

Form **990**
Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No 1545-0047
2018
Open to Public Inspection

A For the 2019 calendar year, or tax year beginning 10-01-2018, and ending 09-30-2019

- B** Check if applicable
- Address change
 - Name change
 - Initial return
 - Final return/terminated
 - Amended return
 - Application pending

C Name of organization
COUNTY CORP

Doing business as

Number and street (or P O box if mail is not delivered to street address) Room/suite
130 W 2ND STREET NO 1420

City or town, state or province, country, and ZIP or foreign postal code
DAYTON, OH 45402

D Employer identification number
31-0978908

E Telephone number
(937) 225-6328

G Gross receipts \$ 3,173,534

F Name and address of principal officer
STEPHEN NAAS
130 W 2ND STREET NO 1420
DAYTON, OH 45402

H(a) Is this a group return for subordinates? Yes No

H(b) Are all subordinates included? Yes No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status 501(c)(3) 501(c) () ◀(insert no) 4947(a)(1) or 527

J Website: ▶ WWW.COUNTYCORP.COM

K Form of organization Corporation Trust Association Other ▶

L Year of formation 1979

M State of legal domicile
OH

Part I Summary

1 Briefly describe the organization's mission or most significant activities
IMPROVE THE QUALITY OF LIFE FOR MONTGOMERY COUNTY RESIDENTS THROUGH IMPROVED HOUSING OPPORTUNITIES

2 Check this box if the organization discontinued its operations or disposed of more than 25% of its net assets

3 Number of voting members of the governing body (Part VI, line 1a)	19
4 Number of independent voting members of the governing body (Part VI, line 1b)	19
5 Total number of individuals employed in calendar year 2018 (Part V, line 2a)	35
6 Total number of volunteers (estimate if necessary)	0
7a Total unrelated business revenue from Part VIII, column (C), line 12	0
7b Net unrelated business taxable income from Form 990-T, line 34	0

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	1,461,499	2,549,104
9 Program service revenue (Part VIII, line 2g)	502,769	541,564
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	19,577	33,782
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	47,544	49,084
12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,031,389	3,173,534
13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	627,216	609,242
14 Benefits paid to or for members (Part IX, column (A), line 4)	0	0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	1,520,113	1,461,860
16a Professional fundraising fees (Part IX, column (A), line 11e)	0	0
b Total fundraising expenses (Part IX, column (D), line 25) ▶14,931		
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	916,681	789,902
18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	3,064,010	2,861,004
19 Revenue less expenses Subtract line 18 from line 12	-1,032,621	312,530
	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	15,660,127	15,853,704
21 Total liabilities (Part X, line 26)	1,591,275	1,472,322
22 Net assets or fund balances Subtract line 21 from line 20	14,068,852	14,381,382

Part II Signature Block

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 officer) is based on all information of which preparer has any knowledge

Sign Here

Signature of officer: ***** Date: 2020-08-14

STEPHEN NAAS PRESIDENT
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date 2020-08-14	Check <input type="checkbox"/> if self-employed	PTIN P00039882
Firm's name ▶ CLARK SCHAEFER HACKETT & CO	Firm's EIN ▶ 31-0800053		Phone no (937) 226-0070	
Firm's address ▶ 10100 INNOVATION DRIVE DAYTON, OH 45342				

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission

TO IMPROVE OUR GREATER DAYTON-MONTGOMERY COUNTY COMMUNITY BY OFFERING AFFORDABLE HOUSING AND ECONOMIC PROGRAMS FOR RESIDENTS AND SMALL BUSINESSES

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No
 If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No
 If "Yes," describe these changes on Schedule O

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a (Code) (Expenses \$ 331,333 including grants of \$ 33,817) (Revenue \$ 164,017)
 See Additional Data

4b (Code) (Expenses \$ 825,966 including grants of \$ 531,889) (Revenue \$ 16,005)
 See Additional Data

4c (Code) (Expenses \$ 688,524 including grants of \$ 0) (Revenue \$ 0)
 See Additional Data

See Additional Data Table

4d Other program services (Describe in Schedule O)
 (Expenses \$ 732,378 including grants of \$ 43,536) (Revenue \$ 415,765)

4e Total program service expenses ▶ 2,578,201

Part IV Checklist of Required Schedules

Table with 3 columns: Question ID, Question Text, Yes, No. Rows include questions 1 through 22 regarding organizational requirements, such as political activities, lobbying, and financial reporting.

Part IV Checklist of Required Schedules (continued)

		Yes	No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	23	Yes
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>	24a	No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c	
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a	No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	25b	No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>	26	No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>	27	No
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)		
a	A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28a	No
b	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28b	No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>	28c	No
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29	No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30	No
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31	No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32	No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	33	No
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	34	Yes
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a	No
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b	
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36	No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	37	No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O	38	Yes

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	1a	108
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	

2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		2a	35		
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		2b		Yes	
3a Did the organization have unrelated business gross income of \$1,000 or more during the year?		3a			No
b If "Yes," has it filed a Form 990-T for this year? <i>If "No" to line 3b, provide an explanation in Schedule O</i>		3b			
4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a			No
b If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)					
5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a			No
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b			No
c If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		5c			
6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		6a			No
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b			
7 Organizations that may receive deductible contributions under section 170(c).					
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		7a			No
b If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b			
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		Yes	
d If "Yes," indicate the number of Forms 8282 filed during the year		7d			2
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e			No
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		7f			No
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g			
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h			
8 Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8			
9a Did the sponsoring organization make any taxable distributions under section 4966?		9a			
b Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		9b			
10 Section 501(c)(7) organizations. Enter					
a Initiation fees and capital contributions included on Part VIII, line 12		10a			
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		10b			
11 Section 501(c)(12) organizations. Enter					
a Gross income from members or shareholders		11a			
b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)		11b			
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		12a			
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year		12b			
13 Section 501(c)(29) qualified nonprofit health insurance issuers.					
a Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O		13a			
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans		13b			
c Enter the amount of reserves on hand		13c			
14a Did the organization receive any payments for indoor tanning services during the tax year?		14a			No
b If "Yes," has it filed a Form 720 to report these payments? <i>If "No," provide an explanation in Schedule O</i>		14b			
15 Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N		15			No
16 Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O		16			No

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O See instructions Check if Schedule O contains a response or note to any line in this Part VI



Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a Enter the number of voting members of the governing body at the end of the tax year (19); 1b Enter the number of voting members included in line 1a, above, who are independent (19); 2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee? (No); 3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person? (No); 4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed? (No); 5 Did the organization become aware during the year of a significant diversion of the organization's assets? (No); 6 Did the organization have members or stockholders? (Yes); 7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body? (Yes); 7b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body? (No); 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following: 8a The governing body? (Yes); 8b Each committee with authority to act on behalf of the governing body? (Yes); 9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O (No).

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include: 10a Did the organization have local chapters, branches, or affiliates? (No); 10b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?; 11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form? (Yes); 11b Describe in Schedule O the process, if any, used by the organization to review this Form 990; 12a Did the organization have a written conflict of interest policy? If "No," go to line 13 (Yes); 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts? (Yes); 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done (Yes); 13 Did the organization have a written whistleblower policy? (Yes); 14 Did the organization have a written document retention and destruction policy? (Yes); 15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision? 15a The organization's CEO, Executive Director, or top management official (Yes); 15b Other officers or key employees of the organization (Yes); If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions); 16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year? (Yes); 16b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements? (No).

Section C. Disclosure

Table with 2 columns: Question, Answer. Rows include: 17 List the States with which a copy of this Form 990 is required to be filed (OH); 18 Section 6104 requires an organization to make its Form 1023 (or 1024-A if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply: Own website, Another's website, Upon request (checked), Other (explain in Schedule O); 19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year; 20 State the name, address, and telephone number of the person who possesses the organization's books and records: TRACY SCHULTZ, 130 W 2ND STREET SUITE 1420, DAYTON, OH 45402 (937) 225-6328.

