

Form 990-T

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

2018

For calendar year 2018 or other tax year beginning Jul 1, 2018, and ending Jun 30, 2019

Go to www.irs.gov/Form990T for instructions and the latest information. 1906

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 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 (6,065,117), D Employer identification number (43-0997910), E Unrelated business activity code (531110), F Group exemption number, G Check organization type (501(c) corporation).

Section H: Enter the number of the organization's unrelated trades or businesses. 1 Describe the only (or first) unrelated trade or business here: Rental of residential real estate.

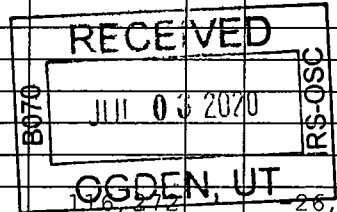
Section I: During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidary controlled group? Yes No

Section J: The books are in care of Robert Brandhorst Telephone number (314) 436-1400

Table for Part I: Unrelated Trade or Business Income. Columns: (A) Income, (B) Expenses, (C) Net. Rows 1a-13. Total: 89,470 / 116,272 / -26,802.

Table for Part II: Deductions Not Taken Elsewhere. Rows 14-32. Total deductions: 26,802. Unrelated business taxable income: 31 -26,802.

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Part III Total Unrelated Business Taxable Income

Table with 3 columns: Line number, Description, and Amount. Rows include 33 (Total of unrelated business taxable income), 34 (Amounts paid for disallowed fringes), 35 (Deduction for net operating loss), 36 (Total before specific deduction), 37 (Specific deduction), and 38 (Unrelated business taxable income).

Part IV Tax Computation

Table with 3 columns: Line number, Description, and Amount. Rows include 39 (Organizations Taxable as Corporations), 40 (Trusts Taxable at Trust Rates), 41 (Proxy tax), 42 (Alternative minimum tax), 43 (Tax on Noncompliant Facility Income), and 44 (Total).

Part V Tax and Payments

Table with 3 columns: Line number, Description, and Amount. Rows include 45a-45d (Credits), 46 (Subtraction), 47 (Other taxes), 48 (Total tax), 49 (2018 net 965 tax liability), 50a-50g (Payments), 51 (Total payments), 52 (Estimated tax penalty), 53 (Tax due), 54 (Overpayment), and 55 (Amount of line 54).

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

Table with 3 columns: Line number, Description, and Yes/No. Rows include 56 (Interest in foreign country), 57 (Foreign trust), and 58 (Tax-exempt interest).

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: [Signature] Date: [Date] Title: EXECUTIVE DIRECTOR President.

Paid Preparer Use Only: Preparer's name: Candy Fulton; Preparer's signature: [Signature]; Date: 5/11/20; Check self-employed: [X]; PTIN: P01066528; Firm's name: Cindy Fulton, CPA, LLC; Firm's EIN: 45-4220136; Firm's address: 3270 Ivanhoe Ave., St. Louis, MO 63139-2246; Phone no: (314) 644-2700.

Schedule A—Cost of Goods Sold. Enter method of inventory valuation ►

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		8 Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?		Yes	No
4a Additional section 263A costs (attach schedule)	4a					
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) Rental of two multi-family buildings in St. Louis, MO

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

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

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)
(1) Rental of two multi-family buildings		89,470.	9,391.	106,881.
(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 × column 6)	8. Allocable deductions (column 6 × total of columns 3(a) and 3(b))
(1) 275,713.	238,375.	100.0000 %	89,470.	116,272.
(2)		%		
(3)		%		
(4)		%		
Totals ►			Enter here and on page 1, Part I, line 7, column (A) 89,470.	Enter here and on page 1, Part I, line 7, column (B) 116,272.
Total dividends-received deductions included in column 8 ►				

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

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)

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

1. Description of exploited activity	2. Gross unrelated business income from trade or business	3. Expenses directly connected with production of unrelated business income	4. Net income (loss) from unrelated trade or business (column 2 minus column 3). If a gain, compute cols 5 through 7.	5. Gross income from activity that is not unrelated business income	6. Expenses attributable to column 5	7. Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals		Enter here and on page 1, Part I, line 10, col. (A)	Enter here and on page 1, Part I, line 10, col. (B)			Enter here and on page 1, Part II, line 26

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))						

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 ▶						
	Enter here and on page 1, Part I, line 11, col (A)	Enter here and on page 1, Part I, line 11, col (B)				Enter here and on page 1, Part II, line 27
Totals, Part II (lines 1-5) ▶						

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 ▶			

	900-20 Shen. (Rental)	1020 Allen (Rental)	Total Rental
Ordinary Income/Expense			
Income			
4000 · Rental Income	60,632	26,935	87,567
4004 · Rent written off	-25	0	-25
4006 · Forfeited security deposits	1,928	0	1,928
Total Income	<u>62,535</u>	<u>26,935</u>	<u>89,470</u>
Gross Profit	62,535	26,935	89,470
Expenses			
6000 · Personnel costs	8,662	1,328	9,990
6230 · Appliances	908	0	908
6310 · Depreciation	4,644	4,747	9,391
6395 · Inspections - housing	256	152	408
6399 · Insurance - business	5,978	1,261	7,239
6450.1 · Interest - other than mortgages	853	512	1,365
6465 · Janitor Services	370	0	370
6520 · Office Supplies	88	0	88
6527 · Permits & Licenses	90	2	92
6530 · Postage/delivery	50	0	50
6550 · Rep & Maint - Cont Labor	7,434	250	7,684
6560 · Rep & Maint - Materials	8,237	284	8,521
6600 · Taxes Real Estate	67	47	114
6630 · Utilities	7,308	2,280	9,588
Total Expenses	<u>44,945</u>	<u>10,863</u>	<u>55,808</u>
Net before interest and indirect	17,590	16,072	33,662
Mortgage interest	-14,204	-2,335	-16,539
Loan fee amortization	-493	-81	-574
Indirect cost allocation - % of exp. for			
all properties	-30,157	-13,194	-43,351
Net Loss	<u><u>-27,264</u></u>	<u><u>462</u></u>	<u><u>-26,802</u></u>

Note: One of the three properties that are collateral for the mortgage has only low-income, subsidized apartments, one of YEHS' mission, so is not included in this computation per 990-T instructions

Part E, col. 4

Average mortgage balance in the fiscal year	324,368
Portion of value of the two properties above as a % of the total of the three properties	x 85%
Mortgage allocated to the above properties	<u><u>275,713</u></u>

Part E, col. 5

Average basis for property #1	128,799
Average basis for property #2	109,576
Total	<u><u>238,375</u></u>