

Form **990-T**

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

OMB No 1545-0047

2019

Department of the Treasury
Internal Revenue Service

For calendar year 2019 or other tax year beginning **07/01/19**, and ending **06/30/20** *2000*

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

A Check box if address changed

B Exempt under section

501(c)(3) *(03)*

408(e) 220(e)

408A 530(a)

529(a)

Name of organization (Check box if name changed and see instructions)

Print **NewTown Macon, Inc.**

or

Type Number, street, and room or suite no. If a P O box, see instructions

555 Poplar Street

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

Macon GA 31201-3320

D Employer identification number (Employees' trust, see instructions)

58-2273893

E Unrelated business activity code (See instructions)

531120

C Book value of all assets at end of year

21,941,903

F Group exemption number (See instructions) ▶

G Check organization type ▶ 501(c) corporation 501(c) trust 401(a) trust Other trust

H Enter the number of the organization's unrelated trades or businesses ▶ **1** Describe the only (or first) unrelated trade or business here

▶ **Residential and commercial rental real estate** If only one, complete Parts I-V. If more than one, describe the first in the blank space at the end of the previous sentence, complete Parts I and II, complete a Schedule M for each additional trade or business, then complete Parts III-V.

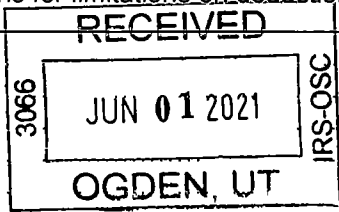
During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? ▶ Yes No

If "Yes," enter the name and identifying number of the parent corporation

The books are in care of ▶ **James Fritze** Telephone number ▶ **478-722-9909**

Part I Unrelated Trade or Business Income		(A) Income	(B) Expenses	(C) Net
1a	Gross receipts or sales			
b	Less returns and allowances			
	c Balance ▶			
2	Cost of goods sold (Schedule A, line 7)			
3	Gross profit Subtract line 2 from line 1c			
4a	Capital gain net income (attach Schedule D)			
b	Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797)			
5	Income (loss) from partnership and S corporation (attach statement) See Stmt 1	-47,467		-47,467
6	Rent income (Schedule C)			
7	Unrelated debt-financed income (Schedule E)			
8	Interest, annuities, royalties, and rents from controlled organization (Schedule F)			
9	Investment income of a section 501(c)(7), (9), or (17) organization (Schedule G)			
10	Exploited exempt activity income (Schedule I)			
11	Advertising income (Schedule J)			
12	Other income (See instructions, attach schedule)			
13	Total. Combine lines 3 through 12	-47,467		-47,467

Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions.) (Deductions must be directly connected with the unrelated business income.)			
14	Compensation of officers, directors, and trustees (Schedule K)		
15	Salaries and wages		
16	Repairs and maintenance		
17	Bad debts		
18	Interest (attach schedule) (see instructions)		
19	Taxes and licenses		
20	Depreciation (attach Form 4562)		
21	Less depreciation claimed on Schedule A and elsewhere on return		
22	Depletion		
23	Contributions to deferred compensation plans		
24	Employee benefit programs		
25	Excess exempt expenses (Schedule I)		
26	Excess readership costs (Schedule J)		
27	Other deductions (attach schedule)		
28	Total deductions. Add lines 14 through 27		
29	Unrelated business taxable income before net operating loss deduction Subtract line 28 from line 13		-47,467
30	Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions)		
31	Unrelated business taxable income Subtract line 30 from line 29		-47,467



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Part III Total Unrelated Business Taxable Income

32	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	32	
33	Amounts paid for disallowed fringes	33	
34	Charitable contributions (see instructions for limitation rules)	34	
35	Total unrelated business taxable income before pre-2018 NOLs and specific deductions. Subtract line 34 from the sum of lines 32 and 33	35	
36	Deductions for net operating loss arising in tax years beginning before January 1, 2018 (see instructions)	36	
37	Total of unrelated business taxable income before specific deduction. Subtract line 36 from line 35	37	0
38	Specific deduction (Generally \$1,000, but see line 38 instructions for exceptions)	38	1,000
39	Unrelated business taxable income. Subtract line 38 from line 37. If line 38 is greater than line 37, enter the smaller of zero or line 37	39	0

