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Excess exempt expenses (Schedule I) Excess readership costs (Schedule J) Other deductions (attach schedule) Total deductions Add lines 14 through 28 Unrelated business taxable income before net operating loss deduction Subtract line 29 from line 13 Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions) Unrelated business taxable income Subtract line 31 from line 30		erred cor	npersation plans	A on				
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Other deductions (attach schedule) 28 29 Total deductions Add lines 14 through 28 29 O. 30 Unrelated business taxable income before net operating loss deduction Subtract line 29 from line 13 30 111,279. 31 Unrelated business taxable income Subtract line 31 from line 30 31 32 Unrelated business taxable income Subtract line 31 from line 30 31 31 32	26 Excess exempt exper	ises (Sc		-11	 (<u>C</u>)		26	
Total deductions Add lines 14 through 28 Unrelated business taxable income before net operating loss deduction Subtract line 29 from line 13 Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions) Unrelated business taxable income Subtract line 31 from line 30 29 30 111,279.				iy,	<u> </u>			
Unrelated business taxable income before net operating loss deduction. Subtract line 29 from line 13 Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions). Unrelated business taxable income. Subtract line 31 from line 30. 30. 111,279. 31. 32. 111,279.	,							
Beduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions) Unrelated business taxable income Subtract line 31 from line 30 31 31 32 111, 279.				00	Managhan 10			
32 Unrelated business taxable income Subtract line 31 from line 30 3/ 32 111, 279.	/							111,2/9.
		-		y 1, 20	to (see instructions)	21	_	111 279
							732	Form 990-T (2018)

Part II	/	221424	Page 2
	<u> </u>	 	444 000
	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	38	111,279.
	Amounts paid for disallowed fringes	34	
	Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions) STMT 1	35	111,279.
36	Total of unrelated business taxable income before specific deduction. Subtract line 35 from the sum of	[[[
	lines 33 and 34	36	
37	Specific deduction (Generally \$1,000, but see line 37 instructions for exceptions)	27 21	1,000.
38	Unrelated business taxable income. Subtract line 37 from line 36. If line 37 is greater than line 36,	/°	
	enter the smaller of zero or line 36	38	0.
Part IX	Tax Computation		
39 ~	Organizations Taxable as Corporations. Multiply line 38 by 21% (0.21)	▶ 39	0.
	Trusts Taxable at Trust Rates See instructions for tax computation. Income tax on the amount on line 38 from		
	Tax rate schedule or Schedule D (Form 1041)	40	
41	Proxy tax. See instructions	41	
	Alternative minimum tax (trusts only)	42	·
	Tax on Noncompliant Facility Income. See instructions		
	Total. Add lines 41, 42, and 43 to line 39 or 40, whichever applies	43	
Part X	Tax and Payments	- 1 44 1	0.
	Foreign tax credit (corporations attach Form 1118, trusts attach Form 1116) 45a		
	Other credits (see instructions)	 -	
-	General business credit. Attach Form 3800		
	Credit for prior year minimum tax (attach Form 8801 or 8827)		
	Total credits. Add lines 45a through 45d	45e	
	Subtract line 45e from line 44	46	0.
47	Other taxes. Check if from: Form 4255 Form 8611 Form 8697 Form 8866 Other (attach schedu		
48	Total tax Add lines 46 and 47 (see instructions)	48	0.
49	2018 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 2	49	0.
50 a	Payments, A 2017 overpayment credited to 2018		
b	2018 estimated tax payments 50b		
C	Tax deposited with Form 8868		
d i	Foreign organizations: Tax paid or withheld at source (see instructions) 50d	\neg \vdash \vdash	
e	Backup withholding (see instructions) 50e		
• f	Credit for small employer health insurance premiums (attach Form 8941) 50f	7	
	Other credits, adjustments, and payments: Form 2439	-1	
	Form 4136 Other Total ▶ 50g		
51	Total payments Add lines 50a through 50g	511	
	Estimated tax penalty (see instructions) Check if Form 2220 is attached	52	
	Fax due If line 51 is less than the total of lines 48, 49, and 52, enter amount owed	53	
	Overpayment. If line 51 is larger than the total of lines 48, 49, and 52, enter amount overpaid	54	
	Enter the amount of line 54 you want. Credited to 2019 estimated tax	55	<u> </u>
Part V		J 33 1	·
	At any time during the 2018 calendar year, did the organization have an interest in or a signature or other authority		Vec No
			Yes No
	over a financial account (bank, securities, or other) in a foreign country? If "Yes," the organization may have to file		
	inCEN Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the name of the foreign country		,,
	nere >		_ X
	During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust?		X
	f "Yes," see instructions for other forms the organization may have to file.		
58	nter the amount of tax-exempt interest received or accrued during the tax year >\$		LL <u>-</u>
Cian	Under penalties of perjury indeclare that I bave examined this return, including accompanying schedulos and statements, and to the best of my kno- correct, and complete declaration appropriate (other than taxpayer) is based on all information of which proparer has any knowledge	wiedge and belief it	is tue,
Sign	7/2/2	May the IRS discus	ss this return with
Here	1/9/000 CEO	the preparer shows	n below (see
	Signature of officer Date Title	instructions)?	Yes No
	Print/Type preparer's name Preparer's signature Date Check	if PTIN	
Paid	self- employ	/ed	
Prepar	er CATHERINE L. GRAY WHILLIA JULY 07/09/20	P012	94460
Use Or		▶ 45-0	250958
,	10681 FOOTHILL BLVD., STE. 300		
	Firm's address ► RANCHO CUCAMONGA, CA 91730-3831 Phone no	909-466	-4410

