	Date Title		· · · · · · · · · · · · · · · · · ·	X Ye	×s No
	Pnnt/Type preparer's name	Preparer's signature	C	tate Check	f PTIN	
Paid		ABIGAIL J SMITH		2/11/21 self-emp		27101
•		RENSCHEER		Firm's EIN	<u>41-6</u>	<u> 192096</u>
Use	- 1	O DR STE 200			050 05	4 404
	Firm's address MINNEAPOL	IS, MN 55425-1547		Phone no	<u>952-85</u>	4-4244

Fom	<u> 990-</u> ፕ (2019) RIVERTON	COMMUN	ITY	HOUSI	NG.		23-7	259966			Pag	e i
Sch	edule A - Cost of Goods S	Sold. Enter	metho	d of inver	ntor	y valuation ▶						
1	Inventory at beginning of year	1			6	Inventory at end of y	ear	-	6			
2	Purchases	2			7	Cost of goods sold	I. Subtra	ct				
3	Cost of labor	3				line 6 from line 5 En	nter here	and				
4a	Additional sec 263A costs					ın Part I, line 2			7	,		
	(attach schedule)	4a			8	Do the rules of sector	on 263A	(with respect to			Yes	No
b	Other costs (attach schedule)	4b				property produced or	r acquire	d for resale) apply				
5	Total. Add lines 1 through 4b	5				to the organization?	•			[
Sch	nedule C - Rent Income (Fi	rom Real P	ropert	y and Pe	rso			Vith Real Proper	rty)			
	ee instructions)		•	•		• •		•	•			
	scription of property							•				
(1)	N/A											
(2)				-				-				_
(3)							`				_	
(4)							•	-				
<u>.,,</u>		2. Rent receive	ed or accn	ıed								_
	(a) From personal property (if the percentage	ne of rent	-	(h) From re-	al and	personal property (if the		3(a) Deductions (tirectly co	onnected with the in	come	
	for personal property is more than 10% l	-				or personal property exceeds	5	1		(b) (attach schedule		
	more than 50%)			50% or if the	rent is	based on profit or income)						
(1)												_
(2)			-									_
(3)										-		_
(4) Tota			Total					A-) T-4-1 d- d- d1'				_
	' Total income . Add totals of columns	- 2/a) and 2/b)			-			(b) Total deduction Enter here and on page				
٠,	and on page 1, Part I, line 6, column		Enter			•		Part I, line 6, column				
	nedule E – Unrelated Debt-		ncome	A (see insti	n icti	ione)		T die i, mie e, seienin	(5) -			_
<u> </u>	ieddie L – Officialed Bebl	- mancea n	icom	1366 1130	uçu	ions)	1	3 Deductions directly of		with as allegable to		_
				2	Gross	income from or		•	nced pro		U	
	1 Description of debt-financed	property		allo		to debt-financed	(2)	Straight line depreciation	T	(b) Other dedu		_
						property	(a) ((attach schedule)		(attach sched		
	N/A						 	· · · · · · · · · · · · · · · · · · ·	+		<u> </u>	_
(1)	• • • • • • • • • • • • • • • • • • • •						ł		+			_
(2)							 		+-	-		_
(3)							 		+		-	_
(4)	4 Amount of average 5	Average adjusted I	200				 		+			_
	acquisition debt on or	of or allocable to				i Column 4 divided	7 (Gross income reportable		8 Aliocable ded (column 6 x total o		
	allocable to debt-financed property (attach schedule)	debt-financed proper (attach schedule)	•			column 5	(column 2 x column 6)		3(a) and 3(
	F. T. P. (J. (Same and a same)	,uncon someone,		 		%			+-			-
(1)						%	•		-			—
(2)				 	,	%	_		+			_
(3)						9/	1		+			
(4)	l l					70	DI		1			

Enter here and on page 1, Part I, line 7, column (B)

Enter here and on page 1, Part I, line 7, column (A)

