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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

and ending

1912

Go to [www.irs.gov/Form990T](http://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

Department of the Treasury  
Internal Revenue Service

<b>A</b> <input type="checkbox"/> Check box if address changed		Name of organization ( <input type="checkbox"/> Check box if name changed and see instructions.) <b>SUNNYSIDE PRESBYTERIAN HOME</b>		<b>D</b> Employer identification number (Employees' trust, see instructions) <b>54-0591600</b>	
<b>B</b> Exempt under section <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 408(e) <input type="checkbox"/> 220(e) <input type="checkbox"/> 408A <input type="checkbox"/> 530(a) <input type="checkbox"/> 529(a)		Print or Type Number, street, and room or suite no. If a P.O. box, see instructions <b>600 UNIVERSITY BLVD, NO. STE L</b> City or town, state or province, country, and ZIP or foreign postal code <b>HARRISONBURG, VA 22801</b>		<b>E</b> Unrelated business activity code (See instructions) <b>531120</b>	
<b>C</b> Book value of all assets at end of year <b>132,441,818.</b>		<b>F</b> Group exemption number (See instructions.)		<b>G</b> Check organization type <input checked="" type="checkbox"/> 501(c) corporation <input type="checkbox"/> 501(c) trust <input type="checkbox"/> 401(a) trust <input type="checkbox"/> 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 **RENTAL PROPERTY**. 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.

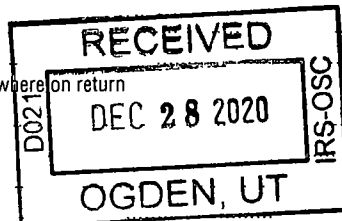
**I** During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? ☐ Yes ☒ No  
 If "Yes," enter the name and identifying number of the parent corporation.

**J** The books are in care of **KEN BOWARD, CFO** Telephone number **(540) 568-8600**

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)			
c	Capital loss deduction for trusts			
5	Income (loss) from a partnership or an S corporation (attach statement)			
6	Rent income (Schedule C)			
7	Unrelated debt-financed income (Schedule E)	172,168.	179,147.	-6,979.
8	Interest, annuities, royalties, and rents from a 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	172,168.	179,147.	-6,979.

**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)	14	
15	Salaries and wages	15	
16	Repairs and maintenance	16	
17	Bad debts	17	
18	Interest (attach schedule) (see instructions)	18	
19	Taxes and licenses	19	
20	Depreciation (attach Form 4562)	20	
21	Less depreciation claimed on Schedule A and elsewhere on return	21a	
22	Depletion	21b	
23	Contributions to deferred compensation plans	22	
24	Employee benefit programs	23	
25	Excess exempt expenses (Schedule I)	24	
26	Excess readership costs (Schedule J)	25	
27	Other deductions (attach schedule)	26	
28	Total deductions. Add lines 14 through 27	27	
29	Unrelated business taxable income before net operating loss deduction. Subtract line 28 from line 13	28	0.
30	Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions)	29	-6,979.
31	Unrelated business taxable income. Subtract line 30 from line 29	30	0.
		31	-6,979.



SEE STATEMENT 1

**Part III Total Unrelated Business Taxable Income**

32	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	32	-6,979.
33	Amounts paid for disallowed fringes	33	
34	Charitable contributions (see instructions for limitation rules)	34	0.
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	-6,979.
36	Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions) STMT 2	36	0.
37	Total of unrelated business taxable income before specific deduction. Subtract line 36 from line 35	37	-6,979.
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	-6,979.

**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**

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	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	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	0.
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 <input type="checkbox"/>	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
			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 officer <i>John Norman</i>		Date 12/10/2020	Title CHIEF FINANCIAL OFFICER
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed PTIN
	JOHN NORMAN	JOHN NORMAN	11/16/20	P01506766
	Firm's name	Firm's EIN		
	CLIFTONLARSONALLEN LLP	41-0746749		
	Firm's address		Phone no.	
	227 WEST TRADE STREET, SUITE 800 CHARLOTTE, NC 28202		704-998-5200	

**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				X
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.

**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 5	STATEMENT 6
(1) RETAIL STRIP MALL	265,815.	87,855.	188,735.
(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)
STATEMENT 7	STATEMENT 8		8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1) 983,240.	1,517,967.	64.77%	172,168.
(2)		%	
(3)		%	
(4)		%	
STATEMENT 3	STATEMENT 4		
Totals		172,168.	179,147.
Total dividends-received deductions included in column 8			0.

