

EXTENDED TO NOVEMBER 16, 2020

Form 990-T

Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

OMB No 1545-0047

2019

For calendar year 2019 or other tax year beginning 1/1/20 and ending 12/31/20

Go to www.irs.gov/Form990T for instructions and the latest information.

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Department of the Treasury Internal Revenue Service

Open to Public Inspection for 501(c)(3) Organizations Only

Header section containing: A Check box if address changed; B Exempt under section 501(c)(3); C Book value of all assets at end of year 8,073,379; D Employer identification number 23-7299345; E Unrelated business activity code 532000; F Group exemption number; G Check organization type 501(c) corporation.

H Enter the number of the organization's unrelated trades or businesses. 1 Describe the only (or first) unrelated trade or business here RENTAL AND LEASING SERVICES.

I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? Yes No (X) No

J The books are in care of DAN SCHWANITZ Telephone number 937-778-5220

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows include: 1a Gross receipts or sales; 2 Cost of goods sold; 3 Gross profit; 4a-4c Capital gain net income; 5-12 Other income; 13 Total. Total Income: 16,173; Total Expenses: 9,693; Total Net: 6,480.

Table with 2 columns: Deductions, Net. Rows include: 14 Compensation of officers, directors, and trustees; 15 Salaries and wages; 16-27 Other deductions; 28 Total deductions 0; 29 Unrelated business taxable income before net operating loss deduction 6,480; 30 Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 0; 31 Unrelated business taxable income 6,480.

SCANNED JUN 26 2021

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Part III Total Unrelated Business Taxable Income

Table with 3 columns: Line number, Description, and Amount. Includes lines 32-39 for unrelated business taxable income.

Part IV Tax Computation

Table with 3 columns: Line number, Description, and Amount. Includes lines 40-45 for tax computation.

Part V Tax and Payments

Table with 3 columns: Line number, Description, and Amount. Includes lines 46a-56 for tax and payments.

Part VI Statements Regarding Certain Activities and Other Information (see instructions)

Table with 3 columns: Question number, Question text, and Yes/No response. Includes questions 57-59.

Signature and preparer information section including fields for signature, date, title, name, address, and EIN.

Schedule A - Cost of Goods Sold. Enter method of inventory valuation **N/A**

1 Inventory at beginning of year	1		6 Inventory at end of year	6	
2 Purchases	2		7 Cost of goods sold. Subtract line 6 from line 5. Enter here and in Part I, line 2	7	
3 Cost of labor	3				
4a Additional section 263A costs (attach schedule)	4a				
b Other costs (attach schedule)	4b		8 Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?	Yes	No
5 Total. Add lines 1 through 4b	5				

Schedule C - Rent Income (From Real Property and Personal Property Leased With Real Property)
(see instructions)

1. Description of property

(1) _____

(2) _____

(3) _____

(4) _____

2. Rent received or accrued		3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	
(1)		
(2)		
(3)		
(4)		
Total	0.	Total 0.

(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A) **0.**

(b) Total deductions. Enter here and on page 1, Part I, line 6, column (B) **0.**

Schedule E - Unrelated Debt-Financed Income (see instructions)

1. Description of debt-financed property	2. Gross income from or allocable to debt-financed property	3. Deductions directly connected with or allocable to debt-financed property		
		(a) Straight line depreciation (attach schedule) STATEMENT 2	(b) Other deductions (attach schedule) STATEMENT 3	
(1) RENTAL REAL ESTATE	47,014.	5,382.	22,795.	
(2)				
(3)				
(4)				
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule) STATEMENT 4	5. Average adjusted basis of or allocable to debt-financed property (attach schedule) STATEMENT 5	6. Column 4 divided by column 5	7. Gross income reportable (column 2 x column 6)	8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1) 1,197,766.	3,482,369.	34.40%	16,173.	9,693.
(2)		%		
(3)		%		
(4)		%		
Totals			16,173.	9,693.
Total dividends-received deductions included in column 8				0.

Schedule F - Interest, Annuities, Royalties, and Rents From Controlled Organizations (see instructions)

1. Name of controlled organization	2. Employer identification number	Exempt Controlled Organizations			
		3. Net unrelated income (loss) (see instructions)	4. Total of specified payments made	5. Part of column 4 that is included in the controlling organization's gross income	6. Deductions directly connected with income in column 5
(1)					
(2)					
(3)					
(4)					
Nonexempt Controlled Organizations					
7. Taxable income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10	
(1)					
(2)					
(3)					
(4)					
Totals			0.	0.	

Schedule G - Investment Income of a Section 501(c)(7), (9), or (17) Organization (see instructions)

1. Description of income	2. Amount of income	3. Deductions directly connected (attach schedule)	4. Set-asides (attach schedule)	5. Total deductions and set-asides (col 3 plus col 4)
(1)				
(2)				
(3)				
(4)				
Totals		0.		0.