Totals

Total dividends-received deductions included in column 8

Schedule F - Interest, Annu	ities, Royalti	es, and Rent	s From	Controlle	d Org	anizations	(see instruct	ions)	
•				t Controlled					
Name of controlled organization	ıdeı	2 Employer ntification number		related income e instructions)		otal of specified ments made	5 Part of column	controlling	6 Deductions directly connected with income
							organization's gro	ss income	ın column 5
(1) N/A							<u> </u>		
(2)							-		
(3)				_			ļ		
(4)							1		
Nonexempt Controlled Organizati	ons				_			1	
7 Taxable Income		Net unrelated income oss) (see instructions)		9 Total of special payments mad		included in	the controlling s gross income	1	Deductions directly inected with income in column 10
(1)									
(2)				•					
(3)						ļ		ļ	
(4)		<u>.</u>							
Totals						Enter here	nns 5 and 10 and on page 1, 8, column (A)	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	maniz:	ation (see	nstructions)	·	
1 Description of income	<u> </u>	2. Amount of in		3 De directly	ductions connected schedule)	1	4 Set-asides (attach schedule)		5 Total deductions and set-asides (col 3 plus col 4)
_m N/Δ									
(1) N/A									
(2)									
(4)									
Totals	>	Enter here and or Part I, line 9, colu		,					nter here and on page 1, art I, line 9, column (B)
Schedule I - Exploited Exer	npt Activity	Income, Othe	r Than	Advertisi	ng Inc	ome (see ii	nstructions)		
	2. Gross	3 Expens		4 Net income (- 0			7 Excess exempt
1 Description of exploited activity	unrelated business incomi from trade or business	directly connected production unrelated business ind	with of d	from unrelated or business (co 2 minus columi if a gain, comp cols 5 through	lumn n 3) oute	5 Gross incor from activity the is not unrelated business incor	at attribu	penses table to imn 5	expenses (column 6 minus column 5, but not more than column 4)
(1) N/A									
(2)									
(3)									
(4)						_			
Totals	Enter here and o page 1, Part I, line 10, col (A)	n Enter here a page 1, Pa	art I,					_	Enter here and on page 1, Part II, line 25
Schedule J - Advertising In	come (see in	structions)							
Part I Income From P	eriodicals R	eported on a	Conso	lidated Ba	sis				
1 Name of penodical	2 Gross advertising income	3 Directary advertising		4 Advertisin gain or (loss) 2 minus col 3 a gain, compi	(col i) If ute	5 Circulation income		adership osts	7 Excess readership costs (column 6 minus column 5, but not more than column 4)
N / 7		-	 	cols 5 throug	+				
(1) N/A		-			-		-	·	-
(2)					 	 	- -		┥ !
(3)		- 			-				┥ !
(4)		+			+				
Totals (carry to Part II, line (5))									

Income From Periodicals Reported on a Separate Basis (For each penodical 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 3 Direct 5 Circulation 6 Readership advertising 2 minus col 3) If minus column 5, but 1 Name of penodical advertising costs ıncome costs ıncome a gain, compute not more than cols 5 through 7 column 4) (1) N/A (2) \blacktriangleright Totals from Part I Enter here and on Enter here and on Enter here and page 1, Part I, page 1, Part I, on page 1, Part II, line 26 line 11, col (A) ine 11, col (B) Totals, Part II (lines 1-5)

Schedule K – Compensation of Officers, Directors, and Trustees (see instructions)								
1 Name	2. Title	3 Percent of time devoted to business	4 Compensation attributable to unrelated business					
(1) N/A		%						
(2)		%						
(3)		%	! !					
(4)		%						
Total. Enter here and on page 1, Part II, line 14		•						

Form **990-T** (2019)

(Including Information on Listed Property) Attach to your tax return.

Department of the Treasury Internal Revenue Service

(99)

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

179

OMB No 1545-0172

Name(s) shown on return					I	ying nu	
	RIVERTO	N COMMUNIT	Y HOUSING			23-	7259	9966
	ss or activity to which this form relates							
<u>II</u>	<u>IDIRECT DEPRECIATI</u>							
<u>L Pa</u>	rt I							
	Note: If you have an		<u>, complete Part '</u>	V before you co	omplete Pa	art I		
1	Maximum amount (see instructions))					1	1,020,000
2	Total cost of section 179 property p						2	0 550 000
3 ,	Threshold cost of section 179 prope			tructions)			3	2,550,000
4	Reduction in limitation Subtract line						4	
5	Dollar limitation for tax year Subtract line	4 from line 1 If zero or	less, enter -0- If mamed				5	
6	(a) Description	of property		(b) Cost (business use	only)	(c) Elected cost		
						·		
					, -			1
7	Listed property Enter the amount fr				7		1	
8	Total elected cost of section 179 pro			6 and 7			8	
9	Tentative deduction Enter the sma						9	
10	Carryover of disallowed deduction fi				_		10	
11	Business income limitation Enter th				See instructi	ons	11	
12	Section 179 expense deduction Ad			an line 11			12	
13	Carryover of disallowed deduction to				13			
	Don't use Part II or Part III below for			-:-1:- (D14			. 0	
	rt II Special Depreciation					tea property	/ See	e instructions.)
14	Special depreciation allowance for		ner than listed prope	rty) placed in servi	ce		ا مدا	
	during the tax year. See instruction:						14	
15	Property subject to section 168(f)(1	•					15	· · · · · · · · · · · · · · · · · · ·
16	Other depreciation (including ACRS		a leated proporti	Coo unetruetre			16	
į Pa	rt'III MACRS Depreciati	ou (nou.t incind	e iistea property Sectio		115)			
							47	0
17	MACRS deductions for assets place					- □	17	
18	If you are electing to group any assets placed in	n service during the tax yea Assets Placed in Se	ruice During 2019 1	asset accounts, check he	e General D	enreciation S	vstem	
		(b) Month and year	(c) Basis for deprecia			1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	(a) Classification of property	placed in service	(business/investment only-see instruction	use	(e) Convente	on (f) Met	hod	(g) Depreciation deduction
19a	3-year property							
b	5-year property							
_с	7-year property							
d	10-year property							
е	15-year property				ļ			
f_	20-year property			<u> </u>				<u> </u>
<u>g</u>	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			39 yrs	MM	S/L		
	property	<u> </u>		- Maria Maria and Alban	MM	S/L		
		sets Placed in Serv	rice During 2019 18	X Year Using the	Alternative			
	Class life			12		SA		
	12-year	<u> </u>		12 yrs	8.48.4	SA		
	30-year			30 yrs	MM	S/L		
	40-year	trustions \	<u> </u>	40 yrs	MM	S/L		
	art IV Summary (See ins			 			0.4	
21	Listed property Enter amount from		non 10 and 20 in an	ump (a) and the O	1 Entor		21	
22	Total. Add amounts from line 12, li						22	
	here and on the appropriate lines of	nt volir ratiim Partna	rshins and S comor	ations—see instruct	tions			
23	here and on the appropriate lines of For assets shown above and place				tions			

