

EXTENDED TO MAY 15, 2020

Form 990-T

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

OMB No 1545-0687

For calendar year 2018 or other tax year beginning JUL 1, 2018, and ending JUN 30, 2019

2018

Department of the Treasury Internal Revenue Service

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

Part I: Name of organization (ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.), Number, street, and room or suite no. (311 VERNON ST.), City or town, state or province, country, and ZIP or foreign postal code (ROSEVILLE, CA 95678), Employer identification number (27-5551434), Unrelated business activity code (531120)

Part II: Book value of all assets at end of year (5,009,866), Group exemption number, Check organization type (501(c) corporation)

Part III: Enter the number of the organization's unrelated trades or businesses (1), Describe the only (or first) unrelated trade or business here (RENTAL OF COMMERCIAL PROPERTY)

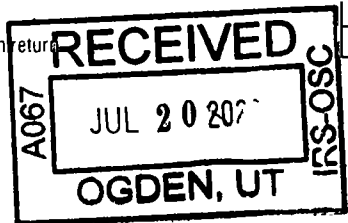
Part IV: During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? (No)

Part V: The books are in care of (MELISSA HAGAN), Telephone number (916-774-5256)

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows include Gross receipts or sales, Less returns and allowances, Cost of goods sold, Gross profit, Capital gain net income, Net gain (loss), Income (loss) from a partnership or an S corporation, Rent income, Unrelated debt-financed income, Interest, annuities, royalties, and rents from a controlled organization, Investment income, Exploited exempt activity income, Advertising income, Other income, Total.

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)

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows include Compensation of officers, directors, and trustees, Salaries and wages, Repairs and maintenance, Bad debts, Interest, Taxes and licenses, Charitable contributions, Depreciation, Less depreciation claimed on Schedule A and elsewhere on return, Depletion, Contributions to deferred compensation plans, Employee benefit programs, Excess exempt expenses, Excess readership costs, Other deductions, Total deductions, Unrelated business taxable income before net operating loss deduction, Deduction for net operating loss arising in tax years beginning on or after January 1, 2018, Unrelated business taxable income.



SCANNED JUL 29 2021

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.

27-5551434

Part III Total Unrelated Business Taxable Income

33	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	1	33	111,279.
34	Amounts paid for disallowed fringes		34	
35	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) 838		37	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 IV Tax Computation

39	Organizations Taxable as Corporations. Multiply line 38 by 21% (0.21)	▶	39	0.
40	Trusts Taxable at Trust Rates See instructions for tax computation. Income tax on the amount on line 38 from <input type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041)	▶	40	
41	Proxy tax. See instructions	▶	41	
42	Alternative minimum tax (trusts only)		42	
43	Tax on Noncompliant Facility Income. See instructions		43	
44	Total. Add lines 41, 42, and 43 to line 39 or 40, whichever applies		44	0.

Part V Tax and Payments

45a	Foreign tax credit (corporations attach Form 1118, trusts attach Form 1116)	45a	
b	Other credits (see instructions)	45b	
c	General business credit. Attach Form 3800	45c	
d	Credit for prior year minimum tax (attach Form 8801 or 8827)	45d	
e	Total credits. Add lines 45a through 45d	45e	
46	Subtract line 45e from line 44	46	0.
47	Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Other (attach schedule)	47	
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.
50a	Payments. A 2017 overpayment credited to 2018	50a	
b	2018 estimated tax payments	50b	
c	Tax deposited with Form 8868	50c	
d	Foreign organizations: Tax paid or withheld at source (see instructions)	50d	
e	Backup withholding (see instructions)	50e	
f	Credit for small employer health insurance premiums (attach Form 8941)	50f	
g	Other credits, adjustments, and payments: <input type="checkbox"/> Form 2439 <input type="checkbox"/> Form 4136 <input type="checkbox"/> Other Total ▶	50g	
51	Total payments Add lines 50a through 50g	51	
52	Estimated tax penalty (see instructions) Check if Form 2220 is attached ▶ <input type="checkbox"/>	52	
53	Tax due If line 51 is less than the total of lines 48, 49, and 52, enter amount owed ▶	53	
54	Overpayment. If line 51 is larger than the total of lines 48, 49, and 52, enter amount overpaid ▶	54	
55	Enter the amount of line 54 you want. Credited to 2019 estimated tax ▶ Refunded ▶	55	

