

**EXTENDED TO MAY 15, 2017**  
**Exempt Organization Business Income Tax Return**  
 (and proxy tax under section 6033(e))

**2015**

For calendar year 2015 or other tax year beginning JUL 1, 2015, and ending JUN 30, 2016

▶ Information about Form 990-T and its instructions is available at [www.irs.gov/form990t](http://www.irs.gov/form990t).

▶ 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

<b>A</b> <input type="checkbox"/> Check box if address changed  <b>B</b> Exempt under section <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 408(e) <input type="checkbox"/> 220(e) <input type="checkbox"/> 408A <input type="checkbox"/> 530(a) <input type="checkbox"/> 529(a)	Print or Type  Name of organization ( <input type="checkbox"/> Check box if name changed and see instructions.) <b>ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION INC</b>  Number, street, and room or suite no. If a P.O. box, see instructions. <b>311 VERNON ST</b>  City or town, state or province, country, and ZIP or foreign postal code <b>ROSEVILLE, CA 95678</b>	<b>D</b> Employer identification number (Employees' trust, see instructions)  <b>27-5551434</b>
		<b>E</b> Unrelated business activity codes (See instructions)  <b>531120</b>
		<b>C</b> Book value of all assets at end of year <b>5,270,454.</b>

<b>F</b> Group exemption number (See instructions.)	<b>G</b> Check organization type <input checked="" type="checkbox"/> 501(c) corporation <input type="checkbox"/> 501(c) trust <input type="checkbox"/> 401(a) trust <input type="checkbox"/> Other trust
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**H** Describe the organization's primary unrelated business activity. ▶ **RENTAL OF COMMERCIAL PROPERTY**

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

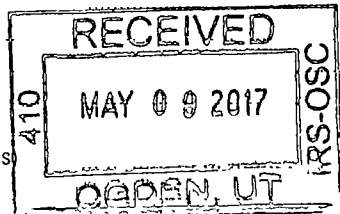
If "Yes," enter the name and identifying number of the parent corporation. ▶

**J** The books are in care of ▶ **MELISSA HAGAN** Telephone number ▶ **916-774-5256**

Part I Unrelated Trade or Business Income		(A) Income	(B) Expenses	(C) Net
1 a	Gross receipts or sales			
b	Less returns and allowances			
c	Balance ▶	1c		
2	Cost of goods sold (Schedule A, line 7)	2		
3	Gross profit. Subtract line 2 from line 1c	3		
4 a	Capital gain net income (attach Schedule D)	4a		
b	Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797)	4b		
c	Capital loss deduction for trusts	4c		
5	Income (loss) from partnerships and S corporations (attach statement)	5		
6	Rent income (Schedule C)	6		
7	Unrelated debt-financed income (Schedule E)	7	110,349.	283,544.
8	Interest, annuities, royalties, and rents from controlled organizations (Sch. F)	8		
9	Investment income of a section 501(c)(7), (9), or (17) organization (Schedule G)	9		
10	Exploited exempt activity income (Schedule I)	10		
11	Advertising income (Schedule J)	11		
12	Other income (See instructions; attach schedule)	12		
13	<b>Total.</b> Combine lines 3 through 12	13	110,349.	283,544.
				-173,195.