Form 4562 (2019) Page 2 Listed Property (Include automobiles, certain other vehicles, certain aircraft, and property used for Part V 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) No Yes Yes No 24b If "Yes," is the evidence written? 24a Do you have evidence to support the business/investment use daimed? (c) (1) (d) (b) Business/ Elected section 179 Basis for depreciation Method/ Depreciation Type of property Date placed Recover vestment use percentage Cost or other basis cost (list vehicles first (business/investment Convention deduction in service penod use only) Special depreciation allowance for qualified listed property placed in service during 25 the tax year and used more than 50% in a qualified business use. See instructions 25 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 Add amounts in column (h), lines 25 through 27 Enter here and on line 21, page 1 28 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 propnetor, 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 (a) (b) (c) (d) (e) 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) Total commuting miles driven during the year 31 Total other personal (noncommuting) miles driven 33 Total miles driven during the year Add lines 30 through 32 Yes No Yes Yes Yes No Was the vehicle available for personal Yes No Yes No No No use during off-duty hours? Was the vehicle used primarily by a more than 5% owner or related person? 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 Yes Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by 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 Do you treat all use of vehicles by employees as personal use? 39 Do you provide more than five vehicles to your employees, obtain information from your employees about the 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) (b) (c) (d) (f) (a) Amortization Date amortization Amortizable amount Amortization for this year Description of costs period or percentage Amortization of costs that begins during your 2019 tax year (see instructions) 42

43

44

43

Amortization of costs that began before your 2019 tax year

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

Form 4562

Department of the Treasury

Internal Revenue Service

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

2019

ment ence No 179

Name(s) shown on return Identifying number RIVERTON COMMUNITY HOUSING 23-7259966 Business or activity to which this form relates FRANKLIN 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 1,020,000 1 Maximum amount (see instructions) 1 2 Total cost of section 179 property placed in service (see instructions) 2 2,550,000 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 -0-4 Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0- If mamed filing separately, see instructions 5 (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 Tentative deduction Enter the smaller of line 5 or line 8 9 Carryover of disallowed deduction from line 13 of your 2018 Form 4562 10 10 11 Business income limitation Enter the smaller of business income (not less than zero) or line 5. See instructions 11 12 Section 179 expense deduction Add lines 9 and 10, but don't enter more than line 11 12 13 Carryover of disallowed deduction to 2020 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 15 Property subject to section 168(f)(1) election 15 325,543 16 Other depreciation (including ACRS) MACRS Depreciation (Don't include listed property. See instructions) | Part III | Section A 17 3,630 17 MACRS deductions for assets placed in service in tax years beginning before 2019 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 2019 Tax Year Using the General Depreciation System Month and year (c) Basis for depreciation (d) Recovery (a) Classification of property (f) Method placed in (business/investment use (e) Convention (g) Depreciation deduction period service only-see instructions) 19a 3-year property b 5-year property 7-year property 10-year property 15-year property 20-year property 25-year property 25 yrs 27 5 yrs ММ S/L Residential rental property MM S/L 27 5 yrs 39 yrs MM S/L Nonresidential real property ММ S/L Section C-Assets Placed in Service During 2019 Tax Year Using the Alternative Depreciation System 20a Class life S/L b 12-year 12 yrs S/L 30-year 30 yrs MM S/L d 40-year 40 yrs ММ S/L 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

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

329,173

22

23

(Including Information on Listed Property)

Attach to your tax return.

