

EXTENDED TO NOVEMBER 15, 2017

Form 990-T

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

OMB No 1545-0687

2016

For calendar year 2016 or other tax year beginning , and ending

Information about Form 990-T and its instructions is available at www.irs.gov/form990t

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

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

Department of the Treasury Internal Revenue Service

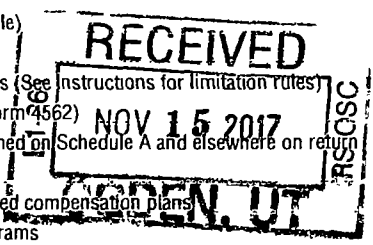
Form 990-T header section including: A Check box if address changed, B Exempt under section 501(c)(3), C Book value of all assets at end of year, F Group exemption number, G Check organization type, D Employer identification number, E Unrelated business activity codes.

H Describe the organization's primary unrelated business activity. PARKING LOT RENTAL
I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? Yes No

J The books are in care of STEPHEN SMITH Telephone number 937-224-3003

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows 1-13 detailing gross receipts, cost of goods sold, and total income of 29,418.

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows 14-34 detailing deductions and net operating loss deduction of 1,421.



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Part III Tax Computation

35 Organizations Taxable as Corporations. See instructions for tax computation.
 Controlled group members (sections 1561 and 1563) check here See instructions and:
 a Enter your share of the \$50,000, \$25,000, and \$9,925,000 taxable income brackets (in that order):
 (1) \$ _____ (2) \$ _____ (3) \$ _____
 b Enter organization's share of: (1) Additional 5% tax (not more than \$11,750) \$ _____
 (2) Additional 3% tax (not more than \$100,000) \$ _____
 c Income tax on the amount on line 34 **35c** 0.
36 Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on the amount on line 34 from:
 Tax rate schedule or Schedule D (Form 1041) **36**
37 Proxy tax. See instructions **37**
38 Alternative minimum tax **38**
39 Tax on Non-Compliant Facility Income. See instructions **39**
40 Total. Add lines 37, 38 and 39 to line 35c or 36, whichever applies **40** 0.

Part IV Tax and Payments

41a Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116) **41a**
b Other credits (see instructions) **41b**
c General business credit. Attach Form 3800 **41c**
d Credit for prior year minimum tax (attach Form 8801 or 8827) **41d**
e Total credits. Add lines 41a through 41d **41e**
42 Subtract line 41e from line 40 **42** 0.
43 Other taxes. Check if from: Form 4255 Form 8611 Form 8697 Form 8866 Other (attach schedule) **43**
44 Total tax. Add lines 42 and 43 **44** 0.
45a Payments: A 2015 overpayment credited to 2016 **45a**
b 2016 estimated tax payments **45b**
c Tax deposited with Form 8868 **45c**
d Foreign organizations: Tax paid or withheld at source (see instructions) **45d**
e Backup withholding (see instructions) **45e**
f Credit for small employer health insurance premiums (Attach Form 8941) **45f**
g Other credits and payments: Form 2439 _____ Form 4136 _____ Other _____ Total **45g**
46 Total payments. Add lines 45a through 45g **46**
47 Estimated tax penalty (see instructions). Check if Form 2220 is attached **47**
48 Tax due. If line 46 is less than the total of lines 44 and 47, enter amount owed **48** 0.
49 Overpayment. If line 46 is larger than the total of lines 44 and 47, enter amount overpaid **49** 0.
50 Enter the amount of line 49 you want: Credited to 2017 estimated tax _____ Refunded _____ **50**

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

51 At any time during the 2016 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If YES, the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If YES, enter the name of the foreign country here **Yes** **No**
52 During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If YES, see instructions for other forms the organization may have to file. **Yes** **No**
53 Enter the amount of tax-exempt interest received or accrued during the tax year **\$**