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) CYNTHIA HATTON TEPE IMM PAST CHAIR (OCT-JAN)/TTEE (JAN-SEPT)	2 00	X		X				0	0	0
(2) WALT HIBNER CHAIR (OCT-JAN)/IMM PAST CHAIR (JAN-SEPT)	2 00	X		X				0	0	0
(3) LANCE DETRICK V CHAIR (OCT-JAN)/CHAIR (JAN-SEPT)	2 00	X		X				0	0	0
(4) BONNIE PARISH SEC (OCT-JAN)/V CHAIR (JAN-SEP)	2 00	X		X				0	0	0
(5) THOMAS WHALEN TTEE (OCT-JAN)/SEC (JAN-SEP)	2 00	X		X				0	0	0
(6) FRANK WINSLOW TREASURER	2 00	X		X				0	0	0
(7) CHARLES CRAWFORD TRUSTEE	2 00	X						0	0	0
(8) MARY ELLINGTON TRUSTEE	2 00	X						0	0	0
(9) RENAE ESHLEMAN TRUSTEE	2 00	X						0	0	0
(10) STEPHAN GAYTKO TRUSTEE	2 00	X						0	0	0
(11) NATHANAEL JOHNSON TRUSTEE	2 00	X						0	0	0
(12) GREG KRAMER TRUSTEE	2 00	X						0	0	0
(13) JOHN F KUNTZ III TRUSTEE	2 00	X						0	0	0
(14) J THOMAS MAULTSBY TRUSTEE	2 00	X						0	0	0
(15) JUDITH THOMPSON TRUSTEE	2 00	X						0	0	0
(16) VAL BEERBOWER TRUSTEE (SEP)	2 00	X						0	0	0
(17) KARLOS MARSHALL TRUSTEE (APR-SEP)	2 00	X						0	0	0

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(18) KEITH RIHM TRUSTEE (MAR-SEP)	2 00	X						0	0	0
(19) DAVE VANDERCHER TRUSTEE (JAN-SEP)	2 00	X						0	0	0
(20) LISA COFFEY TRUSTEE (OCT-FEB)	2 00	X						0	0	0
(21) JACK DUSTIN TRUSTEE (OCT-APR)	2 00	X						0	0	0
(22) STEPHANIE EVANS TRUSTEE (OCT-JUL)	2 00	X						0	0	0
(23) ANDREA TUCKER TRUSTEE (OCT-DEC)	2 00	X						0	0	0
(24) STEPHEN D NAAS ASST SECRETARY/PRESIDENT	20 00 7 00			X				130,035	0	34,723
(25) TRACY L SCHULTZ ASSISTANT TREASURER	25 00 9 00			X				85,385	0	31,435
1b Sub-Total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								215,420	0	66,158

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization ▶ 2

	Yes	No
3 Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		No
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	Yes	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization Report compensation for the calendar year ending with or within the organization's tax year

(A) Name and business address	(B) Description of services	(C) Compensation
MKSK STUDIOS 462 S LUDLOW STREET COLUMBUS, OH 43215	COMMUNITY PLAN CONSULTING	150,000

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization ▶ 1

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns . . .	1a			
	b Membership dues . . .	1b			
	c Fundraising events . . .	1c			
	d Related organizations	1d			
	e Government grants (contributions)	1e	2,396,000		
	f All other contributions, gifts, grants, and similar amounts not included above	1f	153,104		
	g Noncash contributions included in lines 1a - 1f \$ _____				
	h Total. Add lines 1a-1f		2,549,104		

Program Service Revenue			Business Code			
	2a GROSS RENTAL INCOME		531110	198,518	198,518	
	b ADMINISTRATIVE FEES		561000	99,791	99,791	
	c LOAN FEES, INTEREST, A		522291	84,328	84,328	
	d MEN'S GATEWAY SHELTER		532000	76,458	76,458	
	e OTHER INCOME		531110	67,492	67,492	
	f All other program service revenue			14,977	14,977	
	g Total. Add lines 2a-2f			541,564		

Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)			28,643			28,643	
	4 Income from investment of tax-exempt bond proceeds							
	5 Royalties							
	6a Gross rents	(i) Real	(ii) Personal					
			49,084					
		b Less rental expenses		0				
		c Rental income or (loss)		49,084				
	d Net rental income or (loss)			49,084	49,084			
	7a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other					
				5,139				
		b Less cost or other basis and sales expenses		0				
		c Gain or (loss)		5,139				
	d Net gain or (loss)			5,139	5,139			
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18	a						
		b Less direct expenses	b					
		c Net income or (loss) from fundraising events						
	9a Gross income from gaming activities See Part IV, line 19	a						
		b Less direct expenses	b					
c Net income or (loss) from gaming activities								
10a Gross sales of inventory, less returns and allowances	a							
	b Less cost of goods sold	b						
	c Net income or (loss) from sales of inventory							
Miscellaneous Revenue		Business Code						
11a								
b								
c								
d All other revenue								
e Total. Add lines 11a-11d								
12 Total revenue. See Instructions			3,173,534	595,787	0	28,643		

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.				
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21.				
2 Grants and other assistance to domestic individuals. See Part IV, line 22.	609,242	609,242		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, line 15 and 16.				
4 Benefits paid to or for members.				
5 Compensation of current officers, directors, trustees, and key employees.	266,257	266,257		
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B).				
7 Other salaries and wages.	928,214	691,054	223,190	13,970
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions).				
9 Other employee benefits.	179,258	136,802	40,040	2,416
10 Payroll taxes.	88,131	70,216	16,824	1,091
11 Fees for services (non-employees)				
a Management.				
b Legal.	10,649	10,077	572	
c Accounting.	16,170	750	15,420	
d Lobbying.				
e Professional fundraising services. See Part IV, line 17.				
f Investment management fees.				
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O).	48,447	33,183	15,264	
12 Advertising and promotion.	5,644	5,281	363	
13 Office expenses.	47,797	4,831	42,966	
14 Information technology.				
15 Royalties.				
16 Occupancy.	80,083	49,094	30,989	
17 Travel.	3,866	3,570	296	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials.				
19 Conferences, conventions, and meetings.	9,900	6,377	3,523	
20 Interest.	-67,406	-67,406		
21 Payments to affiliates.				
22 Depreciation, depletion, and amortization.	225,957	221,198	4,759	
23 Insurance.	15,661		15,661	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a YOUTHBUILD/AMERICORPS	691,122	688,524	2,598	
b RENTAL EXPENSES	225,045	225,045		
c BAD DEBT EXPENSE	84,323	84,323		
d TITLE/CREDIT/RECORDING	7,819	7,819		
e All other expenses	-615,175	-468,036	-144,593	-2,546
25 Total functional expenses. Add lines 1 through 24e.	2,861,004	2,578,201	267,872	14,931
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part IX

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	381,123	1	279,180
	2 Savings and temporary cash investments	2,374,054	2	2,473,776
	3 Pledges and grants receivable, net	186,504	3	331,216
	4 Accounts receivable, net	136,627	4	494,730
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net	6,979,839	7	6,688,419
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	5,995	9	8,497
	10a Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a 7,203,246		
	b Less accumulated depreciation	10b 1,961,077	5,035,055	10c 5,242,169
	11 Investments—publicly traded securities		11	
	12 Investments—other securities See Part IV, line 11		12	
	13 Investments—program-related See Part IV, line 11	153,023	13	0
	14 Intangible assets		14	
	15 Other assets See Part IV, line 11	407,907	15	335,717
16 Total assets. Add lines 1 through 15 (must equal line 34)	15,660,127	16	15,853,704	
Liabilities	17 Accounts payable and accrued expenses	260,667	17	362,076
	18 Grants payable		18	
	19 Deferred revenue	72,074	19	88,911
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability Complete Part IV of Schedule D		21	
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties	1,170,154	23	1,001,226
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17 - 24) Complete Part X of Schedule D	88,380	25	20,109
	26 Total liabilities. Add lines 17 through 25	1,591,275	26	1,472,322
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	14,042,189	27	14,374,994
	28 Temporarily restricted net assets	26,663	28	6,388
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
33 Total net assets or fund balances	14,068,852	33	14,381,382	
34 Total liabilities and net assets/fund balances	15,660,127	34	15,853,704	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	3,173,534
2	Total expenses (must equal Part IX, column (A), line 25)	2	2,861,004
3	Revenue less expenses Subtract line 2 from line 1	3	312,530
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	14,068,852
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	14,381,382

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

- 1** Accounting method used to prepare the Form 990 Cash Accrual Other _____
 If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O
- 2a** Were the organization's financial statements compiled or reviewed by an independent accountant?
 If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both
 Separate basis Consolidated basis Both consolidated and separate basis
- b** Were the organization's financial statements audited by an independent accountant?
 If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both
 Separate basis Consolidated basis Both consolidated and separate basis
- c** If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?
 If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O
- 3a** As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?
- b** If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits

	Yes	No
2a		No
2b	Yes	
2c	Yes	
3a	Yes	
3b	Yes	

Additional Data

Software ID:

Software Version:

EIN: 31-0978908

Name: COUNTY CORP

Form 990 (2018)

Form 990, Part III, Line 4a:

