

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

2019

For calendar year 2019 or other tax year beginning JUL 1, 2019, and ending JUN 30, 2020

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)

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

Department of the Treasury Internal Revenue Service

- A Check box if address changed
B Exempt under section
[X] 501(c)(3)
[] 408(e) [] 220(e)
[] 408A [] 530(a)
[] 529(a)

Name of organization ([] Check box if name changed and see instructions)
Troy Community Works! Corporation
Number, street, and room or suite no. If a P O box, see instructions.
221 E Main St
City or town, state or province, country, and ZIP or foreign postal code
Troy, OH 45373

D Employer identification number (Employees' trust, see instructions)
26-1535401
E Unrelated business activity code (See instructions)
531120

C Book value of all assets at end of year
1322013.

F Group exemption number (See instructions.)
G Check organization type [X] 501(c) corporation [] 501(c) trust [] 401(a) trust [] Other trust

H Enter the number of the organization's unrelated trades or businesses. 1 Describe the only (or first) unrelated trade or business here See Statement 1. If only one, complete Parts I-V. If more than one, describe the first in the blank space at the end of the previous sentence, complete Parts I and II, complete a Schedule M for each additional trade or business, then complete Parts III-V.

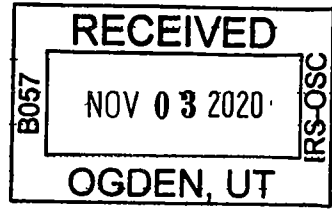
I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsubsidiary controlled group? [] Yes [X] No
If "Yes," enter the name and identifying number of the parent corporation.

J The books are in care of Kent Frauenberger Telephone number 937-287-8025

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 Capital gain net income, 5 Income (loss) from a partnership, 6 Rent income, 7 Unrelated debt-financed income, 8 Interest, annuities, royalties, and rents, 9 Investment income, 10 Exploited exempt activity income, 11 Advertising income, 12 Other income, 13 Total. Combine lines 3 through 12.

Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions) (Deductions must be directly connected with the unrelated business income)

Table with 3 columns: Description, 20, 21a. Rows include 14 Compensation of officers, directors, and trustees, 15 Salaries and wages, 16 Repairs and maintenance, 17 Bad debts, 18 Interest, 19 Taxes and licenses, 20 Depreciation, 21 Less depreciation claimed on Schedule A, 22 Depletion, 23 Contributions to deferred compensation plans, 24 Employee benefit programs, 25 Excess exempt expenses, 26 Excess readership costs, 27 Other deductions, 28 Total deductions, 29 Unrelated business taxable income before net operating loss deduction, 30 Deduction for net operating loss, 31 Unrelated business taxable income.



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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 46-56 for tax and payments.

Part VI Statements Regarding Certain Activities and Other Information

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

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer: Kimberly A. Harvey, Date: 10/25/20, Title: Treasurer

May the IRS discuss this return with the preparer shown below (see instructions)? [X] Yes [] No

Table for Preparer Information with 4 columns: Print/Type preparer's name, Preparer's signature, Date, Check self-employed, PTIN, Firm's name, Firm's address, Firm's EIN, Phone no.

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					
5	Total Add lines 1 through 4b	5					
					8	Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?	Yes No

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)		(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 4	(b) Other deductions (attach schedule) Statement 5
(1)				
(2)				
(3)				
(4)	See Statement 3			
4 Amount of average acquisition debt on or allocable to debt-financed property (attach schedule) Statement 6	5 Average adjusted basis of or allocable to debt-financed property (attach schedule) Statement 7	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)		%		
(2)		%		
(3)		%		
(4)		%		
Totals			Enter here and on page 1, Part I, line 7, column (A) 22913.	Enter here and on page 1, Part I, line 7, column (B) 17643.
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			Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A)	Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B)	
			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		Enter here and on page 1, Part I, line 9, column (A)		Enter here and on page 1, Part I, line 9, column (B)
		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		Enter here and on page 1, Part I, line 10, col (A)	Enter here and on page 1, Part I, line 10, col (B)			Enter here and on page 1, Part II, line 25
		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. <small>Enter here and on page 1, Part I, line 11, col (A)</small>	0. <small>Enter here and on page 1, Part I, line 11, col (B)</small>				0. <small>Enter here and on page 1, Part II, line 26</small>

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	Description of Organization's Primary Unrelated Business Activity	Statement 1
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Rent property located at 223 E Main St., Troy, OH 45373.
 Rent property located at 1 E Main St., Troy, OH 45373.

To Form 990-T, Page 1

Form 990-T	Net Operating Loss Deduction	Statement 2
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Tax Year	Loss Sustained	Loss Previously Applied	Loss Remaining	Available This Year
06/30/17	17762.	15872.	1890.	1890.
NOL Carryover Available This Year			1890.	1890.

Form 990-T Schedule E - Unrelated Debt-Financed Income Statement 3

1. Description of Property	Activity Number	2. Gross Income	3a. Depreciation Expense	3b. Other Deductions
Commercial property located at 221 East Main Street, Troy, Ohio 45373	1	31670.	7034.	9707.
4. Average Acq Debt	5. Average Adjusted Basis	6. Percent (Col 4/Col 5)	7. Reportable Gross Income	8. Allocable Deductions
165748.	247267.	67.03	21228.	11221.

1. Description of Property	Activity Number	2. Gross Income	3a. Depreciation Expense	3b. Other Deductions
Commercial property located at 1 East Main Street, Troy, Ohio 45373	2	10000.	3309.	34801.
4. Average Acq Debt	5. Average Adjusted Basis	6. Percent (Col 4/Col 5)	7. Reportable Gross Income	8. Allocable Deductions
110734.	657280.	16.85	1685.	6422.

Totals to Form 990-T, Schedule E 22913. 17643.

Form 990-T Schedule E - Depreciation Deduction Statement 4

Description	Activity Number	Amount	Total
Depreciation		7034.	
- Subtotal -	1		7034.
Depreciation		3309.	
- Subtotal -	2		3309.
Total of Form 990-T, Schedule E, Column 3(a)			10343.

Form 990-T

Schedule E - Other Deductions

Statement 5

<u>Description</u>	<u>Activity Number</u>	<u>Amount</u>	<u>Total</u>
Eastgate Expenses		9707.	
- Subtotal -	1		9707.
1 East Main Street Expenses		34801.	
- Subtotal -	2		34801.
Total of Form 990-T, Schedule E, Column 3(b)			<u>44508.</u>

Form 990-T	Average Acquisition Debt on or Allocable to Debt-Financed Property	Statement 6
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<u>Description</u>		<u>Activity Number</u>	<u>Amount</u>	<u>Total</u>
City of Troy Loan			165748.	
	- Subtotal -	1		165748.
City of Troy Loan			110734.	
	- Subtotal -	2		110734.
				-
Total of Form 990-T, Schedule E, Column 4				<u>276482.</u>

Form 990-T

Average Adjusted Basis of or
Allocable to Debt-Financed Property

Statement 7

<u>Description</u>	<u>Activity Number</u>	<u>Amount</u>	<u>Total</u>
221 E Main Street Building		247267.	
- Subtotal -	1		247267.
1 East Main Street Building		657280.	
- Subtotal -	2		657280.
Total of Form 990-T, Schedule E, Column 5			<u>904547.</u>