Sign Here Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.
 Signature of officer: Robin S. Mana Date: 11/7/17 Title: TREASURER
 May the IRS discuss this return with the preparer shown below (see instructions)? Yes No
Paid Preparer Use Only
 Print/Type preparer's name: HERBERT L LEMASTER, CPA Preparer's signature: HERBERT L LEMASTER, CPA Date: 10/28/17 Check if self-employed PTIN: P00039882
 Firm's name: CLARK, SCHAEFER, HACKETT & CO. Firm's EIN: 31-0800053
 Firm's address: 10100 INNOVATION DRIVE DAYTON, OH 45342 Phone no.: 937-226-0070

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

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

Schedule C - Rent Income (From Real Property and Personal Property Leased With Real Property)

(see instructions)

1. Description of property

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

2. Rent received or accrued

(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(1)		
(2)		
(3)		
(4)		
Total	0.	Total 0.

(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A)

(b) Total deductions. Enter here and on page 1, Part I, line 6, column (B)

0.

0.

Schedule E - Unrelated Debt-Financed Income (see instructions)

1. Description of debt-financed property	2. Gross income from or allocable to debt-financed property	3. Deductions directly connected with or allocable to debt-financed property		
		(a) Straight line depreciation (attach schedule)	(b) Other deductions (attach schedule)	
		STATEMENT 2	STATEMENT 3	
(1) PARKING LOT RENTAL	29,418.	13,334.	14,663.	
(2)				
(3)				
(4)				
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5. Average adjusted basis of or allocable to debt-financed property (attach schedule)	6. Column 4 divided by column 5	7. Gross income reportable (column 2 x column 6)	8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1) 266,836.	246,531.	100.00%	29,418.	27,997.
(2)		%		
(3)		%		
(4)		%		
Totals			29,418.	27,997.
Total dividends-received deductions included in column 8				0.

Schedule F - Interest, Annuities, Royalties, and Rents From Controlled Organizations (see instructions)

1. Name of controlled organization	2. Employer identification number	Exempt Controlled Organizations			
		3. Net unrelated income (loss) (see instructions)	4. Total of specified payments made	5. Part of column 4 that is included in the controlling organization's gross income	6. Deductions directly connected with income in column 5
(1)					
(2)					
(3)					
(4)					

Nonexempt Controlled Organizations

7. Taxable income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10
(1)				
(2)				
(3)				
(4)				

			Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A)	Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B)
Totals			0.	0.

Schedule G - Investment Income of a Section 501(c)(7), (9), or (17) Organization
(see instructions)

1. Description of income	2. Amount of income	3. Deductions directly connected (attach schedule)	4. Set-asides (attach schedule)	5. Total deductions and set-asides (col 3 plus col 4)
(1)				
(2)				
(3)				
(4)				

		Enter here and on page 1, Part I, line 9, column (A)		Enter here and on page 1, Part I, line 9, column (B)
Totals		0.		0.

Schedule I - Exploited Exempt Activity Income, Other Than Advertising Income
(see instructions)

1. Description of exploited activity	2. Gross unrelated business income from trade or business	3. Expenses directly connected with production of unrelated business income	4. Net income (loss) from unrelated trade or business (column 2 minus column 3) If a gain, compute cols 5 through 7	5. Gross income from activity that is not unrelated business income	6. Expenses attributable to column 5	7. Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						

		Enter here and on page 1, Part I, line 10, col (A)	Enter here and on page 1, Part I, line 10, col (B)		Enter here and on page 1, Part II, line 26
Totals		0.	0.		0.

Schedule J - Advertising Income (see instructions)

Part I Income From Periodicals Reported on a Consolidated Basis

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

Totals (carry to Part II, line (5))		0.	0.			0.
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Part II **Income From Periodicals Reported on a Separate Basis** (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis)

1. Name of periodical	2. Gross advertising income	3. Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3). If a gain, compute cols 5 through 7	5. Circulation income	6. Readership costs	7. Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals from Part I	0.	0.				0.
Totals, Part II (lines 1-5)	0.	0.				0.