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

14	Compensation of officers, directors, and trustees (Schedule K)	14	
15	Salaries and wages	15	
16	Repairs and maintenance	16	
17	Bad debts	17	
18	Interest (attach schedule)	18	
19	Taxes and licenses	19	
20	Charitable contributions (See instructions for limitation rules)	20	
21	Depreciation (attach Form 4562)	21	156,303.
22	Less depreciation claimed on Schedule A and elsewhere on return	22a	156,303.
23	Depletion	22b	0.
24	Contributions to deferred compensation plans	23	
25	Employee benefit programs	24	
26	Excess exempt expenses (Schedule I)	25	
27	Excess readership costs (Schedule J)	26	
28	Other deductions (attach schedule)	27	
29	<b>Total deductions.</b> Add lines 14 through 28	28	
30	Unrelated business taxable income before net operating loss deduction. Subtract line 29 from line 13	29	0.
31	Net operating loss deduction (limited to the amount on line 30) <b>SEE STATEMENT 1</b>	30	-173,195.
32	Unrelated business taxable income before specific deduction. Subtract line 31 from line 30	31	
33	Specific deduction (Generally \$1,000, but see line 33 instructions for exceptions)	32	-173,195.
34	<b>Unrelated business taxable income</b> Subtract line 33 from line 32. If line 33 is greater than line 32, enter the smaller of zero or line 32	33	1,000.
		34	-173,195.



ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION INC

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**Part III Tax Computation**

**35 Organizations Taxable as Corporations.** See instructions for tax computation.  
 Controlled group members (sections 1561 and 1563) check here  See instructions and:

**a** Enter your share of the \$50,000, \$25,000, and \$9,925,000 taxable income brackets (in that order):  
 (1) \$ \_\_\_\_\_ (2) \$ \_\_\_\_\_ (3) \$ \_\_\_\_\_

**b** Enter organization's share of: (1) Additional 5% tax (not more than \$11,750) \$ \_\_\_\_\_  
 (2) Additional 3% tax (not more than \$100,000) \$ \_\_\_\_\_

**c** Income tax on the amount on line 34 **35c** 0.

**36 Trusts Taxable at Trust Rates.** See instructions for tax computation. Income tax on the amount on line 34 from:  
 Tax rate schedule or  Schedule D (Form 1041) **36**

**37 Proxy tax** See instructions **37**

**38 Alternative minimum tax** **38**

**39 Total.** Add lines 37 and 38 to line 35c or 36, whichever applies **39** 0.

**Part IV Tax and Payments**

**40a** Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116) **40a**

**b** Other credits (see instructions) **40b**

**c** General business credit. Attach Form 3800 **40c**

**d** Credit for prior year minimum tax (attach Form 8801 or 8827) **40d**

**e Total credits.** Add lines 40a through 40d **40e**

**41** Subtract line 40e from line 39 **41** 0.

**42** Other taxes. Check if from:  Form 4255  Form 8611  Form 8697  Form 8866  Other (attach schedule) **42**

**43 Total tax.** Add lines 41 and 42 **43** 0.

**44a** Payments: A 2014 overpayment credited to 2015 **44a**

**b** 2015 estimated tax payments **44b**

**c** Tax deposited with Form 8868 **44c**

**d** Foreign organizations: Tax paid or withheld at source (see instructions) **44d**

**e** Backup withholding (see instructions) **44e**

**f** Credit for small employer health insurance premiums (Attach Form 8941) **44f**

**g** Other credits and payments:  Form 2439  Form 4136  Other Total **44g**

**45 Total payments.** Add lines 44a through 44g **45**

**46** Estimated tax penalty (see instructions). Check if Form 2220 is attached  **46**

**47 Tax due.** If line 45 is less than the total of lines 43 and 46, enter amount owed **47** 0.

**48 Overpayment.** If line 45 is larger than the total of lines 43 and 46, enter amount overpaid **48** 0.

**49** Enter the amount of line 48 you want: **Credited to 2016 estimated tax** **49** **Refunded**

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

**1** At any time during the 2015 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, 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 **Yes** **No**

**2** During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If YES, see instructions for other forms the organization may have to file **Yes** **No**

**3** Enter the amount of tax-exempt interest received or accrued during the tax year **\$**

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

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

**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: [Signature] Date: \_\_\_\_\_ CEO Title: \_\_\_\_\_

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

<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>CATHERINE L. GRAY</b>	Preparer's signature <u>[Signature]</u>	Date <b>5/2/17</b>	Check <input type="checkbox"/> if self-employed	PTIN <b>P01294460</b>
	Firm's name <b>► VAVRINEK, TRINE, DAY &amp; CO., LLP</b>	Firm's EIN <b>► 95-2648289</b>			
	Firm's address <b>► 10681 FOOTHILL BLVD SUITE 300 RANCHO CUCAMONGA, CA 91730</b>	Phone no. <b>909-466-4410</b>			