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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

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

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

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)						
<b>Totals from Part I</b>	<b>0.</b>	<b>0.</b>				<b>0.</b>
<b>Totals, Part II (lines 1-5)</b>	Enter here and on page 1, Part I, line 11, col. (A) <b>0.</b>	Enter here and on page 1, Part I, line 11, col. (B) <b>0.</b>				Enter here and on page 1, Part II, line 26 <b>0.</b>

**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)		%	
<b>Total. Enter here and on page 1, Part II, line 14</b>			<b>0.</b>

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FORM 990-T		NET OPERATING LOSS DEDUCTION		STATEMENT 1
TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING	AVAILABLE THIS YEAR
12/31/18	13,791.	0.	13,791.	13,791.
NOL CARRYOVER AVAILABLE THIS YEAR			13,791.	13,791.

FORM 990-T		NET OPERATING LOSS DEDUCTION		STATEMENT 2
TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING	AVAILABLE THIS YEAR
12/31/01	60,699.	0.	60,699.	60,699.
12/31/02	47,131.	0.	47,131.	47,131.
12/31/03	11,790.	0.	11,790.	11,790.
12/31/04	10,679.	0.	10,679.	10,679.
12/31/05	11,941.	0.	11,941.	11,941.
12/31/06	3,442.	0.	3,442.	3,442.
12/31/07	77,870.	0.	77,870.	77,870.
12/31/08	84,989.	0.	84,989.	84,989.
12/31/09	107,174.	0.	107,174.	107,174.
12/31/10	124,969.	0.	124,969.	124,969.
12/31/11	129,163.	0.	129,163.	129,163.
12/31/12	146,707.	0.	146,707.	146,707.
12/31/13	201,817.	0.	201,817.	201,817.
12/31/14	203,461.	0.	203,461.	203,461.
12/31/15	134,221.	0.	134,221.	134,221.
12/31/16	76,541.	0.	76,541.	76,541.
12/31/17	38,525.	0.	38,525.	38,525.
NOL CARRYOVER AVAILABLE THIS YEAR			1,471,119.	1,471,119.

FORM 990-T

SCHEDULE E - UNRELATED DEBT-FINANCED INCOME  
AVERAGE ACQUISITION DEBT

STATEMENT 3

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
RETAIL STRIP MALL	1	
BEGINNING FIRST MONTH		1,044,324.
BEGINNING SECOND MONTH		1,034,354.
BEGINNING THIRD MONTH		1,024,317.
BEGINNING FOURTH MONTH		1,013,752.
BEGINNING FIFTH MONTH		1,003,804.
BEGINNING SIXTH MONTH		993,561.
BEGINNING SEVENTH MONTH		983,920.
BEGINNING EIGHTH MONTH		973,101.
BEGINNING NINTH MONTH		962,870.
BEGINNING TENTH MONTH		953,002.
BEGINNING ELEVENTH MONTH		941,988.
BEGINNING TWELFTH MONTH		931,541.
TOTAL OF ALL MONTHS		11,860,534.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		988,378.

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

FORM 990-T

SCHEDULE E - UNRELATED DEBT-FINANCED INCOME  
AVERAGE ADJUSTED BASIS

STATEMENT 4

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT
RETAIL STRIP MALL	1	
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		1,354,697.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		1,681,237.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		1,517,967.

TOTAL TO FORM 990-T, SCHEDULE E, COLUMN 5

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FORM 990-T                      SCHEDULE E - DEPRECIATION DEDUCTION                      STATEMENT 5

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DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION		87,855.	
- SUBTOTAL -	1		87,855.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)			87,855.

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FORM 990-T                      SCHEDULE E - OTHER DEDUCTIONS                      STATEMENT 6

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DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
COMMISSIONS		3,000.	
REPAIRS AND MAINTENANCE		36,062.	
INTEREST		89,822.	
REAL ESTATE TAXES		26,275.	
UTILITIES		24,031.	
ADMINISTRATIVE		9,545.	
- SUBTOTAL -	1		188,735.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)			188,735.

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FORM 990-T

AVERAGE ACQUISITION DEBT ON OR  
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 7

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
AVERAGE OUTSTANDING MONTHLY DEBT		983,240.	
- SUBTOTAL -	1		983,240.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 4			983,240.

FORM 990-T

AVERAGE ADJUSTED BASIS OF OR  
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 8

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
AVERAGE ADJ. BASIS OF FIXED ASSETS		1,517,967.	
- SUBTOTAL -	1		1,517,967.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 5			1,517,967.