Department of the Treasury Internal Revenue Service

(99)

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

OMB No 1545-0172

Name(s) shown on return Identifying number RIVERTON COMMUNITY HOUSING 23-7259966 Business or activity to which this form relates CHATEAU 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 1,020,000 Maximum amount (see instructions) 1 1 2 Total cost of section 179 property placed in service (see instructions) 2 2,550,000 3 Threshold cost of section 179 property before reduction in limitation (see instructions) 3 4 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 6 (a) Description of property (b) Cost (business use only) (c) Elected cost 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 10 Carryover of disallowed deduction from line 13 of your 2018 Form 4562 10 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 2020 Add lines 9 and 10, less line 12 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 15 Property subject to section 168(f)(1) election 188,700 Other depreciation (including ACRS) 16 MACRS Depreciation (Don't include listed property. See instructions.) | Part III | Section A 17 MACRS deductions for assets placed in service in tax years beginning before 2019 17 O 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 2019 Tax Year Using the General Depreciation System (b) Month and year (c) Basis for depreciation (d) Recovery (e) Convention (f) Method (g) Depreciation deduction (a) Classification of property placed in (business/investment use period only-see instructions) service 19a 3-year property b 5-year property 7-year property 10-year property 15-year property 20-year property 25-year property 25 yrs S/I ММ S/L 27 5 yrs Residential rental property MM S/L 27 5 yrs 39 yrs MM S/L Nonresidential real property ММ S/L Section C-Assets Placed in Service During 2019 Tax Year Using the Alternative Depreciation System 20a Class life S/L b 12-year 12 yrs S/L 30-year 30 yrs ММ S/I C d 40-year MM S/L 40 yrs Part IV Summary (See instructions) 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 22 188,700 here and on the appropriate lines of your return. Partnerships and S corporations—see instructions 22 23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs

٠.

(Including Information on Listed Property)

Attach to your tax return.

OMB No 1545-0172

179

Department of the Treasury Internal Revenue Service

(99)

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

101110	RIVERTO	N COMMUNIT	Y HOUSING			23-7	•	
Busine	ess or activity to which this form relates							
	ARCY PARK STUDENT	HOUSING						
	rt I Election To Expen		erty Under Section	n 179				
	Note: If you have a		-		mplete Part I			
1	Maximum amount (see instructions				•		1	1,020,000
2	Total cost of section 179 property p	•	: instructions)				2	
3	Threshold cost of section 179 prop	erty before reduction	in limitation (see instru	ctions)			3	2,550,000
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 mamed fi	ling separately, see	instructions_		5	
6	(a) Description	of property	(t) Cost (business use o	only) (c)	Elected cost		,
							—	
7	Listed property Enter the amount f	rom line 29			7			
8	Total elected cost of section 179 pr	• •	• • •	ind 7		-	8	
9	Tentative deduction Enter the sma					-	9	
10	Carryover of disallowed deduction f					L	10	
11	Business income limitation Enter th		•	•	See instructions	-	11	.
12	Section 179 expense deduction Ad			line 11	40		12	1
13 Note:	Carryover of disallowed deduction to Don't use Part II or Part III below for				13	 -	L	<u>. </u>
	rt II Special Depreciation			ation (Don't	include listed	nronerty	Sec	instructions)
14	Special depreciation allowance for					property		instructions j
. 4	during the tax year. See instruction		ici tilali ilated property	y placed in service	~		14	
15	Property subject to section 168(f)(1						15	
16	Other depreciation (including ACR)	•					16	48,457
	rt III MACRS Depreciati		e listed property	See instruction	ns)		• • • •	
	•		Section					
17	MACRS deductions for assets place	ed in service in tax y	ears beginning before 2	2019			17	0
18	If you are electing to group any assets placed	in service during the tax yea	r into one or more general ass	et accounts, check her	re	▶ □		
	Section B—A	Assets Placed in Se	rvice During 2019 Tax	Year Using the	General Depre	ciation Sy	stem	
	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation(business/investment use only-see instructions)		(e) Convention	(f) Metho	od	(g) Depreciation deduction
19a	3-year property							
b	5-year property]						
с	7-year property			,				
d	10-year property							
е	15-year property							
f	20-year property	_						
<u>g</u>	25-year property			25 yrs		S/L		
h	Residential rental			27 5 yrs	MM	S/L		
	property			27 5 yrs	MM	S/L	\dashv	
i	Nonresidential real property			39 yrs	MM	S/L		
		Loote Blood in Son	l rice During 2019 Tax	Voor Using the	Altornative Don	S/L	vetor	
20a	Class life	Sets Placed III Serv	ice During 2019 Tax	Teal Using the	Alternative Dep	S/L	ysten	
	12-year	1,		12 yrs		S/L		
	30-year	[30 yrs	ММ	S/L		
	40-year	 		40 yrs	MM	S/L		
$\overline{}$	rt IV Summary (See ins	structions)	I	1 10 310	1		1	
21	Listed property Enter amount from					T	21	
22	Total. Add amounts from line 12, li	ines 14 through 17, lir						1Ω 157
23	For assets shown above and place portion of the basis attributable to	ed in service during th	•		23		22	48,457

(Including Information on Listed Property)

Attach to your tax return.