THE NEIGHBORHOOD STABILIZATION PROGRAM PURCHASED AND REHABILITATED FORECLOSED HOMES OR APARTMENT UNITS IN THE CITIES OF HUBER HEIGHTS, TROTWOOD, WEST CARROLLTON, AND RIVERSIDE THE HOMES WERE REHABILITATED TO HIGH STANDARDS TO ENSURE LONG-TERM AFFORDABILITY AND ENERGY CONSERVATION FOR HOUSEHOLDS AT OR BELOW 120% OF THE AREA MEDIAN INCOME APARTMENT UNITS ARE TO BE HELD AS AFFORDABLE LONG-TERM RENTALS COUNTY CORP UTILIZED NSP 3 FUNDS IN HARRISON TOWNSHIP TO PURCHASE HOMES AND LOTS FOR A SECOND PHASE DEVELOPMENT CURRENTLY IN THE PLANNING PHASE THIS ADDITIONAL DEVELOPMENT WILL LIKELY BE PRIMARILY FUNDED BY AN ALLOCATION OF AFFORDABLE HOUSING TAX CREDITS THE REHABILITATION OF THE 20 UNIT COMPLEX CALLED NORTHCLIFF SQUARE IN THE CITY OF RIVERSIDE WAS COMPLETED IN 2013 THE APARTMENT UNITS ARE HELD AS AFFORDABLE LONG-TERM RENTALS

Form 990, Part III, Line 4b:

LOANS AND GRANTS FOR COMMUNITY REHABILITATION A) COUNTY CORP ADMINISTERS AN EMERGENCY ASSISTANCE AND ACCESSIBILITY PROGRAM TO ASSIST HOUSEHOLDS EARNING AT OR BELOW 80% OF THE AREA MEDIAN INCOME ("AMI") FOR EMERGENCY ASSISTANCE FOR REPAIRS OR ACCESSIBILITY IMPROVEMENTS, HOMEOWNERS CAN APPLY FOR A GRANT UP TO \$7,500 HOUSEHOLDS MAY QUALIFY FOR REPAIRS OR REPLACEMENTS OF MECHANICAL SYSTEMS THAT CAUSE A DANGER TO THE STRUCTURE AND THE RESIDENTS WE ALSO PROVIDE GRANTS FOR MODIFICATIONS, SUCH AS RAMPS AND ROLL-IN SHOWERS TO IMPROVE ACCESS FOR RESIDENTS WITH DISABILITIES THIS PROGRAM IS OPEN TO OWNER OCCUPIED HOUSING AND RENTAL PROPERTIES SUBJECT TO OWNER APPROVAL THIS PROGRAM IS AVAILABLE TO RESIDENTS WHO LIVE IN MONTGOMERY COUNTY BUT OUTSIDE CITIES OF KETTERING AND DAYTON B) COUNTY CORP ADMINISTERS FUNDS PROVIDED BY THE OHIO DEVELOPMENT SERVICES AGENCY (FORMERLY THE OHIO DEPARTMENT OF DEVELOPMENT), FOR EMERGENCY REPAIRS AND ACCESSIBILITY MODIFICATIONS THIS FUNDING PROVIDES OPPORTUNITIES TO RESIDENTS WHO LIVE WITHIN MONTGOMERY COUNTY THE HOUSEHOLD INCOME CANNOT EXCEED 50% OF THE AREA MEDIAN INCOME THE MAXIMUM AMOUNT OF ASSISTANCE IS \$7,500 FOR EMERGENCY REPAIRS AND ACCESSIBILITY MODIFICATIONS THE ACCESSIBILITY MODIFICATIONS ARE AVAILABLE TO OWNER-OCCUPANTS C) IN A PARTNERSHIP WITH DAYTON HABITAT FOR HUMANITY, COUNTY CORP ADMINISTERS AND PROVIDES HOME FUNDS FOR THE HOME REPAIRS PROGRAM TO THE RESIDENTS OF THE TWIN CREEKS NEIGHBORHOOD IN TROTWOOD, OHIO HABITAT FOR HUMANITY HAS BEEN ACQUIRING LOTS IN THIS NEIGHBORHOOD AND CONSTRUCTING AFFORDABLE HOUSING FOR THEIR CLIENTS TO PURCHASE THROUGH THEIR UNIQUE PROGRAM IN THE NEIGHBORHOOD, HABITAT IDENTIFIED EXISTING HOMEOWNERS WHO INCOME QUALIFIED FOR HOME REPAIRS AND FACADE IMPROVEMENTS COUNTY CORP TOOK THESE LEADS AND HELPED THESE HOMEOWNERS BY MANAGING THE PROCESS TO GET THE REPAIRS COMPLETED BY QUALIFIED CONTRACTORS D) COUNTY CORP ADMINISTERS CDBG AND GENERAL FUNDS PROVIDED BY THE CITY OF MIAMISBURG FOR THE OWNER OCCUPIED HOME REPAIR & IMPROVEMENT PROGRAM THIS FUNDING WAS PROVIDED TO RESIDENTS IN THE CITY OF MIAMISBURG WITH HOUSEHOLD INCOME AT OR BELOW 80% OF THE AREA MEDIAN INCOME THE MAXIMUM AMOUNT OF ASSISTANCE IS \$7,100 ADDITIONAL MATCH FUNDING, IN THE FORM OF LOW INTEREST LOANS, WAS PROVIDED TO HOMEOWNERS BY COUNTY CORP TO ADDRESS NECESSARY REPAIRS THAT EXCEEDED THE MAXIMUM GRANT AMOUNT THE TYPES OF HOME REPAIRS AND IMPROVEMENTS FUNDED WITH THIS PROGRAM INCLUDE ENERGY AUDITS AND WEATHERIZATION, ROOF, HVAC, WATER HEATER, GUTTER & DOWNSPOUTS, FENCING, DRIVEWAY, NEW PORCH, AND SELECTIVE DEMOLITION E) COUNTY CORP ADMINISTERS CHOICE NEIGHBORHOOD FUNDS PROVIDED BY GREATER DAYTON PREMIERE MANAGEMENT FOR THE GERMANTOWN CORRIDOR AREA THIS PROGRAM IS A FACADE IMPROVEMENT PROGRAM FOCUSING ON EXTERIOR REPAIRS INCLUDING BUT NOT LIMITED TO ROOF REPLACEMENT, SIDING, PORCH REPAIR, STEPS AND DRIVEWAYS APPLICANTS CAN ACCESS UP TO \$10,000 IN THE FORM OF A FORGIVABLE LOAN COUNTY CORP MANAGES THE CONSTRUCTION F) COUNTY CORP ADMINISTERS GENERAL FUNDS PROVIDED BY THE CITY OF SPRINGBORO FOR OWNER OCCUPIED HOME REPAIR & IMPROVEMENT PROGRAM THIS PROGRAM A FACADE IMPROVEMENT PROGRAM FOCUSING ON EXTERIOR REPAIRS INCLUDING BUT NOT LIMITED TO ROOF REPLACEMENT, SIDING, PORCH REPAIR, STEPS AND DRIVEWAYS APPLICANTS CAN ACCESS UP TO \$7,500 IN THE FORM OF A GRANT COUNTY CORP MANAGES THE CONSTRUCTION G) THE FEDERAL HOME LOAN BANK OF CINCINNATI AWARDED AFFORDABLE HOUSING PROGRAM FUNDS TO COUNTY CORP FOR A HOMEOWNER REHAB PROGRAM ADDITIONAL CDBG FUNDING WAS ALSO PROVIDED BY MONTGOMERY COUNTY AND CITY OF DAYTON FOR THIS PROGRAM THIS PROGRAM PROVIDES SUBSTANTIAL REHAB OPPORTUNITIES TO 20 HOUSEHOLDS AT OR BELOW 50% OF THE MEDIAN INCOME THE MAXIMUM AMOUNT OF ASSISTANCE, IN THE FORM OF A GRANT, IS \$15,300 THE REHAB IS MANAGED BY COUNTY CORP AND COMPLETED BY QUALIFIED CONTRACTORS THE REHAB IS LIMITED TO INTERIOR AND EXTERIOR REPAIRS, IMPROVEMENTS AND ACCESSIBILITY MODIFICATIONS NECESSARY TO KEEP THE HOMEOWNERS SAFELY IN THEIR HOMES H) THE FEDERAL HOME LOAN BANK OF CINCINNATI HAS APPROVED COUNTY CORP AS A SPONSOR FOR THEIR DISASTER RECOVERY PROGRAM HOMEOWNERS UNINSURED OR UNDERINSURED DIRECTLY IMPACTED BY THE MEMORIAL DAY TORNADOES OF 2019 CAN APPLY FOR UP TO \$20,000 EACH IN FUNDING FOR REPAIRS TO THEIR HOMES COUNTY CORP MANAGES THE CONSTRUCTION FINANCED OR FACILITATED 58 LOANS AND/OR GRANTS USED TO REHABILITATE RESIDENTIAL PROPERTIES THE ORGANIZATION ALSO SERVICED 302 LOANS