ROSEVILLE COMMUNITY DEVELOPMENT

Form 990-T (2015) CORPORATION INC

27-5551434

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**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

(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)	3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(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 8, 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		7. Gross income reportable (column 2 x column 6)	8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
		(a) Straight line depreciation (attach schedule)	(b) Other deductions (attach schedule)		
		STATEMENT 2	STATEMENT 3		
(1) 238 VERNON STREET	12,335.	127,096.	74,944.		
(2) 240 VERNON STREET	107,940.	16,237.	46,455.		
(3) 242-246 VERNON ST	37,250.	12,970.	39,268.		
(4)					
4 Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5. Average adjusted basis of or allocable to debt-financed property (attach schedule)	6 Column 4 divided by column 5			
(1) 2,324,612.	2,278,290.	100.00%	12,335.	202,040.	
(2) 602,453.	954,966.	63.09%	68,099.	39,552.	
(3) 535,593.	666,910.	80.31%	29,915.	41,952.	
(4)		%			
<b>Totals</b>			Enter here and on page 1, Part I, line 7, column (A) 110,349.	Enter here and on page 1, Part I, line 7, column (B) 283,544.	
<b>Total dividends-received deductions</b> 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			6 Deductions directly connected with income in column 5
		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	
(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)				
<b>Totals</b>			Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A) 0.	Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B) 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)				
		Enter here and on page 1, Part I, line 9, column (A)		Enter here and on page 1, Part I, line 9, column (B)
<b>Totals</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)						
		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 26
<b>Totals</b>		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)						
<b>Totals (carry to Part II, line (5))</b>		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)						
<b>Totals from Part I</b>		0.	0.			0.
		Enter here and on page 1, Part I, line 11, col (A)	Enter here and on page 1, Part I, line 11, col (B)			Enter here and on page 1, Part II, line 27
<b>Totals, Part II (lines 1-5)</b>		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)		%	
<b>Total. Enter here and on page 1, Part II, line 14</b>			0.

FORM 990-T		NET OPERATING LOSS DEDUCTION		STATEMENT	1
TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING	AVAILABLE THIS YEAR	
06/30/15	67,957.	0.	67,957.	67,957.	
NOL CARRYOVER AVAILABLE THIS YEAR			67,957.	67,957.	

FORM 990-T		SCHEDULE E - DEPRECIATION DEDUCTION		STATEMENT	2
DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL		
DEPRECIATION		127,096.			
- SUBTOTAL -	1		127,096.		
DEPRECIATION		16,237.			
- SUBTOTAL -	2		16,237.		
DEPRECIATION		12,970.			
- SUBTOTAL -	3		12,970.		
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)					156,303.

FORM 990-T		SCHEDULE E - OTHER DEDUCTIONS		STATEMENT	3
DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL		
REAL ESTATE FEES		2,031.			
REPAIRS		11,702.			
OFFICE		21.			
PROFESSIONAL FEE		7,843.			
INSURANCE		6,589.			
PROPERTY TAX		20,671.			
UTILITIES		3,187.			
INTEREST		22,100.			
FRANCHISE TAX		800.			
- SUBTOTAL -	1		74,944.		
REAL ESTATE FEES		21.			
REPAIRS		9,284.			
PROFESSIONAL FEE		2,693.			
INSURANCE		3,202.			
PROPERTY TAX		8,308.			
INTEREST		22,147.			
FRANCHISE TAX		800.			