Schedule K - Compensation of Officers, Directors, and Trustees (see instructions)

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

Form 990-T (2016)

FORM 990-T		NET OPERATING LOSS DEDUCTION		STATEMENT 1	
TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING	AVAILABLE THIS YEAR	
12/31/11	24,814.	2,087.	22,727.	22,727.	
12/31/12	21,018.	0.	21,018.	21,018.	
12/31/13	23,623.	0.	23,623.	23,623.	
12/31/14	707.	0.	707.	707.	
NOL CARRYOVER AVAILABLE THIS YEAR			68,075.	68,075.	

FORM 990-T		SCHEDULE E - DEPRECIATION DEDUCTION		STATEMENT 2	
DESCRIPTION		ACTIVITY NUMBER	AMOUNT	TOTAL	
DEPRECIATION			13,334.		
	- SUBTOTAL -	1		13,334.	
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)				13,334.	

FORM 990-T		SCHEDULE E - OTHER DEDUCTIONS		STATEMENT 3	
DESCRIPTION		ACTIVITY NUMBER	AMOUNT	TOTAL	
INSURANCE			506.		
TAXES			2,923.		
UTILITIES			3,806.		
INTEREST			3,833.		
SUPPLIES			1,175.		
SALARIES			1,745.		
PROFESSIONAL FEES			675.		
	- SUBTOTAL -	1		14,663.	
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)				14,663.	

Good Neighbor House
Depreciation Expense on Debt-Financed Property
2016 Form 990-T , Schedule E , Column 3a, Line 1
EIN 31-1374154

Total Depreciation:

Value of Rented Parking Lot Total	<u>319863</u>	
Value attributed to land	119863	non-depreciable
Value attributed to surface	200000	depreciable
	15 years SL	13,333
990-T Schedule E, Column 3a:		13,333

Good Neighbor House
Other Deductions - Debt-Financed Property
2016 Form 990-T , Schedule E , Column 3b, Line 1
EIN 31-1374154

Management Fees (Direct)	-	100%	-
Salaries	3,819	46%	1,745
Insurance	1,107	46%	506
Supplies	1,175	100%	1,175
Audit Fees	13,500	5%	675
R/E Taxes	2,133	68%	1,461
R/E Taxes (Direct Portion)	1,462	100%	1,462
Utilities (Direct)	3,806	100%	3,806
Interest	8,388	46%	3,833
	<u>35,391</u>	<u>6.105973</u>	<u>14,663</u>

SF of Parking Lot Rented	<u>50,000</u>	
Land SF taxed by county	73,000	68% used for R/E Tax Allocation
Value of Rented Parking Lot	<u>319,863</u>	
Value of Entire Property	700,000	46% used in all other allocations

Direct Expenses:

5% of Audit & Tax work related to rental activity

Management Fees and Utilities were directly traced to the rental activity

• **Good Neighbor House**
Average Acquisition Debt
2016 Form 990-T , Schedule E , Column 4, Line 1
EIN 31-1374154

Average Acquisition Debt Allocable to Debt Financed Property	583,955	
Value of Rented Parking Lot	319863	
Value of Entire Property	<hr/> 700000	46%
990-T Schedule E, Column 4:	266,836	

Good Neighbor House
Average Adjusted Basis of Debt-Financed Property
2016 Form 990-T, Schedule E, Column E, Line 1
EIN 31-1374154

<u>Description</u>	<u>PY Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance 12/31/16</u>	
Land	119,863	-	-	119,863	Account 1561 less: \$1,500
Land Improvements	200,000	-	-	200,000	Account 1571
	319,863	-	-	319,863	
Accumulated Depreciation	66,665	13,334	-	79,999	Account 1671
	<u>253,198</u>	<u>(13,334)</u>	<u>-</u>	<u>239,864</u>	

Average NBV Column 5 \$ 246,531