Form 990, Part III, Line 4c:

YOUTHBUILD/AMERICORPS PROGRAM IN AUGUST 2014, COUNTY CORP WAS AWARDED A DEPARTMENT OF LABOR YOUTHBUILD GRANT IN THE AMOUNT OF \$1,099,999 WHICH PROVIDED FUNDING FOR 2 YEARS TO PREPARE AT RISK YOUNG ADULTS FOR THE WORKFORCE OR HIGHER EDUCATION WITH A THIRD YEAR FOR FOLLOW-UP AND MONITORING OF THEIR PROGRESS COUNTY CORP FINALIZED THIS GRANT LAST FISCAL YEAR IN OCTOBER 2016, COUNTY CORP WAS AWARDED A DEPARTMENT OF LABOR YOUTHBUILD GRANT IN THE AMOUNT OF \$1,100,000 WHICH PROVIDED FUNDING FOR 40 MONTHS TO PREPARE AT RISK YOUNG ADULTS FOR THE WORKFORCE OR HIGHER EDUCATION AND FOLLOW-UP AND MONITORING OF THEIR PROGRESS YOUTHBUILD IS AN EDUCATIONAL AND TRAINING PROGRAM THAT WORKS WITH AT-RISK AND EX-OFFENDING YOUNG ADULTS BETWEEN THE AGES OF 18-24 IN HELPING THEM IMPROVE THEIR LITERACY AND NUMERACY BY ONE EDUCATIONAL FUNCTIONING LEVEL AND ACHIEVE THEIR GED OR HIGH SCHOOL DIPLOMA WHILE BEING TRAINED AND EARNING CERTIFICATIONS IN THE CONSTRUCTION OR HEALTHCARE FIELD ALL STUDENTS IN THE PROGRAM ARE THEN AIDED IN JOB PLACEMENT OR MOVE ON TO POST-SECONDARY EDUCATION THE YOUTHBUILD STUDENTS WILL LEARN JOB READINESS AND CONSTRUCTION OR HEALTHCARE SKILLS WHILE WORKING WITH TRADE PROFESSIONALS CONSTRUCTING A SINGLE FAMILY HOME OR VOLUNTEERING IN HOSPITALS OR NURSING HOMES IN THE AREA COUNTY CORP CONTRACTED WITH ADMINISTRATORS AND TEACHERS FOR THE PROGRAM COUNTY CORP FINISHED THE THIRD YEAR OF THIS GRANT THIS FISCAL YEAR IN FEBRUARY 2019, COUNTY CORP WAS AWARDED A DEPARTMENT OF LABOR YOUTHBUILD GRANT IN THE AMOUNT OF \$1,100,000 WHICH PROVIDED FUNDING FOR 40 MONTHS TO PREPARE OPPORTUNITY YOUTH FOR THE WORKFORCE OR HIGHER EDUCATION AND FOLLOW-UP AND MONITORING OF THEIR PROGRESS YOUTHBUILD IS AN EDUCATIONAL AND TRAINING PROGRAM THAT WORKS WITH AT-RISK AND EX-OFFENDING YOUNG ADULTS BETWEEN THE AGES OF 17-24 IN HELPING THEM IMPROVE THEIR LITERACY AND NUMERACY BY ONE EDUCATIONAL FUNCTIONING LEVEL AND ACHIEVE THEIR GED OR HIGH SCHOOL DIPLOMA WHILE BEING TRAINED AND EARNING CERTIFICATIONS IN THE CONSTRUCTION OR HEALTHCARE FIELD ALL STUDENTS IN THE PROGRAM ARE THEN AIDED IN JOB PLACEMENT OR MOVE ON TO POST-SECONDARY EDUCATION THE YOUTHBUILD STUDENTS WILL LEARN JOB READINESS AND CONSTRUCTION OR HEALTHCARE SKILLS WHILE WORKING WITH TRADE PROFESSIONALS CONSTRUCTING A SINGLE FAMILY HOME OR VOLUNTEERING IN HOSPITALS OR NURSING HOMES IN THE AREA COUNTY CORP CONTRACTED WITH ADMINISTRATORS AND TEACHERS FOR THE PROGRAM COUNTY CORP WAS AWARDED A GRANT FROM YOUTHBUILD USA AMERICORPS FOR THE 2014-2015 GRANT YEAR IN THE AMOUNT OF \$25,000 WITH AN ADDITIONAL \$16,000 BEING AWARDED, AND A GRANT OF \$25,000 FOR THE 2015-2016 GRANT YEAR WITH AN ADDITIONAL \$7,500 BEING AWARDED, ALL TO BE USED IN CONJUNCTION WITH THE DOL GRANT AWARDED IN 2014 COUNTY CORP WAS AWARDED A GRANT FOR THE 2016-2017 AND THE 2017-2018 GRANT YEARS IN THE AMOUNT OF \$35,000, AND FOR THE 2018-2019 GRANT YEAR IN THE AMOUNT OF \$36,750 TO BE USED IN CONJUNCTION WITH THE DOL GRANT AWARDED IN 2016 COUNTY CORP WAS AWARDED A GRANT FOR THE 2019-2020 GRANT YEAR IN THE AMOUNT OF \$36,750 TO BE USED IN CONJUNCTION WITH THE DOL GRANT AWARDED IN 2016 AND 2020 YOUTHBUILD USA'S AMERICORPS PROGRAM WORKS TOGETHER WITH THE DEPARTMENT OF LABOR YOUTHBUILD PROGRAM TO HELP MEMBERS EARN THEIR GED OR HIGH SCHOOL DIPLOMA WHILE COMPLETING SERVICE HOURS IN THE CONSTRUCTION FIELD ONCE THE MEMBERS HAVE COMPLETED THEIR SERVICE HOURS, THEY EARN AN EDUCATION AWARD TO AID IN THEIR SECONDARY EDUCATION OR APPRENTICESHIP PROGRAMS THEY MAY PURSUE AFTER THEY COMPLETE THE PROGRAM THE DOL YOUTHBUILD GRANT AND THE YOUTHBUILD USA AMERICORPS GRANTS ARE COMPLIMENTED WITH ADDITIONAL FUNDING FROM PARTNERS OF THE COMMUNITY VIA MATCH AND LEVERAGED FUNDS THESE PROGRAMS HAVE ASSISTED 74 STUDENTS WITH THE 2014 YOUTHBUILD GRANT AND 74 STUDENTS WITH THE 2016 GRANT

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

Describe the exempt purpose achievements for each of the organization's three largest program services by expenses. Section 501(c)(3) and (4) organizations and 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

(Code) (Expenses \$ 115,143 including grants of \$ 0) (Revenue \$ 224)

THE ORGANIZATION PROVIDED FREE PRIVATE COUNSELING SESSIONS FOR FORECLOSURE INTERVENTION AND PREVENTION TO ELIGIBLE CLIENTS THE ORGANIZATION COMPLETED 437 CASES

(Code) (Expenses \$ 132,456 including grants of \$ 0) (Revenue \$ 76,458)

MEN'S GATEWAY SHELTER THE ORGANIZATION DELEGATED THE MANAGEMENT OF THE MEN'S GATEWAY SHELTER PROJECT LOCATED AT 1921 SOUTH GETTYSBURG ROAD IN DAYTON TO A THIRD PARTY THE FACILITY PROVIDED HOMELESS MEN 24 HOUR SHELTER WITH 178 BEDS AND 60 EMERGENCY COTS THE ORGANIZATION MANAGED A RESERVE ACCOUNT, FUNDED BY LOCAL GOVERNMENTS, FOR LIABILITY INSURANCE AND THE REPLACEMENT OF MAJOR SYSTEMS OF THE BUILDING THE LEASEHOLD IMPROVEMENTS THIS YEAR WERE \$0 DONATED FACILITIES OF \$273,000

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

Describe the exempt purpose achievements for each of the organization's three largest program services by expenses. Section 501(c)(3) and (4) organizations and 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

(Code) (Expenses \$ 258,616 including grants of \$ 0) (Revenue \$ 119,381)