OMB No 1545-0172

Department of the Treasury Internal Revenue Service

(99)

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

Name(s) shown on return					Identify	_	
_	RIVERTO	N COMMUNIT	Y HOUSING	<u> </u>		23-7	259	9966
Busine	ess or activity to which this form relates							Ý
ΜZ	ARSHALL STUDENT HO				<u> </u>			
<u> Pa</u>	rt I Election To Expens	se Certain Prop	erty Under Sec	ction 179				
	Note: If you have a	ny listed property	, complete Part	t V before you co	omplete Part I			
1	Maximum amount (see instructions))					1	1,020,000
2	Total cost of section 179 property p	laced in service (see	instructions)				2	
3	Threshold cost of section 179 prope	erty before reduction	in limitation (see in	nstructions)		L	3	<u>2,550,000</u>
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 mam	ied filing separately, see	instructions		5	
6	(a) Description	of property		(b) Cost (business use	only) (c)	Elected cost		•
								ļ
7	Listed property Enter the amount fr	rom line 29			7			
8	Total elected cost of section 179 pro	operty Add amounts	ın column (c), lines	s 6 and 7		L	8	
9	Tentative deduction Enter the sma	iller of line 5 or line 8				L	9	
10	Carryover of disallowed deduction fi	rom line 13 of your 2	018 Form 4562			L	10	
11	Business income limitation Enter th	e smaller of business	s income (not less	than zero) or line 5	See instructions	L	11	
12	Section 179 expense deduction Ad	d lines 9 and 10, but	don't enter more ti	han line 11			12	
13	Carryover of disallowed deduction to	o 2020 Add lines 9 a	and 10, less line 12	. <u> </u>	13			
Note:	Don't use Part II or Part III below for	or listed property Inst	ead, use Part V					
l Pa	rt II Special Depreciation	on Allowance a	nd Other Depr	eciation (Don't	include listed	property	See	instructions)
14	Special depreciation allowance for							
	during the tax year. See instruction	S					14	
15	Property subject to section 168(f)(1						15	
16	Other depreciation (including ACRS	•					16	16,599
	rt III MACRS Depreciati		e listed propert	y See instruction	ns.)			
				on A				
17	MACRS deductions for assets place	ed in service in tax y	ears beginning befo	ore 2019			17	0
18	If you are electing to group any assets placed	in service during the tax yea	r into one or more gener	al asset accounts, check he	ere	▶ ∏ [
	Section B—A	Assets Placed in Se	rvice During 2019	Tax Year Using th	e General Depre	eciation Sys	stem	
	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depre (business/investmen onty-see instructi	nt use	(e) Convention	(f) Metho	d	(g) Depreciation deduction
19a	3-year property							
<u>, р</u>	5-year property							
c	7-year property							
d	10-year property							
е	15-year property							
f	20-year property							
g	25-year property	1		25 yrs		S/L		
h	Residential rental			27 5 yrs	ММ	S/L		
••	property			27 5 yrs	ММ	S/L		
一	Nonresidential real			39 yrs	MM	S/L		
-	property				MM	S/L*		
_	Section C—As	sets Placed in Serv	vice During 2019	Tax Year Using the	Alternative Dep	reciation S	ysten	n
20a	Class life				,	S/L		
	12-year	1 [,]		12 yrs		S/L		
	30-year	1	1	30 yrs	MM	S/L		
	40-year			40 yrs	MM	S/L		
	art IV Summary (See ins	tructions)	·	· · · · · · · · · · · · · · · · · · ·				
21	Listed property Enter amount from				_		21	
22	Total. Add amounts from line 12, li		nes 19 and 20 in o	olumn (g), and line 2	1 Enter			
=	here and on the appropriate lines	•					22	16,599
23	For assets shown above and place	_	ne current year, ent	ter the				1
	portion of the basis attributable to	section 263A costs			23			