ROSEVILLE COMMUNITY DEVELOPMENT

Form 990-T (2018) CORPORATION, INC.

27-5551434

Page 3

Schedule A - Cost of Good	s Sold. Enter	method of invent	ory valuation N/A		
1 Inventory at beginning of year	1		6 Inventory at end of year	r	6
2 Purchases	2		7 Cost of goods sold. St	ubtract line 6	
3 Cost of labor	3		from line 5. Enter here		1 1
4 a Additional section 263A costs			line 2	,	[7]
(attach schedule)	4a		8 Do the rules of section	263A (with respect to	Yes No
b Other costs (attach schedule)	4b			equired for resale) apply to	
5 Total Add lines 1 through 4b	5		the organization?	.,	
Schedule C - Rent Income	From Real	Property and		eased With Real Pro	perty)
(see instructions)		· -			
Description of property					
(1)					
(2)					
(3)					
(4)					
	2 Rent receiv	ed or accrued	-		
(a) From personal property (if the per rent for personal property is more 10% but not more than 50%)	centage of than	of rent for pe	d personal property (if the percentagersonal property exceeds 50% or if its based on profit or income)	ge 3(a) Deductions directions columns 2(a	olly connected with the income in and 2(b) (attach schedule)
(1)	•				······································
(2)					
(3)					
(4)					
Total	0.	Total		0.	
(c) Total income. Add totals of columns here and on page 1, Part I, line 6, columns	ı (A)			(b) Total deductions Enter here and on page 1 Part I, line 6, column (8)	
Schedule E - Unrelated Deb	t-Financed	income (see	nstructions)		-
			2. Gross income from		onnected with or allocable anced property
1 Description of debt-fir	anced property		or allocable to debt- financed property	(a) Straight line depreciation (attach schedule)	(b) Other deductions (attach schedule)
				STATEMENT 2	
(1) 238 VERNON STREE	r		179,472.	56,32	
(2) 240 VERNON STREE	r	-	26,742.	5,63	
(3) 110 PACIFIC STRE	ET			6,50	
(4)					
Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	of or a debt-fina	adjusted basis allocable to need property a schedule)	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) 2,262,069.	1,	708,435.	100.00%	179,47	2. 285,013.
(2) 301,218.		454,019.	66.34%	17,74	
(3) 352,405.		338,048.	100.00%		35,618.
(4)			%		
				Enter here and on page 1, Part I, line 7 column (A)	Enter here and on page 1, Part I, line 7 column (B)
Totals			>	197,21	3. 334,860.
Total dividends-received deductions in	cluded in column	8	,		0.