RENTAL AND HOME OWNERSHIP OPPORTUNITY PROGRAM COUNTY CORP CONTRACTED WITH THE CITY OF DAYTON FOR FEDERAL HOME FUNDS TO ACQUIRE AND REHAB UP TO SEVEN HOMES IN THE WRIGHT DUNBAR AND ADJACENT WOLF CREEK NEIGHBORHOOD THESE VACANT HOMES WERE COMPLETED WITH A FOCUS ON LONG TERM AFFORDABILITY BY ENSURING THE HOMES ARE ENERGY EFFICIENT AND MAINTENANCE FREE THE HOMES WERE COMPLETED AND MARKETING TO HOUSEHOLDS BELOW 80% OF THE AREA MEDIAN INCOME THREE HOMES ARE BEING OFFERED AS RENTALS TO INCOME QUALIFYING TENANTS PROGRAM INCOME DERIVED FROM THE SALE OF THE HOMES IS REINVESTED INTO SINGLE FAMILY REHAB PROJECTS IN THE NEIGHBORHOOD TO CONTRIBUTE TO FURTHER STABILIZATION A SEPARATE HOME CONTRACT WITH THE CITY OF DAYTON WAS FOR THE CONSTRUCTION OF 1 NEW HOME IN THE WRIGHT DUNBAR NEIGHBORHOOD COUNTY CORP ALSO CONTRACTED WITH MONTGOMERY COUNTY FOR FEDERAL HOME FUNDS FOR REHABILITATION OF 3 HOMES MANAGED AND MAINTAINED PREVIOUSLY PURCHASED BASE COUNTY CORP ALSO CONTRACTED WITH MONTGOMERY COUNTY FOR FEDERAL HOME FUNDS TO FINANCE A PORTION OF THE CONSTRUCTION OF 55 APARTMENT UNITS KNOWN AS BRANDT MEADOWS

(Code) (Expenses \$ 19,625 including grants of \$ 19,625) (Revenue \$ 0)

RESIDENTIAL HOME WEATHERIZATION PROGRAM DISBURSED 13 GRANTS IN CONJUNCTION WITH RESIDENTIAL REHABILITATION AND RENTAL AND HOME OWNERSHIP PROJECTS

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

Describe the exempt purpose achievements for each of the organization's three largest program services by expenses. Section 501(c)(3) and (4) organizations and 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

(Code) (Expenses \$ 88,265 including grants of \$ 23,911) (Revenue \$ 86,000)

HOUSING TRUST & COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION PROGRAMS PROVIDED FUNDING FOR LOW AND MODERATE INCOME HOUSING UNITS IN MONTGOMERY COUNTY PROJECTS INCLUDED ACQUISITION, REHABILITATION, AND CONSTRUCTION OF HOUSING UNITS FINANCED OR FACILITATED LOANS AND/OR GRANTS IMPACTING 45 HOUSING UNITS WHICH WERE USED TO ACQUIRE AND REHABILITATE RESIDENTIAL PROPERTIES THE ORGANIZATION ALSO SERVICED 117 LOANS MANAGED THE HOME CONNECTOR PROGRAM IN PARTNERSHIP WITH THE NATIONAL COMMUNITY STABILIZATION TRUST TO MAKE VACANT, BANK OWNED PROPERTIES AVAILABLE TO SOCIALLY RESPONSIBLE DEVELOPMENT PARTNERS AND OTHER AFFORDABLE HOUSING NON-PROFITS TO REHABILITATE UNITS INTO AFFORDABLE HOUSING COUNTY CORP LEVERAGED AN ADDITIONAL \$1,101,789 INVESTMENT INTO 21 PROPERTIES THROUGHOUT THE GREATER MONTGOMERY COUNTY REGION

(Code) (Expenses \$ 118,273 including grants of \$ 0) (Revenue \$ 118,725)

MONTGOMERY COUNTY LAND REUTILIZATION AND THE HOMEOWNERSHIP OF GREATER DAYTON, INC THE ORGANIZATION CONTRACTED WITH THE MONTGOMERY COUNTY LAND REUTILIZATION CORP AND THE HOMEOWNERSHIP CENTER OF GREATER DAYTON, INC TO ACCESS COUNTY CORP RESOURCES

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

Describe the exempt purpose achievements for each of the organization's three largest program services by expenses. Section 501(c)(3) and (4) organizations and 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

(Code) (Expenses \$	0	including grants of \$	0) (Revenue \$	14,977
PARTNERSHIP INVESTMENT	THE ORGANIZATION HOLDS A 60% INTEREST IN THE PARTNERSHIP HARSHMAN HOLDINGS, LLC WHICH WAS ESTABLISHED TO ACQUIRE A 19 ACRE PARCEL OF LAND IN MONTGOMERY COUNTY, OHIO THE PROPERTY WAS ACQUIRED FROM AN UNRELATED PARTY IN A BARGAIN PURCHASE, IN CONJUNCTION WITH A SETTLEMENT BETWEEN THE SELLER AND THE ENVIRONMENTAL PROTECTION AGENCY AS PART OF THE TRANSACTION, HARSHMAN HOLDINGS, LLC IS OBLIGATED TO MAINTAIN A CONSERVATION EASEMENT WITH RESPECT TO APPROXIMATELY 8.7 ACRES OF THE PARCEL HARSHMAN HOLDINGS, LLC IS OTHERWISE ABLE TO DEVELOP THE REMAINING 10.3 ACRES THE ORGANIZATION AND ITS PARTNER SOLD APPROXIMATELY 4 ACRES OF THE PARCEL FOR RETAIL USE DURING 2014, AND PLAN TO UTILIZE 6.3 ACRES FOR AN AFFORDABLE HOUSING PROJECT, WHILE MAINTAINING THE CONSERVATION EASEMENT ON THE REMAINING LAND					

SCHEDULE A
(Form 990 or 990-EZ)

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
 Attach to Form 990 or Form 990-EZ.
 Go to www.irs.gov/Form990 for the latest information.

2018

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization
COUNTY CORP

Employer identification number

31-0978908

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is (For lines 1 through 12, check only one box)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ))
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state _____
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II)
- 8 A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)
- 9 An agricultural research organization described in **170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture See instructions Enter the name, city, and state of the college or university _____
- 10 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2).** (Complete Part III)
- 11 An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization
 - f Enter the number of supported organizations _____
 - g Provide the following information about the supported organization(s)

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv), 170(b)(1)(A)(vi), and 170(b)(1)(A)(ix)

(Complete only if you checked the box on line 5, 7, 8, or 9 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

	Calendar year (or fiscal year beginning in) ►	(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
1	Gifts, grants, contributions, and membership fees received (Do not include any "unusual grant.")	1,751,276	1,253,134	1,692,155	1,461,499	2,549,104	8,707,168
2	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3	The value of services or facilities furnished by a governmental unit to the organization without charge	273,000	273,000	273,000	273,000	273,000	1,365,000
4	Total. Add lines 1 through 3	2,024,276	1,526,134	1,965,155	1,734,499	2,822,104	10,072,168
5	The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6	Public support. Subtract line 5 from line 4						10,072,168

Section B. Total Support

	Calendar year (or fiscal year beginning in) ►	(a)2014	(b)2015	(c)2016	(d)2017	(e)2018	(f)Total
7	Amounts from line 4	2,024,276	1,526,134	1,965,155	1,734,499	2,822,104	10,072,168
8	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	3,418	3,943	8,795	19,388	28,843	64,387
9	Net income from unrelated business activities, whether or not the business is regularly carried on						
10	Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11	Total support. Add lines 7 through 10						10,136,555
12	Gross receipts from related activities, etc. (see instructions)					12	2,372,031

13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

14	Public support percentage for 2018 (line 6, column (f) divided by line 11, column (f))	14	99.360%
15	Public support percentage for 2017 Schedule A, Part II, line 14	15	99.580%

16a 33 1/3% support test—2018. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box

and **stop here.** The organization qualifies as a publicly supported organization

b 33 1/3% support test—2017. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

17a 10%-facts-and-circumstances test—2018. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization

b 10%-facts-and-circumstances test—2017. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization

18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►		(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
1	Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")						
2	Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3	Gross receipts from activities that are not an unrelated trade or business under section 513						
4	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5	The value of services or facilities furnished by a governmental unit to the organization without charge						
6	Total. Add lines 1 through 5						
7a	Amounts included on lines 1, 2, and 3 received from disqualified persons						
b	Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c	Add lines 7a and 7b						
8	Public support. (Subtract line 7c from line 6)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►		(a) 2014	(b) 2015	(c) 2016	(d) 2017	(e) 2018	(f) Total
9	Amounts from line 6						
10a	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b	Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c	Add lines 10a and 10b						
11	Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12	Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13	Total support. (Add lines 9, 10c, 11, and 12.)						