Part IV Tax Computation

40	Organizations Taxable as Corporations. Multiply line 39 by 21% (0.21)	40	
41	Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on the amount on line 39 from: <input type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041)	41	
42	Proxy tax. See instructions	42	
43	Alternative minimum tax (trusts only)	43	
44	Tax on Noncompliant Facility Income. See instructions	44	
45	Total. Add lines 42, 43, and 44 to line 40 or 41, whichever applies	45	0

Part V Tax and Payments

46a	Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116)	46a	
b	Other credits (see instructions)	46b	
c	General business credit. Attach Form 3800 (see instructions)	46c	
d	Credit for prior year minimum tax (attach Form 8801 or 8827)	46d	
e	Total credits. Add lines 46a through 46d	46e	
47	Subtract line 46e from line 45	47	
48	Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Other (att. sch.)	48	
49	Total tax. Add lines 47 and 48 (see instructions)	49	0
50	2019 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k) line 3	50	
51a	Payments: A 2018 overpayment credited to 2019	51a	
b	2019 estimated tax payments	51b	
c	Tax deposited with Form 8868	51c	
d	Foreign organizations: Tax paid or withheld at source (see instructions)	51d	
e	Backup withholding (see instructions)	51e	
f	Credit for small employer health insurance premiums (attach Form 8941)	51f	
g	Other credits, adjustments, and payments: <input type="checkbox"/> Form 2439 <input type="checkbox"/> Form 4136 <input type="checkbox"/> Other Total	51g	
52	Total payments. Add lines 51a through 51g	52	
53	Estimated tax penalty (see instructions). Check if Form 2220 is attached	53	
54	Tax due. If line 52 is less than the total of lines 49, 50, and 53, enter amount owed	54	0
55	Overpayment. If line 52 is larger than the total of lines 49, 50, and 53, enter amount overpaid	55	
56	Enter the amount of tax you want: Credited to 2020 estimated tax Refunded	56	

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

57	At any time during the 2019 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
			X
58	During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "YES," see instructions for other forms the organization may have to file.		X
59	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 office: [Signature] Date: 5/13/21 Title: President & CEO

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

Paid Preparer Use Only	Print/Type preparer's name Georgia G. Slagle	Preparer's signature <u>[Signature]</u>	Date <u>5/13/21</u>	Check <input type="checkbox"/> self-employed <input type="checkbox"/> PTIN P00083775
	Firm's name Howard, Moore & McDuffie, P.C.	Firm's EIN 58-1484212		
	Firm's address P.O. Box 4547 Macon, GA 31208	Phone no. 478-742-5317		

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				
4a Additional sec. 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) N/A
(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) N/A				
(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)		%		
(2)		%		
(3)		%		
(4)		%		
Totals			Enter here and on page 1, Part I, line 7, column (A)	Enter here and on page 1, Part I, line 7, column (B)
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) N/A					
(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) N/A				
(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 ▶

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) N/A						
(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 25

Totals ▶

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) N/A						
(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) N/A						
(2)						
(3)						
(4)						
Totals from Part I ▶						
Totals, Part II (lines 1-5) ▶	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 26

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) N/A		%	
(2)		%	
(3)		%	
(4)		%	
Total. Enter here and on page 1, Part II, line 14 ▶			

Federal Statements**Statement 1 - Form 990-T, Part I, Line 5 - Income (Loss) from Partnerships or S-Corps**

<u>Name of Partnership or S-Corp</u>	<u>Gross Income</u>	<u>Direct Deductions (Part. only)</u>	<u>Net Income</u>
Johnson Lofts Operating, LLC	\$ -21	\$	\$ -21
Spearman Lofts Operating, LLC	-1,857		-1,857
596 Cherry Management, LLC	-326		-326
350 Second, LLC	-283		-283
536 Third Management, LLC	-44,980		-44,980
Total	\$ -47,467	\$ 0	\$ -47,467

NewTown Macon, Inc.