ROSEVILLE COMMUNITY DEVELOPMENT

Form 990-T (2018) CORPOR	ATION	, INC	•						<u> 27 - 55</u>	5143	4 Page 4
Schedule F - Interest,	Annuitie	s, Royal	ties, an	d Rents	From Co	ntrolled	l Organiza	tions	(see ins	struction	
				Exempt (Controlled O	rganizatio	ons				
1 Name of controlled organizat	lion	2. Em Identifi num	ication		elated income instructions)		al of specified ents made	includ	t of column 4 led in the contraction's gross i	olling	6. Deductions directly connected with income in column 5
(1)											
(2)											
											·
(3)											
(4) Nonexempt Controlled Organi	zatione			L				L			
· · · · · · · · · · · · · · · · · · ·				0.7			40 0			44.5	
7 Taxable Income		rvelated incon see instruction		y, Total	of specified payn made	nents	10. Part of colur in the controlla gross	nn 9 tha ng orgar : income	ization's		ductions directly connected income in column 10
(1)											
(2)					<u>. </u>						
(3)											
(4)			····-								
_(4)				<u> </u>							
							Add colum Enter here and line 8, c		1, Part I,	Enter h	id columns 6 and 11 ere and on page 1, Part I, line 8, column (B)
Totals						▶			0.		0.
Schedule G - Investme	ent Incor	ne of a	Section	501(c)(7	7), (9), or (17) Ora	anization				<u></u> <u>-</u> <u>-</u> -
	ructions)				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
1, Desc	cription of inco	me	-		2 Amount of	incomo	3. Deduction deectly connectant (attach sched	cted	4. Set-		5. Total deductions and set-asides (col 3 plus col 4)
(1)											
(2)											
(3)											
(4)				_	<u> </u>						
3.7	·				Enter here and o Part I, line 9, col						Enter here and on page 1, Part I, line 9, column (8)
Totals				•	ļ	0.					0.
Schedule I - Exploited (see instru	•	Activity	Income	, Other	Than Adv	ertisin	g Income				
			3	oonses	4 Net incom	e (loss)				-	7. Excess exempt
1 Description of exploited activity	unrelated	iross businėss e from pusinėss	directly o with pro of uni	onnected eduction elated sincome	from unrelated business (co ininus columi gain compute through	lumn 2 n 3) If a n cols 5	5. Gross inco from activity the is not unrelate business incor-	iat od	6 Exp attributi colum	able to	expenses (column 6 minus column 5, but not more than column 4)
(1)					<u> </u>						
(2)					 						
(3)	<u> </u>				<u> </u>						
(4)	 			,			•			_	
	Enter her page 1 line 10,	Parti, col(A)				<u> </u>					Enter here and on page 1 Part II, line 26
Totals	na Inco-	0.	maturiation	0.	L		· · · · · · · · · · · · · · · · · · ·				0.
Schedule J - Advertising Part I Income From			nstruction		a lidota d						
Part I Income From	Periodic	ais Repo 	orted or	i a Cons	solidated	Basis 					
1. Name of periodical		2. Gross advertising income		3. Direct ortising costs	4. Adverti or (loss) (co col 3) If a ga cols 5 th	ol 2 minus iin, compute	5. Circulali income	on	6. Reade cost		7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)							<u></u>]	
(2)											
(3)	T										
(4)											
			.								
Totals (carry to Part II, line (5))	>		0.	0			<u> </u>				0. Form 990-T (2018)

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(1) (2) (3) (4)

Form 990-T (2018) CORPORATION, INC. 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)

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

▶ 0. Ō. 0. Totals from Part I Enter here and on page 1, Part I, line 11, col (B) Enter here and on Enter here and 0.

1. Name	2 Little	3 Percent of time devoted to business	Compensation ethibutable to unrolated business
(1)		%	
(2)		%	
(3)		%	
(4)		%	
Total. Enter here and on page 1, Part II, line 14			0.

Form 990-T (2018)

FORM 990-T	NET	OPERATING LOSS D	EDUCTION	STATEMENT 1
TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING	AVAILABLE THIS YEAR
06/30/15	67,957.	29,009.	38,948.	38,948.
06/30/16	173,195.	0.	173,195.	173,195.
06/30/18	53,917.	0.	53,917.	53,917.
NOL CARRYOV	ER AVAILABLE THIS	YEAR	266,060.	266,060.