Schedule I - Exploited Exempt Activity Income, Other Than Advertising Income (see instructions)

1. Description of exploited activity	2. Gross unrelated business income from trade or business	3. Expenses directly connected with production of unrelated business income	4. Net income (loss) from unrelated trade or business (column 2 minus column 3) If a gain, compute cols 5 through 7	5. Gross income from activity that is not unrelated business income	6. Expenses attributable to column 5	7. Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals		0.	0.			0.

Schedule J - Advertising Income (see instructions)

Part I Income From Periodicals Reported on a Consolidated Basis

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals (carry to Part II, line (5))		0.	0.			0.

Part II **Income From Periodicals Reported on a Separate Basis** (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis)

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals from Part I	0.	0.				0.
Totals, Part II (lines 1-5)	0.	0.				0.

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)		%	
(2)		%	
(3)		%	
(4)		%	
Total. Enter here and on page 1, Part II, line 14			0.

FORM 990-T	SCHEDULE E - DEPRECIATION DEDUCTION	STATEMENT 2
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DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION EXPENSE		5,382.	
- SUBTOTAL -	1		5,382.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)			5,382.

FORM 990-T	SCHEDULE E - OTHER DEDUCTIONS	STATEMENT 3
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DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
OTHER DEDUCTIONS		22,795.	
- SUBTOTAL -	1		22,795.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)			22,795.

FORM 990-T

AVERAGE ACQUISITION DEBT ON OR
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 4

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
TOTAL AVERAGE ACQUISITION INDEBTEDNESS		1,197,766.	
- SUBTOTAL -	1		1,197,766.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 4			1,197,766.

FORM 990-T

AVERAGE ADJUSTED BASIS OF OR
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 5

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
TOTAL AVERAGE ADJUSTED BASIS		3,482,369.	
- SUBTOTAL -	1		3,482,369.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 5			3,482,369.

COUNCIL ON RURAL SERVICE PROJECTS
FORM 990-T, SCHEDULE E, COLUMN 4
12/31/2019

UNITY NATIONAL BANK - LOAN 1224110401938

JANUARY
FEBRUARY
MARCH
APRIL
MAY
JUNE
JULY
AUGUST
SEPTEMBER
OCTOBER
NOVEMBER
DECEMBER

J	BEG	
1/1/2019	1,271,534.68	2/1/2019
2/1/2019	1,259,184.29	3/1/2019
3/1/2019	1,246,791.36	4/1/2019
4/1/2019	1,233,940.15	5/1/2019
5/1/2019	1,221,460.27	6/1/2019
6/1/2019	1,209,461.50	7/1/2019
7/1/2019	1,197,592.51	8/1/2019
8/1/2019	1,185,484.35	9/1/2019
9/1/2019	1,173,501.81	10/1/2019
10/1/2019	1,161,462.51	11/1/2019
11/1/2019	1,149,188.75	12/1/2019
12/1/2019	1,137,034.31	12/31/2017

<u>END</u>	<u>AVERAGE</u>	
1,259,184.29	1,265,359.49	
1,246,791.36	1,252,987.83	
1,233,940.15	1,240,365.76	
1,221,460.27	1,227,700.21	
1,209,461.50	1,215,460.89	
1,197,592.51	1,203,527.01	
1,185,484.35	1,191,538.43	
1,173,501.81	1,179,493.08	
1,161,462.51	1,167,482.16	
1,149,188.75	1,155,325.63	
1,137,034.31	1,143,111.53	
1,124,648.59	1,130,841.45	
	1,197,766.12	TOTAL AVERAGE

COUNCIL ON RURAL SERVICE DEVELOPMENT
FORM 980-T, SCHEDULE E, COLUMN 5
12/31/2019

AVERAGE ADJUSTED BASIS

Building
 Land

BEGINNING
ADJ. BASIS
 3,096,881.00
 428,400.00

END
ADJ. BASIS
 3,011,286.00
 428,400.00

AVERAGE
3,053,988.50
428,400.00

TOTAL
AVERAGE
ADJUSTED
BASIS
3,482,388.50

COUNCIL ON RURAL SERVICE PROGRAMS
 FORM 990-T, SCHEDULE E, COLUMN 3(a) & 3(b)
 12/31/19

DED. DIRECTLY CONNECTED/ALLOCABLE TO DEBT-FINANCED PROP.	
Subgroup	Straight-Line Depreciation
Depreciation Expense	5,382.00
Subtotal [30-1] Straight-Line Depreciation	5,382.00

Subgroup	Other Deductions
OTHER EXPENSES	66.00
REAL ESTATE TAXES	(1,679.00)
OTHER OCCUPANCY COSTS	1,484.00
UTILITIES/COMMUNICATION	5,305.00
TRAVEL & SEMINARS	1.00
SUPPLIES	5.00
CONTRACT SERVICES	1,227.00
RENTAL/USAGE FEES	8,061.00
MAINTENANCE/REPAIRS	5,743.00
INSURANCE	2,581.00
WAGES & FRINGE	-
INTEREST EXPENSE	1.00
Subtotal Other Deductions	22,795.00