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

56	At any time during the 2018 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
57	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.		X
58	Enter the amount of tax-exempt interest received or accrued during the tax year ▶ \$		

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: 7/19/2020 Title: CEO

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

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	CATHERINE L. GRAY	<i>Catherine L Gray</i>	07/09/20		P01294460
	Firm's name ▶ EIDE BAILLY LLP	Firm's EIN ▶ 45-0250958			
	Firm's address ▶ 10681 FOOTHILL BLVD., STE. 300 RANCHO CUCAMONGA, CA 91730-3831			Phone no 909-466-4410	

ROSEVILLE COMMUNITY DEVELOPMENT

Form 990-T (2018) CORPORATION, INC.

27-5551434

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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

(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 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)	(b) Other deductions (attach schedule)	
		STATEMENT 2	STATEMENT 3	
(1) 238 VERNON STREET	179,472.	56,328.	228,685.	
(2) 240 VERNON STREET	26,742.	5,635.	15,813.	
(3) 110 PACIFIC STREET		6,501.	29,117.	
(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	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%	179,472.	285,013.
(2) 301,218.	454,019.	66.34%	17,741.	14,229.
(3) 352,405.	338,048.	100.00%		35,618.
(4)		%		
Totals			197,213.	334,860.
Total dividends-received deductions included in column 8				0.

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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 26
		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.
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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 (2018)

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.	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 CARRYOVER AVAILABLE THIS YEAR			266,060.	266,060.

FORM 990-T		SCHEDULE E - DEPRECIATION DEDUCTION		STATEMENT 2
DESCRIPTION		ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION			56,328.	
	- SUBTOTAL -	1		56,328.
DEPRECIATION			5,635.	
	- SUBTOTAL -	2		5,635.
DEPRECIATION			6,501.	
	- SUBTOTAL -	4		6,501.
TOTAL OF FORM 990-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		36,370.	
PROPERTY TAX		21,125.	
INTEREST		56,630.	
FRANCHISE TAX		800.	
SUPPLIES		105,481.	
- SUBTOTAL -	1		228,685.
OFFICE		190.	
PROFESSIONAL FEE		5,060.	
INSURANCE		2,447.	
PROPERTY TAX		2,105.	
INTEREST		5,211.	
FRANCHISE TAX		800.	
- SUBTOTAL -	2		15,813.
INSURANCE		8,309.	
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

E-

4

Assot 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
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.

2018 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
1	238 VERNON BUILDING	04/18/14	SL	39.00	MM	16	1,650,379.				1,650,379.	178,098.
2	LAND	04/18/14	L				245,332.				245,332.	
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	MM	16	21,226.				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						2,236,486.				2,236,486.	411,554.

2018 DEPRECIATION AND AMORTIZATION REPORT

240 VERNON STREET

E- 2

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
4	240 VERNON ST	09/08/11		39.00	MM	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	MM	16	164,981.				164,981.	16,920.
21	240 VERNON ST FURNITURE	06/30/16		39.00	MM	16	245,922.				245,922.	12,612.
	* 990-T SCH E TOTAL OTHER						1,013,338.				1,013,338.	109,530.
	CURRENT YEAR ACTIVITY											
	BEGINNING BALANCE						1,013,338.	0.	0.	0.	1,013,338.	109,530.
	ACQUISITIONS						0.	0.	0.	0.	0.	0.
	DISPOSITIONS						1,013,338.	0.	0.	0.	1,013,338.	109,530.
	ENDING BALANCE						0.	0.	0.	0.	0.	0.