(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

Department of the Treasury (99) Internal Revenue Service Name(s) shown on return

Identifying number

	RIVERTO	N COMMUNIT	Y HOUSING			23-	725	9966
Busine	ess or activity to which this form relates							
CC	LE TOWNHOMES, MIN	NEAPOLIS						
_Pa		se Certain Prope	erty Under Section	179				
	Note: If you have a				mplete F	Part I		
1	Maximum amount (see instructions						1	1,020,000
2	Total cost of section 179 property p	•	instructions)				2	
3	Threshold cost of section 179 proper			tions)			3	2,550,000
4	Reduction in limitation Subtract line	•	•	,			4	
5	Dollar limitation for tax year Subtract line			ng separately, see	instructions		5	
6	(a) Description			Cost (business use o		(c) Elected cost		
<u> </u>								
7	Listed property Enter the amount fr	rom line 29			7			
8	Total elected cost of section 179 pr		in column (c), lines 6 ar	nd 7			8	
9	Tentative deduction Enter the sma	• •	(-,				9	
10	Carryover of disallowed deduction fi		018 Form 4562				10	
11	Business income limitation Enter th	•		zero) or line 5	See instruc	tions	11	
	Section 179 expense deduction Ad						12	
13	Carryover of disallowed deduction to			>	13	-		
	Don't use Part II or Part III below for							
l Pa	rt II Special Depreciation	on Allowance a	nd Other Deprecia	tion (Don't	include li	sted property	v See	e instructions)
14	Special depreciation allowance for							
•	duning the tax year See instruction		,				14	
15	Property subject to section 168(f)(1						15	
16	Other depreciation (including ACRS	•					16	115,416
-	rt III MACRS Depreciati		e listed property S	ee instructio	ns)			<u> </u>
		(Section A					
17	MACRS deductions for assets place	ed in service in tax vi	ears beginning before 2	 019			17	T 0
18	If you are electing to group any assets placed	-			ne.	▶ □		<u> </u>
			rvice During 2019 Tax			Depreciation S	ystem	
		(b) Month and year	(c) Basis for depreciation	(d) Recovery				1
	(a) Classification of property	placed in service	(business/investment use only-see instructions)	репод	(e) Conver	ntion (f) Mel	hod	(g) Depreciation deduction
19a	3-year property		,		·			
b	5-year property	1'						
<u> </u>	7-year property							
<u>d</u>	10-year property							
	15-year property	1 ′						
f	20-year property	1						
	25-year property	1		25 yrs		S/L		•
	Residential rental			27 5 yrs	ММ	S/l		1
	property			27 5 yrs	ММ	S/I		-
	Nonresidential real			39 yrs	ММ	S/L		
•	property				ММ	S/I		
		sets Placed in Serv	rice During 2019 Tax Y	ear Using the	Alternative	Depreciation	Syster	m
20a	Class life				ľ	S/I		
	12-year	∃ ;		12 yrs		S/I		
	30-year			30 yrs	ММ			
	40-year	-		40 yrs	ММ			
	art IV Summary (See ins	etructions)			1			
21	Listed property Enter amount from						21	
22	Total. Add amounts from line 12, li		nes 19 and 20 in column	n (a), and line 2	1 Enter			
	here and on the appropriate lines						22	115,416
23	For assets shown above and place							
	nortion of the basis attributable to				23			1

(Including Information on Listed Property) Attach to your tax return.

OMB No 1545-0172

Attachment Sequence /No

Department of the Treasury Internat Revenue Service

(99)

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

Name	(s) shown on return						ying nu	
	RIVERTO	N COMMUNIT	Y HOUSING			<u> </u>	7259	9966_
	ess or activity to which this form relates							
41	<u>TH STREET APARTMEN</u>							
<u>L</u> Pa	rt I Election To Expen							
	Note: If you have a		<u>, complete Part V l</u>	pefore you co	mplete Part I		г	
1	Maximum amount (see instructions)					1	1,020,000
2	Total cost of section 179 property p	placed in service (see	e instructions)				2	
3	Threshold cost of section 179 prop	erty before reduction	in limitation (see instru	ctions)			3	2,550,000
4	Reduction in limitation Subtract line	e 3 from line 2 If zero	o or less, enter -0-				4	
5	Dollar limitation for tax year Subtract line	4 from line 1 If zero or	less, enter -0- If mamed file	ng separately, see	instructions		5	
6	(a) Description	of property	(b)	Cost (business use of	only) (c) E	Elected cost		
								-
								1
7	Listed property Enter the amount f	rom line 29			7			
8	Total elected cost of section 179 pr	operty Add amounts	ın column (c), lines 6 a	nd 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	018 Form 4562				10	
11	Business income limitation Enter the	ne smaller of busines	s income (not less than	zero) or line 5	See instructions		11	
12	Section 179 expense deduction Ad	ld lines 9 and 10, but	don't enter more than I	ine 11			12	
13	Carryover of disallowed deduction t	o 2020 Add lines 9 a	and 10, less line 12	•	13			
Note	: Don't use Part II or Part III below for							
<u>l</u> Pa	rt II Special Depreciation	on Allowance a	nd Other Deprecia	ation (Don't i	nclude listed	property	See	instructions)
14	Special depreciation allowance for	qualified property (otl	her than listed property)	placed in service	æ			
	during the tax year. See instruction	s					14	
15	Property subject to section 168(f)(1) election					15	
16	Other depreciation (including ACR	S)					16	273 , 209
<u>Pa</u>	rt III MACRS Depreciati	on (Don't includ	e listed property S	See instruction	ns)			······
		*******	Section A	·			·	
17	MACRS deductions for assets place	ed in service in tax y	ears beginning before 2	019		_	17	0
18	If you are electing to group any assets placed					•		
	Section B—A	Assets Placed in Se	rvice During 2019 Tax	Year Using the	General Depre	ciation Sy	/stem	
	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)		(e) Convention	(f) Meth	bor	(g) Depreciation deduction
19a	3-year property							
b	5-year property]						
С	7-year property]						
d	10-year property]						
е	15-year property]						
f	20-year property	 . '						
_ g	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			39 yrs	ММ	S/L		
	property				MM	S/L		
	Section C-As	sets Placed in Serv	vice During 2019 Tax	ear Using the	Alternative Depi	reciation	Systen	1
20a	Class life					S/L		
b	12-year			12 yrs		S/L		
С	30-year			30 yrs	ММ	S/L		
d	40-year			40 yrs	ММ	S/L		
Pa	art IV Summary (See ins	structions)						
21	Listed property Enter amount from	line 28					21	
22	Total. Add amounts from line 12, li	•		107			1	000 000
	here and on the appropriate lines	<u>-</u>			ons		22	273,209
23	For assets shown above and place portion of the basis attributable to	•	ne current year, enter th	е	23			

(Including Information on Listed Property) Attach to your tax return.