14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ►

Section C. Computation of Public Support Percentage

15	Public support percentage for 2018 (line 8, column (f) divided by line 13, column (f))	15	
16	Public support percentage from 2017 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage

17	Investment income percentage for 2018 (line 10c, column (f) divided by line 13, column (f))	17	
18	Investment income percentage from 2017 Schedule A, Part III, line 17	18	

19a 33 1/3% support tests—2018. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ►

b 33 1/3% support tests—2017. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ►

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ►

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.		
	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).		
	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer (b) and (c) below.		
	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? If "Yes," describe in Part VI when and how the organization made the determination.		
	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in Part VI what controls the organization put in place to ensure such use.		
	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.		
	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI , including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).		
	5a		
b	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
	5b		
c	Substitutions only. Was the substitution the result of an event beyond the organization's control?		
	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in Part VI .		
	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in Part VI .		
	9a		
b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in Part VI .		
	9b		
c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI .		
	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer line 10b below.		
	10a		
b	Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)		
	10b		

Part IV Supporting Organizations (continued)

		Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?		
a	A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b	A family member of a person described in (a) above?		
c	A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI</i>		

Section B. Type I Supporting Organizations

		Yes	No
1	Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.</i>		

Section C. Type II Supporting Organizations

		Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		

Section D. All Type III Supporting Organizations

		Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization (s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
3	By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		

Section E. Type III Functionally-Integrated Supporting Organizations

1	Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions)		
a	<input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c	<input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).		
2	Activities Test Answer (a) and (b) below.		
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>	Yes	No
b	Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
3	Parent of Supported Organizations Answer (a) and (b) below.		
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>Provide details in Part VI.</i>		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

- Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6 and 7 from line 4)	8	
Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)	1	
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI)		
2	Acquisition indebtedness applicable to non-exempt use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions)	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 Total annual distributions. Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2018 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2018	(iii) Distributable Amount for 2018
1 Distributable amount for 2018 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2018 (reasonable cause required-- explain in Part VI) See instructions			
3 Excess distributions carryover, if any, to 2018			
a From 2013.			
b From 2014.			
c From 2015.			
d From 2016.			
e From 2017.			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2018 distributable amount			
i Carryover from 2013 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2018 from Section D, line 7			
\$			
a Applied to underdistributions of prior years			
b Applied to 2018 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2018, if any Subtract lines 3g and 4a from line 2 If the amount is greater than zero, explain in Part VI See instructions			
6 Remaining underdistributions for 2018 Subtract lines 3h and 4b from line 1 If the amount is greater than zero, explain in Part VI See instructions			
7 Excess distributions carryover to 2019. Add lines 3j and 4c			
8 Breakdown of line 7			
a Excess from 2014.			
b Excess from 2015.			
c Excess from 2016.			
d Excess from 2017.			
e Excess from 2018.			

Additional Data

Software ID:

Software Version:

EIN: 31-0978908

Name: COUNTY CORP

Part VI Supplemental Information. Provide the explanations required by Part II, line 10, Part II, line 17a or 17b, Part III, line 12, Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c, Part IV, Section B, lines 1 and 2, Part IV, Section C, line 1, Part IV, Section D, lines 2 and 3, Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b, Part V, line 1, Part V, Section B, line 1e, Part V Section D, lines 5, 6, and 8, and Part V, Section E, lines 2, 5, and 6 Also complete this part for any additional information (See instructions)

Facts And Circumstances Test

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements
▶ Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047
2018
Open to Public Inspection

Name of the organization
COUNTY CORP

Employer identification number
31-0978908

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? Yes No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? Yes No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)

Preservation of land for public use (e g , recreation or education) Preservation of an historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

	Held at the End of the Year	
a Total number of conservation easements	2a	
b Total acreage restricted by conservation easements	2b	
c Number of conservation easements on a certified historic structure included in (a)	2c	
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? Yes No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

(ii) Assets included in Form 990, Part X ▶ \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items

a Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

b Assets included in Form 990, Part X ▶ \$ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

- 3** Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)
- a** Public exhibition
 - b** Scholarly research
 - c** Preservation for future generations
 - d** Loan or exchange programs
 - e** Other
- 4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII
- 5** During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b** If "Yes," explain the arrangement in Part XIII and complete the following table
- | | Amount |
|---|--------|
| 1c Beginning balance | |
| 1d Additions during the year | |
| 1e Distributions during the year | |
| 1f Ending balance | |
- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? . . . Yes No
- b** If "Yes," explain the arrangement in Part XIII Check here if the explanation has been provided in Part XIII

Part V Endowment Funds. Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2** Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as
- a** Board designated or quasi-endowment ▶
 - b** Permanent endowment ▶
 - c** Temporarily restricted endowment ▶
- The percentages on lines 2a, 2b, and 2c should equal 100%
- 3a** Are there endowment funds not in the possession of the organization that are held and administered for the organization by
- | | | |
|--|-----|----|
| (i) unrelated organizations | Yes | No |
| 3a(i) | | |
| (ii) related organizations | | |
| 3a(ii) | | |
| b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R? | | |
| 3b | | |
- 4** Describe in Part XIII the intended uses of the organization's endowment funds

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land	375,059			375,059
b Buildings	3,494,180		760,486	2,733,694
c Leasehold improvements	3,140,960		1,014,322	2,126,638
d Equipment		193,047	186,269	6,778
e Other				
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c)) . . . ▶				5,242,169

Part VII Investments—Other Securities. Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other _____		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col (B) line 12.)		

Part VIII Investments—Program Related. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col (B) line 13.)		

Part IX Other Assets. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d. See Form 990, Part X, line 15

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 15.)	

Part X Other Liabilities. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

(a) Description of liability	(b) Book value
(1) Federal income taxes	
INTEREST PAYABLE	20,109
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 25.)	20,109

2. Liability for uncertain tax positions In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740) Check here if the text of the footnote has been provided in Part XIII

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements	1	3,631,204
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12		
a	Net unrealized gains (losses) on investments	2a	
b	Donated services and use of facilities	2b	372,031
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII)	2d	90,778
e	Add lines 2a through 2d	2e	462,809
3	Subtract line 2e from line 1	3	3,168,395
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII)	4b	5,139
c	Add lines 4a and 4b	4c	5,139
5	Total revenue Add lines 3 and 4c . (This must equal Form 990, Part I, line 12)	5	3,173,534

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements	1	3,318,674
2	Amounts included on line 1 but not on Form 990, Part IX, line 25		
a	Donated services and use of facilities	2a	372,031
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIII)	2d	90,778
e	Add lines 2a through 2d	2e	462,809
3	Subtract line 2e from line 1	3	2,855,865
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII)	4b	5,139
c	Add lines 4a and 4b	4c	5,139
5	Total expenses Add lines 3 and 4c . (This must equal Form 990, Part I, line 18)	5	2,861,004

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b Also complete this part to provide any additional information

Return Reference	Explanation
See Additional Data Table	

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

Additional Data

Software ID:

Software Version:

EIN: 31-0978908

Name: COUNTY CORP

Supplemental Information

Return Reference	Explanation
PART XI, LINE 2D - OTHER ADJUSTMENTS	FORGIVENESS OF LOANS AND INTEREST PAYABLE 90,778

Supplemental Information

Return Reference	Explanation
PART XI, LINE 4B - OTHER ADJUSTMENTS	GAIN ON SALE RECORDED AS EXPENSE 5,139

Supplemental Information

Return Reference	Explanation
PART XII, LINE 2D - OTHER ADJUSTMENTS	FORGIVENESS OF LOANS AND INTEREST PAYABLE 90,778

Supplemental Information

Return Reference	Explanation
PART XII, LINE 4B - OTHER ADJUSTMENTS	GAIN ON SALE RECORDED AS EXPENSE 5,139

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PART IV, LINE 9	COUNTY CORP ANSWERED "YES" TO FORM 990, PART IV, LINE 9 BECAUSE THE ORGANIZATION PROVIDES CREDIT COUNSELING SERVICES AS PART OF ITS TAX EXEMPT MISSION THE ORGANIZATION DOES NOT HAVE AN ESCROW OR CUSTODIAL ACCOUNT LIABILITY NEITHER DOES THE ORGANIZATION SERVE AS A CUSTODIAN FOR AMOUNTS NOT LISTED ON ITS BALANCE SHEET IN PART X