FORM 990-T	SCHEDULE E - DEPRECIA	STATEMENT 2		
DESCRIPTION		ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION			56,328.	
DEDDEGTAMION	- SUBTOTAL -	1	F 62F	56,328
DEPRECIATION	- SUBTOTAL -	2	5,635.	5,635
DEPRECIATION			6,501.	5,000
	- SUBTOTAL -	4		6,501
TOTAL OF FORM 99	0-T, SCHEDULE E, COLUMN	3(A)		68,464

FORM 990-T	SCHEDULE E - OTHER	DEDUCTIONS		STATEMENT 3
DESCRIPTION		ACTIVITY NUMBER	AMOUNT	TOTAL
REPAIRS			598.	
OFFICE			11.	
PROFESSIONAL FEE			7,670.	
LIQUOR ASSESSMENTS PROPERTY TAX			36,370.	
INTEREST			21,125.	
FRANCHISE TAX			56,630. 800.	
SUPPLIES			105,481.	
	- SUBTOTAL -	1	105,401.	228,685.
OFFICE	3323333	-	190.	220,003.
PROFESSIONAL FEE			5,060.	
INSURANCE			2,447.	
PROPERTY TAX			2,105.	
INTEREST			5,211.	
FRANCHISE TAX			800.	
	- SUBTOTAL -	2		15,813.
INSURANCE	BODIOIND	4	8,309.	13,613.
PROFESSIONAL FEE			15,295.	
PROPERTY TAX			4,661.	
REPAIRS			852.	
	- SUBTOTAL -	4		29,117.
TOTAL OF FORM 990-T,	SCHEDULE E, COLUMN	3(B)		273,615.

2018 DEPRECIATION AND AMORTIZATION REPORT

110 PACIFIC STREET

Assat No	Description	Date Acquired	Method	Life	Cocv	Line No	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation
18	LAND	07/01/17	L				98,851.				98,851.	
19	BUILDING	07/01/17	SL	39.00	MM	16	253,554.				253,554.	6,501.
	* TOTAL 990-T SCH E DEPR						352,405.				352,405.	6,501.
											:	
			,									
												:
											,	,
												:

828111 04-01-18

(D) - Asset disposed

* ITC, Salvage, Bonus, Comn

2018 DEPRECIATION AND AMORTIZATION REPORT

238 VERNON STREET

 $\mathbf{v}_{i} = \mathbf{v}_{i} + \cdots + \mathbf{v}_{i}$

E- 1

	,											
Asset No	Description	Date Acquired	Method	Life	Corv	Line No	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation
1	238 VERNON BUILDING	04/18/14	SL	39.00	МЪ	16	,650,379.				1,650,379.	178,098.
2	LAND	04/18/14	L				245,332.				245,332.	i
3	238 VERNON ST FURNITURE	04/18/14	SL	5.00		16	214,527.				214,527.	193,065.
11	238 VERNON BUILDING	12/15/15	SL	39.00	мм	16	21,226.	į			21,226.	2,765.
13	238 VERNON SMALLWARE	12/15/15	SL	5.00		16	9,697.				9,697.	5,359.
16	238 EQUIPMENT	12/15/17	SL	5.00		16	10,819.				10,819.	1,081.
22	238 VERNON ST FURNITURE	12/15/15	SL	7.00		16	84,506.				84,506.	31,186.
	* 990-T SCH E TOTAL OTHER					;	,236,486.				2,236,486.	411,554.
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828111 04-01-18

(D) · Asset disposed

* ITC, Salvage, Bonus, Comn

2018 DEPRECIATION AND AMORTIZATION REPORT

240 VERNON STREET

E- 2

Asset No	Description	Date Acquired	Method	Life	COC>	Line No	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation
4	240 VERNON ST	09/08/11		39.00	MIM	16	468,256.				468,256.	79,998.
6	240 VERNON LAND	09/08/11	L				134,179.				134,179.	
20	240 VERNON-IMPROVEMENTS	06/30/01		39.00	MIM	16	164,981.				164,981.	16,920.
21	240 VERNON ST FURNITURE	06/30/16		39.00	MIM	16	245,922.			!	245,922.	12,612.
	* 990-T SCH E TOTAL OTHER	^] :	,013,338.				1,013,338.	109,530.
											<u> </u> 	
	CURRENT YEAR ACTIVITY	1										<u> </u>
	BEGINNING BALANCE						,013,338.		٥.	0.	1,013,338.	109,530.
	ACQUISITIONS			:			0.		0.	0.	0.	0.
	DISPOSITIONS					;	,013,338.		0.	0.	1,013,338.	109,530.
	ENDING BALANCE						0.		٥.	0.	0.	0.
									•			
											:	

828111 04-01-18

(D) - Asset disposed

*ITC, Salvage, Bonus, Comn