Department of the Treasury Internal Revenue Service

(99)

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

179

OMB No 1545-0172

Name	s) shown on return							ying nu	
		N COMMUNIT	Y HOUSING	·			23-	125	9966
	ess or activity to which this form relates								
	ROOK AVE	Cartain Bran	arti Hadar Ca	-tio 470					
Pa		•	-		omple	to Dort I			
	Note: If you have a	-	, complete Fan	v belore you c	ompie	ee Fart I	-	1	1,020,000
1	Maximum amount (see instructions	•	inetalctione)					2	1,020,000
2	Total cost of section 179 property p Threshold cost of section 179 property	•	•	seta ictions)				3	2,550,000
3	Reduction in limitation Subtract line			istructions)				4	2,330,000
4 5	Dollar limitation for tax year Subtract line		•	ed films constately see	inetnict	ione		5	
6	(a) Description		iess, enter 40° ir man	(b) Cost (business use			Elected cost		
<u> </u>	(2) 2004.943.7	or property		(-)	//			$\neg \neg$	
7	Listed property Enter the amount fi	rom line 29			7				7 T 1 T 1 T 1 T 1 T 1 T 1 T 1 T 1 T 1 T
8	Total elected cost of section 179 pr		in column (c), lines	6 and 7				8	•
9	Tentative deduction Enter the sma	• •	• •					9	
10	Carryover of disallowed deduction f							10	
11	Business income limitation Enter th	•		than zero) or line 5	See in	structions		11	
12	Section 179 expense deduction Ad		•	<u>-</u>				12	
13	Carryover of disallowed deduction t	·		_	13				
	Don't use Part II or Part III below for								
Pa	rt II Special Depreciation	on Allowance a	nd Other Depr	eciation (Don't	includ	le listed	property	See	: instructions)
14	Special depreciation allowance for	qualified property (oth	ner than listed prop	erty) placed in serv	ce				
	during the tax year. See instruction	S						14	
15	Property subject to section 168(f)(1) election						15	
16	Other depreciation (including ACRS	S)						16	397,763
Pa	rt III MACRS Depreciati	on (Don't includ			ns)				
			Secti	on A				тт	
17	MACRS deductions for assets place	ed in service in tax y	ears beginning befo	ore 2019			. \Box	17	0
<u>18</u>	If you are electing to group any assets placed					and Dans	pintian C	4	
	Section B—F	Assets Placed in Se (b) Month and year	(c) Basis for depre		le Gen	егат рерге	ciadon S	/stem	-
	(a) Classification of property	placed in service	(business/investmen only-see instructi	t use	(e) (Convention	(f) Meth	nod	(g) Depreciation deduction
19a	3-year property				↓				
b	5-year property				<u> </u>				
c	7-year property	`			↓				.
d	10-year property				↓				
e	15-year property				<u> </u>				
f	20-year property	ľ			↓				
<u>g</u>	25-year property			25 yrs	+		S/L		
h	Residential rental			27 5 yrs	1	MM	S/L		
	property	-		27 5 yrs	+	MM	S/L		
i	Nonresidential real property	-	-	39 yrs	-	MM MM	S/L S/L		
	· · ·	sets Placed in Serv	rice During 2019 7	av Voar Heina the	Altern		L		. <u></u>
20a	Class life	[-	les baring zone	lax roar comg and	1	шо дор	S/L	7	<u> </u>
	12-year	1.		12 yrs	†		S/L	$\overline{}$	
- 6	30-year			30 yrs	1	MM	S/L		
	40-year			40 yrs	1	MM	S/L		<u> </u>
	irt IV Summary (See ins	structions)		1 .0 ,.0	1				
21	Listed property Enter amount from						_	21	
22	Total. Add amounts from line 12, li		nes 19 and 20 in co	olumn (g), and line 2	1 Ente	er			
-	here and on the appropriate lines	of your return Partne	rships and S corpo	orations—see instruc				22	397,763
23	For assets shown above and place		e current year, ent	er the		1			
	portion of the basis attributable to	section 263A costs			23	L			

620004 Riverton Community Housing

23-7259966

Federal Statements

FYE: 6/30/2020

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

Description :	Am	<u>ount</u>
COMMERCIAL RENT CAM EXPENSES	\$	124,254 18,098
TOTAL	\$	142,352