EIN: 58-2273893

6/30/20

Attachment to Form 990-T

For Income From Investment in Partnerships

Statement 1 - Part I, Line 5 - Income (loss) from a partnership

Organization: NewTown Macon, Inc.
EIN: 58-2273893
Tax Year Ended: 6/30/2020

Name of the Partnership: Johnson Lofts Operating, LLC
EIN of Partnership: 38-3978560
Tax Year Ended: 12/31/19

Calculation of organization's unrelated business taxable income from the partnership
(showing only the organization's share of each item):

Gross income from an unrelated trade or business	\$ 1,964.00
Deductions directly related to this income	<u>(2,130.00)</u>
Net income (loss)	(166.00)

Adjustments, modifications, and limitations:

Add book depreciation	780.00
Less tax depreciation	(637.00)
Add book amortization	4.00
Less loan amortization	(5.00)
Add 50% meals/entertainment	4.00
Other differences	<u>(1.00)</u>
Unrelated business taxable income (loss)	<u>\$ (21.00)</u>

Name of the Partnership: Spearman Lofts Operating, LLC
EIN of Partnership: 35-2589186
Tax Year Ended: 12/31/19

Calculation of organization's unrelated business taxable income from the partnership
(showing only the organization's share of each item):

Gross income from an unrelated trade or business	\$ 1,519.00
Deductions directly related to this income	<u>(2,573.00)</u>
Net income (loss)	(1,054.00)

Adjustments, modifications, and limitations:

Add book depreciation	694.00
Less tax depreciation	(1,500.00)
Add book amortization	33.00
Less loan amortization	(30.00)
Other differences	
Unrelated business taxable income (loss)	<u>\$ (1,857.00)</u>

NewTown Macon, Inc.
6/30/20
Attachment to Form 990-T
For Income From Investment in Partnerships

EIN: 58-2273893

Organization: NewTown Macon, Inc.
EIN: 58-2273893
Tax Year Ended: 6/30/2020

Name of the Partnership: 596 Cherry Management, LLC
EIN of Partnership: 38-4068509
Tax Year Ended: 12/31/19

Calculation of organization's unrelated business taxable income from the partnership
(showing only the organization's share of each item):

Gross income from an unrelated trade or business	\$ -
Deductions directly related to this income	(328.00)
Net income (loss)	<u>(328.00)</u>

Adjustments, modifications, and limitations:	
Add book amortization loan origination charges	2.00
Unrelated business taxable income (loss)	<u>\$ (326.00)</u>

Name of the Partnership: 350 Second, LLC
EIN of Partnership: 30-1166198
Tax Year Ended: 12/31/19

Calculation of organization's unrelated business taxable income from the partnership
(showing only the organization's share of each item):

Gross income from an unrelated trade or business	\$ -
Deductions directly related to this income	(219.00)
Net income (loss)	<u>(219.00)</u>

Adjustments, modifications, and limitations:	
Add book amortization	20.00
Less loan amortization	(84.00)
Unrelated business taxable income (loss)	<u>\$ (283.00)</u>

NewTown Macon, Inc.
6/30/20
Attachment to Form 990-T
For Income From Investment in Partnerships

EIN: 58-2273893

Organization: NewTown Macon, Inc.
EIN: 58-2273893
Tax Year Ended: 6/30/2020

Name of the Partnership: 536 Third Management, LLC
EIN of Partnership: 84-2016251
Tax Year Ended: 12/31/19

Calculation of organization's unrelated business taxable income from the partnership
(showing only the organization's share of each item):

Gross income from an unrelated trade or business	\$ -
Deductions directly related to this income	<u>(39,556.00)</u>
Net income (loss)	(39,556.00)

Adjustments, modifications, and limitations:	
Subtract loan origination charges	(5,423.00)
Other differences	<u>(1.00)</u>
Unrelated business taxable income (loss)	<u>\$ (44,980.00)</u>

Total gross income from an unrelated trade or business	<u>\$ (41,323.00)</u>
Total unrelated business taxable income (loss)	<u>\$ (47,467.00)</u>