

Form 990-T

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

OMB No 1545-0047

For calendar year 2019 or other tax year beginning 1912 and ending

2019

Department of the Treasury Internal Revenue Service

Go to www.irs.gov/Form990T for instructions and the latest information

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

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

Form header section including: A Check box if address changed, B Exempt under section 501(c)(3), C Book value of all assets, F Group exemption number, G Check organization type.

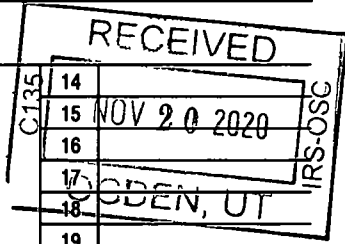
H Enter the number of the organization's unrelated trades or businesses. SEE STATEMENT 1

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

J The books are in care of JIM HORN Telephone number 608-729-1200

Table with 4 columns: Description, (A) Income, (B) Expenses, (C) Net. Rows 1a-13 including Total: 74,519. / 120,118. / -45,599.

Table with 4 columns: Description, (A) Income, (B) Expenses, (C) Net. Rows 14-31 including Total deductions and Unrelated business taxable income. SEE STATEMENT 2



SCANNED OCT 04 2021

Part III Total Unrelated Business Taxable Income

Table with 2 columns: Line number and Amount. Rows 32-39 showing calculations for unrelated business taxable income, resulting in -45,599.

Part IV Tax Computation

Table with 2 columns: Line number and Amount. Rows 40-45 showing tax computation, resulting in 0.

Part V Tax and Payments

Table with 2 columns: Line number and Amount. Rows 46a-56 showing foreign tax credit, other taxes, total tax, and payments, resulting in 0.

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

Table with 3 columns: Question, Yes, No. Rows 57-59 regarding foreign accounts, foreign trusts, and tax-exempt interest.

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.

Sign Here: Signature of officer, Date 1/11/2020, Title PRESIDENT/CEO. Includes a box for 'May the IRS discuss this return with the preparer shown below (see instructions)?' with 'X' checked for Yes.

Paid Preparer Use Only: Print/Type preparer's name SCOTT HAUMERSEN, CPA; Preparer's signature; Date 11/10/20; Check self-employed; PTIN P00084908; Firm's name WEGNER CPAS, LLP; Firm's address 2921 LANDMARK PL STE 300 MADISON, WI 53713-4236; Firm's EIN 39-0974031; Phone no. 608-274-4020.

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

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

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

(see instructions)

1. Description of property

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

2. Rent received or accrued		3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(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)	
(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) **0.**

(b) Total deductions. Enter here and on page 1, Part I, line 6, column (B) **0.**

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

1. Description of debt-financed property	2. Gross income from or allocable to debt-financed property	3. Deductions directly connected with or allocable to debt-financed property		
		(a) Straight line depreciation (attach schedule) STATEMENT 6	(b) Other deductions (attach schedule) STATEMENT 7	
(1) OFFICE BUILDING	75,746.	30,028.	92,068.	
(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) 1,767,476.	1,796,668.	98.38%	74,519.	120,118.
(2)		%		
(3)		%		
(4)		%		
STATEMENT 4		STATEMENT 5		
Totals		Enter here and on page 1, Part I, line 7, column (A) 74,519.		Enter here and on page 1, Part I, line 7, column (B) 120,118.
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)					
Totals			Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A)		Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B)
			0.		0.

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

1 Description of income	2 Amount of income	3 Deductions directly connected (attach schedule)	4 Set-asides (attach schedule)	5 Total deductions and set-asides (col 3 plus col 4)
(1)				
(2)				
(3)				
(4)				
Totals		Enter here and on page 1, Part I, line 9, column (A)		Enter here and on page 1, Part I, line 9, column (B)
		0.		0.