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

	Description .	_	Amount
INTEREST EXPENSE	\$ P. C.	\$	21,300
TOTAL	- 	\$	21,300

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

			 Amount	
MANAGEMENT RESTAURANT TAX PREP			\$ 1,500 33,577 300	
TOTAL			\$ 35,377	

Two Year Comparison Report

For calendar year 2019, or tax year beginning 07/01/19

, ending 06/30/20 2018 & 2019

Name

Form **990T**

Taxpayer Identification Number

RIVERTON COMMUNITY HOUSING			23-7	259966 .
		2018	2019	Differences
Gross profit/loss on business activities	1.			
2. Capital gains/losses	2.			
3. Income/loss from partnerships and S corporations	3.		<u></u>	
4. Rent income (net of expense)	4.		•	
> 5. Unrelated debt-financed income (net of expense)	5.			
6. Income from controlled organizations (net of expense)	6.			
7. Section 501(c)(7)(9)(17) organization income (net of expense)	7.		•	•
8. Exploited exempt activity income (net of expense)	8.			
9. Advertising income (net of expense)	9.			
10. Other income	10.	136,673	142,352	5,679
11. Total trade or business income. Combine lines 1 through 10	11.	136,673	142,352	5,679
12. Compensation of officers, directors, and trustees	12.			•
13. Other salanes and wages	13.	6,820	6,820	••
14. Repairs and maintenance	14.			
15. Bad debts	15.			
16. Interest	16.	21,300	21,300	
o 17. Taxes and licenses	17.	27,307	29,048	1,741
= 18. Chantable contributions	18.			
2 19. Depreciation and Depletion	19.	10,522	10,524	2
20. Contributions to deferred compensation plans	20.	7		•
21. Employee benefit programs	21.			· · · · · · · · · · · · · · · · · · ·
22. Other deductions	22.	41,022	35,377	-5,645
23. Total deductions. Add lines 12 through 22	23.	106,971	103,069	
24. Net income (990T/first activity), Subtract line 23 from 11	24.	29,702	39,283	
25. Number of unrelated business activities for this return	25.	1	1	3/301
26. Unrelated business taxable income from all trades	26.	29,702	39,283	9,581
27. Disallowed employee finge benefits	27.	237.02	337203	• 5/301
28. Chantable contributions	28.			
29. Taxable income before NOL loss	29.	29,702	39,283	9,581
30. Net operating loss (pre-2018)	30.	237,02	337203	2/001
31. Specific deduction	31.	1,000	1,000	
32. Unrelated business taxable income.	32.	28,702	38,283	
33. Income tax (corporate or trust)	33.	6,027	8,039	
s 34. Proxy tax	34.	0,02,	0,033	2,012
35. Other taxes	35.			
□ 36. Total taxes	36.	6,027	8,039	2,012
O per remi miles	37.	0,027	0,000	0 2,012
37. Other credits 38. General business credit	38.			,
~ !	39.		r.e.	
39. Credit for pnor year minimum tax			• •	
40. Total credits	40.	6,027	8,039	2,012
41. Net tax after credits	41.	0,027	0,039	2,012
42. Recapture taxes and 965 tax	42.	6,027	8,039	2,012
43. Total Taxes	43.	4,300	6,300	
44. Prior year overpayment and estimated tax payments	44.	1,100	1,800	
45. Payment made with extension	45.	1,100	1,000	,00
46. Backup withholding and foreign withholding	46.			
47. Other payments	47.	5 400	0 100	2 700
48. Total payments	48.	5,400	8,100	
49. Balance due/(Overpayment)	49.	627	-61	-688
50. Overpayment applied to next year	50.	# C7000007.CF 4	110	#670000077770
51. Penalties	51.	#67890987654		#67890987773
52. Total due/(Refund)	52.	#67890987027	58	#67890987085

Form SchM

Two Year Comparison for Unrelated Business Activity lendar year 2019, or tax year beginning 07/01/19 , ending 06/30/20 For calendar year 2019, or tax year beginning

2018 & 2019

Organization Name

RIVERTON COMMUNITY HOUSING

Taxpayer Identification Number 23-7259966

Uning	orporated Business Income Tax Code 531190 Activity UNREL	ATE	BUSINESS AC	CTIVITY	
			2018	2019	Differences
enu	1. Gross profit/loss on business activities	1.			
	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.			
Re	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.			
	10. Other income	10.	136,673	142,352	5,679
	11. Total trade or business income. Combine lines 1 through 10	11.	136 , 673	142,352	5,679
	12. Compensation of officers, directors, and trustees	12.			
	13. Other salanes and wages	13.	6,820	6,820	
	14. Repairs and maintenance	14.			
	15. Bad debts	15.			
S	16. Interest	16.	21,300	21,300	
0	17. Taxes and licenses	17.	27,307	29,048	1,741
Ехре	18. Depreciation and Depletion	18.	10,522	10,524	2
	19. Contributions to deferred compensation plans	19.			
	20. Employee benefit programs	20.			
	21. Other deductions	21.	41,022	35,377	-5,645
	22. Total deductions. Add lines 12 through 22	22.	106,971	103,069	-3,902
	23. Taxable income before deductions. Subtract line 23 from 11	23.	29,702	39,283	9,581
	24. Deductible losses	24.			
	25. Unrelated business taxable income (loss)	25.	29,702	39,283	9,581