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PART XI, LINE 2D & SCHEDULE D, PART XII, LINE 2D	THE ORGANIZATION RECEIVED PROCEEDS FROM NOTES PAYABLE WHICH WERE ADVANCED TO VARIOUS TAX CREDIT ENTITIES IN WHICH A SUBSIDIARY OF THE ORGANIZATION IS A GENERAL PARTNER OR MANAGING MEMBER UNDER THE TERMS OF THESE NOTES, REPAYMENT OF INTEREST AND/OR PRINCIPAL MAY BE REQUIRED FROM AVAILABLE CASH FLOW, AS DEFINED, FROM THE RELATED PROJECT SUBJECT TO CASH FLOW PAYMENTS FROM THE TAX CREDIT ENTITIES TO THE ORGANIZATION, THE CONDITIONAL NOTES PAYABLE ARE NOT EXPECTED TO BE FORGIVEN OR REPAYED WITHIN THE NEXT FIVE YEARS DURING 2019, DUE TO MEETING THE REQUIREMENTS UNDER THE INITIAL AFFORDABILITY PERIOD, THE OHIO HOUSING FINANCE AGENCY FORGAVE 50% OF THE PRINCIPAL AND 100% OF THE ACCRUED INTEREST OUTSTANDING ON THE NOTE PAYABLE FOR THE LISCUM AND FISKE PARTNERSHIP THE TOTAL FORGIVENESS EQUATED TO \$150,000 PRINCIPAL, AND \$90,778 OF ACCRUED INTEREST IN TURN, THE ORGANIZATION FORGAVE NOTES RECEIVABLE FROM THE LISCUM AND FISKE PARTNERSHIP IN THE AMOUNT OF \$150,000 AS A RESULT, THE ORGANIZATION REALIZED A NET GAIN OF \$90,778 RELATED TO THE FORGIVENESS OF LOANS AND INTEREST PAYABLE DURING 2019

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

Schedule I (Form 990)

Grants and Other Assistance to Organizations, Governments and Individuals in the United States

Complete if the organization answered "Yes," on Form 990, Part IV, line 21 or 22.

Attach to Form 990.

Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047

2018

Open to Public Inspection

Department of the Treasury Internal Revenue Service Name of the organization COUNTY CORP

Employer identification number

31-0978908

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?
2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000 Part II can be duplicated if additional space is needed

Table with 8 columns: (a) Name and address of organization or government, (b) EIN, (c) IRC section (if applicable), (d) Amount of cash grant, (e) Amount of non-cash assistance, (f) Method of valuation (book, FMV, appraisal, other), (g) Description of non-cash assistance, (h) Purpose of grant or assistance. Rows 1-12.

- 2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table
3 Enter total number of other organizations listed in the line 1 table

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22

Part III can be duplicated if additional space is needed

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
(1) EMERGENCY GRANTS	28	145,679			
(2) RESIDENTIAL REHABILITATION GRANTS	16		51,817	BOOK	WRITE DOWN 1/5 ORIGINAL BALANCE
(3) RESIDENTIAL REHABILITATION GRANTS	33	392,121			
(4) VECTREN WEATHERIZATION GRANTS	13	19,625			
(4)					
(5)					
(6)					
(7)					

Part IV Supplemental Information. Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

Return Reference	Explanation
PART I, LINE 2	THE ORGANIZATION MONITORS THE USE OF GRANT FUNDS BASED ON THE CRITERIA IN THE CONTRACT FROM THE PROVIDER OF THE FUNDS PERIODIC REPORTS ARE SUBMITTED TO THE GRANT FUND PROVIDER

Schedule J
(Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 23.**
▶ **Attach to Form 990.**
▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

OMB No 1545-0047

2018

Open to Public Inspection

Name of the organization
COUNTY CORP

Employer identification number
31-0978908

Part I Questions Regarding Compensation

		Yes	No								
<p>1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> First-class or charter travel</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Housing allowance or residence for personal use</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Travel for companions</td> <td style="border: none;"><input type="checkbox"/> Payments for business use of personal residence</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Tax indemnification and gross-up payments</td> <td style="border: none;"><input type="checkbox"/> Health or social club dues or initiation fees</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Discretionary spending account</td> <td style="border: none;"><input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)</td> </tr> </table>	<input type="checkbox"/> First-class or charter travel	<input type="checkbox"/> Housing allowance or residence for personal use	<input type="checkbox"/> Travel for companions	<input type="checkbox"/> Payments for business use of personal residence	<input type="checkbox"/> Tax indemnification and gross-up payments	<input type="checkbox"/> Health or social club dues or initiation fees	<input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)			
<input type="checkbox"/> First-class or charter travel	<input type="checkbox"/> Housing allowance or residence for personal use										
<input type="checkbox"/> Travel for companions	<input type="checkbox"/> Payments for business use of personal residence										
<input type="checkbox"/> Tax indemnification and gross-up payments	<input type="checkbox"/> Health or social club dues or initiation fees										
<input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)										
<p>b If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain</p>	1b										
<p>2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked in line 1a?</p>	2										
<p>3 Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input checked="" type="checkbox"/> Compensation committee</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Written employment contract</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Independent compensation consultant</td> <td style="border: none;"><input type="checkbox"/> Compensation survey or study</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Form 990 of other organizations</td> <td style="border: none;"><input type="checkbox"/> Approval by the board or compensation committee</td> </tr> </table>	<input checked="" type="checkbox"/> Compensation committee	<input type="checkbox"/> Written employment contract	<input type="checkbox"/> Independent compensation consultant	<input type="checkbox"/> Compensation survey or study	<input type="checkbox"/> Form 990 of other organizations	<input type="checkbox"/> Approval by the board or compensation committee					
<input checked="" type="checkbox"/> Compensation committee	<input type="checkbox"/> Written employment contract										
<input type="checkbox"/> Independent compensation consultant	<input type="checkbox"/> Compensation survey or study										
<input type="checkbox"/> Form 990 of other organizations	<input type="checkbox"/> Approval by the board or compensation committee										
<p>4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization</p>											
<p>a Receive a severance payment or change-of-control payment?</p>	4a		No								
<p>b Participate in, or receive payment from, a supplemental nonqualified retirement plan?</p>	4b		No								
<p>c Participate in, or receive payment from, an equity-based compensation arrangement? If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III</p>	4c		No								
<p>Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.</p>											
<p>5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of</p>											
<p>a The organization?</p>	5a		No								
<p>b Any related organization? If "Yes," on line 5a or 5b, describe in Part III</p>	5b		No								
<p>6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of</p>											
<p>a The organization?</p>	6a		No								
<p>b Any related organization? If "Yes," on line 6a or 6b, describe in Part III</p>	6b		No								
<p>7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III</p>	7		No								
<p>8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III</p>	8		No								
<p>9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?</p>	9										

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii) Do not list any individuals that are not listed on Form 990, Part VII

Note. The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
1 STEPHEN D NAAS ASST SECRETARY/PRESIDENT	(i)	130,035	0	0	13,073	21,650	164,758	0
	(ii)	0	0	0	0	0	0	0

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Return Reference	Explanation
PART I, LINE 3	COUNTY CORP HAS AN EXECUTIVE COMMITTEE THAT COMPLETES THE ANNUAL REVIEW OF STEPHEN NAAS AND APPROVES ANY RAISES THAT MAY BE AWARDED FROM THAT REVIEW



SCHEDULE O
(Form 990 or 990-EZ)**Supplemental Information to Form 990 or 990-EZ**

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047

2018**Open to Public Inspection**

Department of the Treasury

Name of the organization
COUNTY CORP

Employer identification number

31-0978908

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 1	THE ORGANIZATION'S GOVERNING BODY HAS DELEGATED AUTHORITY TO ACT ON ITS BEHALF TO THE EXECUTIVE COMMITTEE, WHICH IS MADE UP OF 5 MEMBERS OF THE GOVERNING BODY, FOR THE FOLLOWING IT EMS 1) TAKE ANY ACTION WHICH THE BOARD OF TRUSTEES HAS SPECIFICALLY AUTHORIZED, 2) REVIEW THE PERFORMANCE OF THE PRESIDENT AND RECOMMEND HIS OR HER COMPENSATION AND OTHER TERMS OF EMPLOYMENT, 3) AUTHORIZE ANY EXPENDITURE OF LESS THAN \$10,000, AND 4) EXERCISE AUTHORITY DELEGATED BY THE BOARD OF TRUSTEES AND ACT UPON ANY OTHER MATTERS INCIDENTAL TO THE FUNCTIONS OF AN EXECUTIVE COMMITTEE

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 6	THE ORGANIZATION HAS A SINGLE CLASS OF MEMBERS ALL WITH EQUAL VOTING RIGHTS THE MEMBERS ELECT THE MEMBERS OF THE GOVERNING BODY, THE COUNTY CORP BOARD OF TRUSTEES