	- SUBTOTAL -	2		<u>46,455.</u>
REPAIRS			10,024.	
OFFICE			196.	
PROFESSIONAL FEE			3,942.	
INSURANCE			1,955.	
PROPERTY TAX			7,643.	
INTEREST			14,708.	
FRANCHISE TAX			800.	
	- SUBTOTAL -	3		<u>39,268.</u>
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)				<u><u>160,667.</u></u>

2015 DEPRECIATION AND AMORTIZATION REPORT

238 VERNON STREET

E- 1

Asset No	Description	Date Acquired	Method	Life	Conv	Line No	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
1	238 VERNON BUILDING	04/18/14	SL	39.00		MM16	1,650,379.				1,650,379.	51,147.		42,317.	93,464.
2	LAND	04/18/14	L				245,332.				245,332.			0.	
3	238 VERNON ST FURNITURE	04/18/14	SL	5.00		16	318,224.				318,224.	78,332.		63,645.	141,977.
11	238 VERNON BUILDING	12/15/15	SL	39.00		16	160,179.				160,179.			12,611.	12,611.
12	238 VERNON ST FURNITURE	12/15/15	SL	7.00		16	84,506.				84,506.			7,042.	7,042.
13	238 VERNON SMALLWARE	12/15/15	SL	5.00		16	12,697.				12,697.			1,481.	1,481.
	* 990-T SCH E TOTAL OTHER						2,471,317.				2,471,317.	129,479.		127,096.	256,575.
	CURRENT ACTIVITY														
	BEGINNING BALANCE						2,213,935.			0.	2,213,935.	129,479.			
	ACQUISITIONS						257,382.			0.	257,382.	0.			
	DISPOSITIONS						0.			0.	0.	0.			
	ENDING BALANCE						2,471,317.			0.	2,471,317.	129,479.			

2015 DEPRECIATION AND AMORTIZATION REPORT

240 VERNON STREET

E- 2

Asset No	Description	Date Acquired	Method	Life	C o n v	Line No	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation	
4	240 VERNON ST	09/08/11	SL	39.00		MM16	468,256.				468,256.	46,024.		12,007.	58,031.	
6	240 VERNON LAND	09/08/11	L				134,179.				134,179.			0.		
10	240 VERNON-IMPROVEMENTS	06/30/01	SL	39.00		MM16	164,981.				164,981.	4,230.		4,230.	8,460.	
14	238 VERNON ST FURNITURE	06/30/16	SL	39.00		16	245,922.				245,922.			0.		
	* 990-T SCH E TOTAL OTHER						1,013,338.				1,013,338.	50,254.		16,237.	66,491.	
	CURRENT ACTIVITY															
	BEGINNING BALANCE						767,416.			0.	767,416.	50,254.				
	ACQUISITIONS						245,922.			0.	245,922.	0.				
	DISPOSITIONS						0.			0.	0.	0.				
	ENDING BALANCE						1,013,338.			0.	1,013,338.	50,254.				



2015 DEPRECIATION AND AMORTIZATION REPORT

242-246 VERNON ST E- 3

Asset No	Description	Date Acquired	Method	Life	Conv	Line No	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
7	242-246 VERNON ST	10/27/11	SL	39.00		MM16	340,854.				340,854.	32,045.		8,740.	40,785.
8	242-246 VERNON ST	06/30/14	SL	39.00		MM16	164,981.				164,981.	12,479.		4,230.	16,709.
9	242-246 VERNON ST	10/27/11	L				200,193.				200,193.			0.	
15	242-246 VERNON ST	06/30/16	SL	39.00		16	11,891.				11,891.			0.	
	* TOTAL 990-T SCH E DEPR						717,919.				717,919.	44,524.		12,970.	57,494.
	CURRENT ACTIVITY														
	BEGINNING BALANCE						706,028.			0.	706,028.	44,524.			
	ACQUISITIONS						11,891.			0.	11,891.	0.			
	DISPOSITIONS						0.			0.	0.	0.			
	ENDING BALANCE						717,919.			0.	717,919.	44,524.			

(D) - Asset disposed

\* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone