

Form **990-T**

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

OMB No 1545-0047

2019

For calendar year 2019 or other tax year beginning _____, 2019, and ending _____, 2019

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).

Department of the Treasury
Internal Revenue Service

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

A Check box if address changed

B Exempt under section
 501(c)(3) 408(e) 408A 529(a)
 220(e) 530(a)

C Book value of all assets at end of year: **6,904,056.**

D Employer identification number (Employees' trust, see instructions): **84-0829068**

E Unrelated business activity code (See instructions)

F Group exemption number (See instructions)

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

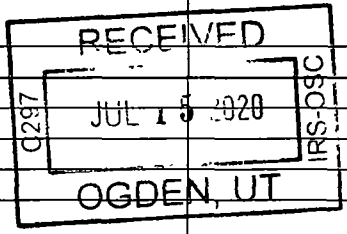
H Enter the number of the organization's unrelated trades or businesses: **1**. Describe the only (or first) unrelated trade or business here: **COMMERCIAL REAL ESTATE RENTAL & PROP MGMT**. If more than one, describe the first in the blank space at the end of the previous sentence, complete Parts I and II, complete a Schedule M for each additional trade or business, then complete Parts III-V

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: **THE ORGANIZATION**. Telephone number: **303-860-7747**

Part I Unrelated Trade or Business Income

	(A) Income	(B) Expenses	(C) Net
1a			
1b			
2			
3			
4a			
4b			
4c			
5			
6			
7	159,544.	242,335.	-82,791.
8			
9			
10			
11			
12			
13 Total	159,544.	242,335.	-82,791.



Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions.) (Deductions must be directly connected with the unrelated business income.)

14			
15			
16			
17			
18			
19			
20	83,136.		
21a	83,136.	21b	
22			
23			
24			
25			
26			
27			
28			
29			-82,791.
30			
31			-82,791.

31 Unrelated business taxable income. Subtract line 30 from line 29. **Statement 1**

BAA For Paperwork Reduction Act Notice, see instructions.

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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	-82,791.
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 deduction. Subtract line 34 from the sum of lines 32 and 33	35	-82,791.
36	Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instr.)	36	
37	Total of unrelated business taxable income before specific deduction Subtract line 36 from line 35	37	-82,791.
38	Specific deduction (Generally \$1,000, but see line 38 instructions for exceptions)	38	
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	-82,791.

Part IV Tax Computation

40	Organizations Taxable as Corporations. Multiply line 39 by 21% (0.21)	40	0.
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

46 a	Foreign tax credit (corporations attach Form 1118, trusts attach Form 1116)	46 a	
b	Other credits (see instructions)	46 b	
c	General business credit Attach Form 3800 (see instructions)	46 c	
d	Credit for prior year minimum tax (attach Form 8801 or 8827)	46 d	
e	Total credits. Add lines 46a through 46d	46 e	0.
47	Subtract line 46e from line 45	47	0.
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 (attach schedule)	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	
51 a	Payments A 2018 overpayment credited to 2019	51 a	
b	2019 estimated tax payments	51 b	
c	Tax deposited with Form 8868	51 c	
d	Foreign organizations Tax paid or withheld at source (see instructions)	51 d	
e	Backup withholding (see instructions)	51 e	
f	Credit for small employer health insurance premiums (attach Form 8941)	51 f	
g	Other credits, adjustments, and payments <input type="checkbox"/> Form 2439 <input type="checkbox"/> Form 4136 <input type="checkbox"/> Other Total	51 g	
52	Total payments. Add lines 51a through 51g	52	0.
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	
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 line 55 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
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 \$ 0.		

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: 7/1/20 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: Brian S Jacobson, CPA Preparer's signature: Brian S Jacobson, CPA Date: PTIN: P00668876

Firm's name: HAYNIE & COMPANY Firm's EIN: 87-0325228

Firm's address: 1785 West 2300 South Salt Lake City, UT 84119-2065 Phone no: 801-972-4800

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				
4 a Additional section 263A costs (attach schedule)	4 a				
b Other costs (attach sch)	4 b		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				X

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	Total	
(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) ▶

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 See St 3		
		(a) Straight line depreciation (attach sch)	(b) Other deductions (attach schedule)	
(1) HOPE NEIGHBORHOOD CENTER	30,000.	41,034.	34,405.	
(2) MINUTE SPOT	103,877.	25,283.	128,974.	
(3) FERN HALL	59,350.	16,819.	49,707.	
(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) 640,426.	1,042,734.	61.4180 %	18,425.	46,333.
(2) 1,884,226.	669,886.	100.0000 %	103,877.	154,257.
(3) 201,923.	321,792.	62.7495 %	37,242.	41,745.
(4)		%		
Totals			159,544.	242,335.
Total dividends-received deductions included in column 8				

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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).	

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 (column 3 plus column 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 columns 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, column (A).	Enter here and on page 1, Part I, line 10, column (B).			Enter here and on page 1, Part II, line 25.

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 (col. 6 minus col. 5, but not more than col. 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 (col. 6 minus col 5, but not more than col 4)
(1)						
(2)						
(3)						
(4)						
Totals from Part I						
Totals, Part II (lines 1– 5)	Enter here and on page 1, Part I, line 11, column (A)	Enter here and on page 1, Part I, line 11, column (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
		%	
		%	
		%	
		%	
Total. Enter here and on page 1, Part II, line 14			

HOPE COMMUNITIES, INC

84-0829068

Statement 1
Form 990-T, Part II, Line 30
Net Operating Loss Deduction

Loss Year Ending	Original Loss	Loss Previously Used	Loss Available
12/31/18	\$ 62,798.	\$ 0.	\$ 62,798.
Net Operating Loss Available			\$ 62,798.
Taxable Income			\$ -82,791.
Net Operating Loss Deduction (Limited to Taxable Income)			\$ 0.

Statement 2
Form 990-T, Part III, Line 36
Net Operating Loss Deduction

Loss Year Ending	Original Loss	Loss Previously Used	Loss Available
12/31/09	\$ 165,458.	\$ 112,601.	\$ 52,857.
12/31/10	3,804.	0.	3,804.
12/31/13	15,397.	0.	15,397.
12/31/17	98,740.	0.	98,740.
Net Operating Loss Available			\$ 170,798.
Taxable Income			\$ -82,791.
Net Operating Loss Deduction (Limited to Taxable Income)			\$ 0.

Statement 3
Form 990-T, Schedule E, Line 3b
Other Deductions Allocable to Debt-Financed Property

HOPE NEIGHBORHOOD CENTER		
Amortization		\$ 328.
Interest		34,077.
	Total	\$ 34,405.
MINUTE SPOT		
Association Dues		\$ 25,980.
Insurance		637.
Legal and Professional Fees		1,787.
Management Fees		4,800.
Interest		55,720.
Repairs		2,970.
Taxes		36,827.
Bank Charges		253.
	Total	\$ 128,974.
FERN HALL		
Association Dues		\$ 18,120.
Insurance		3,788.
Legal and Professional Fees		723.
Licenses and Permits		55.
Management Fees		2,400.
Interest		6,056.

Statement 3 (continued)
Form 990-T, Schedule E, Line 3b
Other Deductions Allocable to Debt-Financed Property

Repairs	\$	699.
Taxes		17,777.
Bank Fees		24.
Dues & Subscriptions		65.
Total	\$	<u>49,707.</u>