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

1 Description of exploited activity	2 Gross unrelated business income from trade or business	3 Expenses directly connected with production of unrelated business income	4 Net income (loss) from unrelated trade or business (column 2 minus column 3) If a gain, compute cols 5 through 7	5 Gross income from activity that is not unrelated business income	6 Expenses attributable to column 5	7 Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals		Enter here and on page 1, Part I, line 10, col (A)	Enter here and on page 1, Part I, line 10, col (B)			Enter here and on page 1, Part II, line 25
		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.

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. <small>Enter here and on page 1, Part I, line 11, col (A)</small>	0. <small>Enter here and on page 1, Part I, line 11, col (B)</small>				0. <small>Enter here and on page 1, Part II, line 26</small>

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 DESCRIPTION OF ORGANIZATION'S PRIMARY UNRELATED BUSINESS ACTIVITY STATEMENT 1

RENTAL INCOME FROM DEBT-FINANCED PROPERTY

TO FORM 990-T, PAGE 1

FORM 990-T NET OPERATING LOSS DEDUCTION STATEMENT 2

TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING	AVAILABLE THIS YEAR
12/31/18	22,520.	0.	22,520.	22,520.
NOL CARRYOVER AVAILABLE THIS YEAR			22,520.	22,520.

FORM 990-T NET OPERATING LOSS DEDUCTION STATEMENT 3

TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING	AVAILABLE THIS YEAR
12/31/10	5,109.	0.	5,109.	5,109.
12/31/11	11,571.	0.	11,571.	11,571.
12/31/12	3,689.	0.	3,689.	3,689.
12/31/13	3,940.	0.	3,940.	3,940.
12/31/14	7,607.	0.	7,607.	7,607.
12/31/15	16,748.	0.	16,748.	16,748.
12/31/16	18,052.	0.	18,052.	18,052.
12/31/17	20,018.	0.	20,018.	20,018.
NOL CARRYOVER AVAILABLE THIS YEAR			86,734.	86,734.

FORM 990-T SCHEDULE E - UNRELATED DEBT-FINANCED INCOME STATEMENT 4
 AVERAGE ACQUISITION DEBT

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
OFFICE BUILDING	1	
BEGINNING FIRST MONTH		1,774,204.
BEGINNING SECOND MONTH		1,773,538.
BEGINNING THIRD MONTH		1,771,992.
BEGINNING FOURTH MONTH		1,770,761.
BEGINNING FIFTH MONTH		1,769,419.
BEGINNING SIXTH MONTH		1,768,177.
BEGINNING SEVENTH MONTH		1,766,824.
BEGINNING EIGHTH MONTH		1,765,571.
BEGINNING NINTH MONTH		1,764,313.
BEGINNING TENTH MONTH		1,762,943.
BEGINNING ELEVENTH MONTH		1,761,674.
BEGINNING TWELFTH MONTH		1,760,293.
TOTAL OF ALL MONTHS		21,209,709.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		1,767,476.

TOTALS TO FORM 990-T, SCHEDULE E, COLUMN 4

FORM 990-T SCHEDULE E - UNRELATED DEBT-FINANCED INCOME STATEMENT 5
 AVERAGE ADJUSTED BASIS

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT
OFFICE BUILDING	1	
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		2,140,707.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		1,452,629.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		1,796,668.
TOTAL TO FORM 990-T, SCHEDULE E, COLUMN 5		

FORM 990-T SCHEDULE E - DEPRECIATION DEDUCTION STATEMENT 6

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION		30,028.	
- SUBTOTAL -	1		30,028.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)			30,028.

FORM 990-T SCHEDULE E - OTHER DEDUCTIONS STATEMENT 7

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
PERSONNEL COSTS		28,856.	
UTILITIES		15,271.	
WASTE REMOVAL		2,135.	
SUPPLIES		2,797.	
MAINTENANCE		16,346.	
INSURANCE		7,723.	
INTEREST		15,478.	
LAWN CARE AND SNOW REMOVAL		3,462.	
- SUBTOTAL -	1		92,068.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)			92,068.