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 7A	THE ORGANIZATION HAS A SINGLE CLASS OF MEMBERS ALL WITH EQUAL VOTING RIGHTS THE MEMBERS ELECT THE MEMBERS OF THE GOVERNING BODY, THE COUNTY CORP BOARD OF TRUSTEES

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11B	AN INDEPENDENT ACCOUNTANT PREPARES FORM 990 AND ALL REQUIRED SCHEDULES THE RETURN IS SIGN ED BY THE PRESIDENT AND PROVIDED TO THE BOARD OF TRUSTEES PRIOR TO BEING FILED

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 12C	ALL COUNTY CORP BOARD OF TRUSTEES AND EMPLOYEES ARE REQUIRED TO READ AND SIGN A CONFLICT OF INTEREST POLICY FORM ANNUALLY OR UPON APPOINTMENT AS A NEW TRUSTEE OR UPON HIRE AS A NEW EMPLOYEE THIS POLICY STATES THAT THE TRUSTEE OR EMPLOYEE WHO HAS A CONFLICT OF INTEREST WITH RESPECT TO A MATTER SHALL NOTIFY THE CORPORATION AND OTHER TRUSTEES PRESENT BEFORE DISCUSSION OF SUCH MATTER BEGINS AND ABSTAIN FROM VOTING IN THAT PARTICULAR MATTER THE ORGANIZATION ALSO REGULARLY AND CONSISTENTLY MONITORS THE AFFILIATIONS ITS TRUSTEES AND EMPLOYEES HAVE AS TO ASSIST THE TRUSTEE OR EMPLOYEE IN REPORTING ANY CONFLICT OF INTEREST THEY MAY HAVE

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 15	THE PROCESS FOR DETERMINING COMPENSATION FOR THE ORGANIZATION'S PRESIDENT IS A FUNCTION OF THE EXECUTIVE COMMITTEE WHO HAS THE AUTHORITY TO PERFORM MID-YEAR AND ANNUAL REVIEWS OF THE PRESIDENT AND MAY AWARD AN INCREASE WITHIN THE PARAMETERS OF A PREVIOUSLY APPROVED ALLOTMENT FOR ALL EMPLOYEES OF COUNTY CORP. THE EXECUTIVE COMMITTEE REVIEWS AND RECOMMENDS FOR APPROVAL TO THE COUNTY CORP BOARD OF TRUSTEES AN ANNUAL BUDGET THAT MAY INCLUDE AN ALLOTMENT FOR POTENTIAL INCREASES WHICH MAY BE DISBURSED ON A MERIT BASIS. THE PERSONNEL COMMITTEE REVIEWS SALARY STUDIES AND/OR SALARY COMPARISONS OF SIMILAR ORGANIZATIONS AND APPROVES ANY ADJUSTMENT IN SALARIES OR SALARY RANGES AS NEEDED FOR ALL EMPLOYEES OF COUNTY CORP. THE PRESIDENT AND MANAGERIAL EMPLOYEES ARE RESPONSIBLE FOR COMPLETING MID-YEAR AND ANNUAL REVIEWS FOR THEIR EMPLOYEES AND INCREASES MAY BE AWARDED WITHIN THE PARAMETERS OF A PREVIOUSLY APPROVED ALLOTMENT FOR ALL EMPLOYEES BASED ON MERIT.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION C, LINE 19	THE ORGANIZATION MAKES ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL STATEMENTS AVAILABLE TO THE PUBLIC UPON REQUEST

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XII, LINE 2C	COUNTY CORP'S AUDIT COMMITTEE IS RESPONSIBLE FOR OVERSIGHT OF THE INDEPENDENT AUDIT AND SELECTION OF THE INDEPENDENT AUDITOR THIS PROCESS IS CONSISTENT WITH THE PRIOR YEAR

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART IX, LINES 7, 9, 10 24E & SCHEDULE R, PART V, CODE Q	PART IX, LINES 7, 9, & 10 OF FORM 990 REPORTS THE AGGREGATE WAGES AND BENEFITS OF COUNTY C ORP AND ITS RELATED ORGANIZATIONS, HOMESTART, HOMEOWNERSHIP CENTER OF GREATER DAYTON, AND COUNTY CORP DEVELOPMENT THE ALLOCATED PAYROLL ON PART IX, LINE 24E REPRESENTS THE PORTION OF THE JOINT WAGE AND BENEFIT COSTS THAT WERE INITIALLY PAID BY COUNTY CORP AND ALLOCATED AMONGST THE RELATED ORGANIZATIONS FOR REPAYMENT DURING 2019, HOMESTART, HOMEOWNERSHIP CENTER OF GREATER DAYTON, AND COUNTY CORP DEVELOPMENT REIMBURSED COUNTY CORP FOR ITS SHARE OF ALLOCATED WAGES AND BENEFITS \$694,239

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No 1545-0047

2018

**Open to Public
Inspection**

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.**
▶ **Attach to Form 990.**
▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

Department of the Treasury
Internal Revenue Service

Name of the organization
COUNTY CORP

Employer identification number

31-0978908

Part I Identification of Disregarded Entities Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

Part II Identification of Related Tax-Exempt Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
(1) HOMESTART INC 130 W 2ND STREET SUITE 1420 DAYTON, OH 45402 31-1244736	AFFORDABLE HOUSING	OH	501(C)(3)	LINE 7	N/A		No
(2) HOMEOWNERSHIP CENTER OF GREATER DAYTON INC 130 W 2ND STREET SUITE 1420 DAYTON, OH 45402 36-4500925	COUNSELING/EDUCATION SERVICES	OH	501(C)(3)	LINE 7	N/A		No

Part III Identification of Related Organizations Taxable as a Partnership Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
(1) HARSHMAN HOLDINGS LLC 3475 NEWMARK DRIVE MIAMISBURG, OH 45342 46-1817231	AFFORDABLE HOUSING	OH	COUNTY CORP	RELATED	-2,575	7,318		No			No	60 000 %

Part IV Identification of Related Organizations Taxable as a Corporation or Trust Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
(1) BRANDT MEADOWS INC 130 W SECOND STREET STE 1420 DAYTON, OH 45402 81-4191727	AFFORDABLE HOUSING	OH	COUNTY CORP	C			100 000 %		No

Part V Transactions With Related Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule

	Yes	No
1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?		
a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity		No
b Gift, grant, or capital contribution to related organization(s)		No
c Gift, grant, or capital contribution from related organization(s)		No
d Loans or loan guarantees to or for related organization(s)	Yes	
e Loans or loan guarantees by related organization(s)		No
f Dividends from related organization(s)		No
g Sale of assets to related organization(s)		No
h Purchase of assets from related organization(s)		No
i Exchange of assets with related organization(s)		No
j Lease of facilities, equipment, or other assets to related organization(s)		No
k Lease of facilities, equipment, or other assets from related organization(s)		No
l Performance of services or membership or fundraising solicitations for related organization(s)		No
m Performance of services or membership or fundraising solicitations by related organization(s)		No
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	Yes	
o Sharing of paid employees with related organization(s)	Yes	
p Reimbursement paid to related organization(s) for expenses	Yes	
q Reimbursement paid by related organization(s) for expenses	Yes	
r Other transfer of cash or property to related organization(s)		No
s Other transfer of cash or property from related organization(s)		No

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

See Additional Data Table

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved

Part VII **Supplemental Information**

Provide additional information for responses to questions on Schedule R (see instructions)

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 31-0978908
Name: COUNTY CORP

Form 990, Schedule R, Part V - Transactions With Related Organizations

	(a) Name of related organization	(b) Transaction type(a-s)	(c) Amount Involved	(d) Method of determining amount involved
(1)	HOMESTART INC	N	6,858	BOOK VALUE
(1)	HOMESTART INC	O	111,932	BOOK VALUE
(2)	HOMESTART INC	P	18,186	BOOK VALUE
(3)	HOMESTART INC	Q	391,419	BOOK VALUE
(4)	HOMEOWNERSHIP CENTER OF GREATER DAYTON INC	D	0	BOOK VALUE
(5)	HOMEOWNERSHIP CENTER OF GREATER DAYTON INC	N	18,060	BOOK VALUE
(6)	HOMEOWNERSHIP CENTER OF GREATER DAYTON INC	O	270,383	BOOK VALUE
(7)	HOMEOWNERSHIP CENTER OF GREATER DAYTON INC	P	67,177	BOOK VALUE
(8)	HOMEOWNERSHIP CENTER OF GREATER DAYTON INC	Q	39,031	BOOK VALUE