

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 JUL 1, 2019 and ending JUN 30, 2020

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).

4-part Form 990 required on tax 501(c)(3) Organizations Only

Header section containing: 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.

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Describe the only (or first) unrelated trade or business here: RENTAL OF DEBT-FINANCED PROPERTY

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

The books are in care of LARRY NUSBAUM Telephone number 806-281-6000

Table with 4 columns: Part I Unrelated Trade or Business Income, (A) Income, (B) Expenses, (C) Net. Rows include Gross receipts or sales, Less returns and allowances, Cost of goods sold, etc.

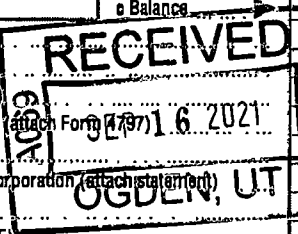


Table with 2 columns: Part II Deductions Not Taken Elsewhere, (A) Income, (B) Expenses, (C) Net. Rows include Compensation of officers, directors, and trustees; Salaries and wages; Repairs and maintenance; etc.

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Part III Total Unrelated Business Taxable Income

Table with 2 columns: Description and Amount. Rows include: 32 Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions) 12,935; 33 Amounts paid for disallowed fringes; 34 Charitable contributions (see instructions for limitation rules) 0; 35 Total unrelated business taxable income before pre-2018 NOLs and specific deduction 12,935; 36 Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions); 37 Total of unrelated business taxable income before specific deduction 12,935; 38 Specific deduction (Generally \$1,000, but see line 38 instructions for exceptions) 1,000; 39 Unrelated business taxable income 11,935.

Part IV Tax Computation

Table with 2 columns: Description and Amount. Rows include: 40 Organizations Taxable as Corporations. Multiply line 39 by 21% (0.21) 2,506; 41 Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on the amount on line 39 from: Tax rate schedule or Schedule D (Form 1041); 42 Proxy tax. See instructions; 43 Alternative minimum tax (trusts only); 44 Tax on Noncompliant Facility Income. See instructions; 45 Total. Add lines 42, 43, and 44 to line 40 or 41, whichever applies 2,506.

Part V Tax and Payments

Table with 2 columns: Description and Amount. Rows include: 46a Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116); 46b Other credits (see instructions); 46c General business credit. Attach Form 3800; 46d Credit for prior year minimum tax (attach Form 8801 or 8827); 46e Total credits. Add lines 46a through 46d; 47 Subtract line 46e from line 45 2,506; 48 Other taxes. Check if from: Form 4255, Form 8611, Form 8697, Form 8866, Other (attach schedule); 49 Total tax. Add lines 47 and 48 (see instructions) 2,506; 50 2019 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 3 0; 51a Payments: A 2018 overpayment credited to 2019; 51b 2019 estimated tax payments; 51c Tax deposited with Form 8878; 51d Foreign organizations: Tax paid or withheld at source (see instructions); 51e Backup withholding (see instructions); 51f Credit for small employer health insurance premiums (attach Form 8941); 51g Other credits, adjustments, and payments: Form 2439, Form 4136, Other; 52 Total payments. Add lines 51a through 51g; 53 Estimated tax penalty (see instructions). Check if Form 2220 is attached 78; 54 Tax due. If line 52 is less than the total of lines 49, 50, and 53, enter amount owed 2,584; 55 Overpayment. If line 52 is larger than the total of lines 49, 50, and 53, enter amount overpaid; 56 Enter the amount of line 55 you want credited to 2020 estimated tax. Refunded.

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

Table with 2 columns: Question and Yes/No. Rows include: 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 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 5.

Sign Here

Under penalty 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: Pamela Raddy, Date: 7/16/21, Title: EXECUTIVE DIRECTOR

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

Table with 4 columns: Print/Type preparer's name, Preparer's signature, Date, Check self-employed, PTIN. Rows include: MICHAEL SIEGEL, MICHAEL SIEGEL, 02/05/21, Firm's name: CLIFTONLARSONALLEN LLP, Firm's address: 5001 SPRING VALLEY ROAD, SUITE 600W, DALLAS, TX 75244, Firm's EIN: 41-0746749, Phone no.: (972) 383-5700.

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		
(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 5, column (B)
0.		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)
(1) BUILDING ROOF THAT IS OCCUPIED				
(2) BY CELL TOWER		18,749.		
(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 3 x total of columns 3(a) and 3(b))
(1)		%		
(2) 56,376,101.	77,810,269.	72.45%	13,584.	
(3)		%		
(4)		%		
STATEMENT 2		STATEMENT 3	Enter here and on page 1, Part I, line 7, column (A).	Enter here and on page 1, Part I, line 7, column (B).
Totals			13,584.	0.
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 3
(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 8 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			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-aside (attach schedule)	5. Total deductions and set-asides (col. 3 plus col. 4)
(1)				
(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		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 3 minus column 6, but not more than column 4).
(1)						
(2)						
(3)						
(4)						
		Enter here and on page 1, Part I, line 10, col. (A).	Enter here and on page 1, line 10, col. (B).			Enter here and on page 1, Part II, line 26.
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.

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:	Enter here and on page 1, Part I, line 11, col. (A). 0.	Enter here and on page 1, Part I, line 11, col. (B). 0.				Enter here and on page 1, Part II, line 20. 0.

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.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
BUILDING ROOF THAT IS OCCUPIED BY CELL TOWER	1	
BEGINNING FIRST MONTH		56,928,196.
BEGINNING SECOND MONTH		
BEGINNING THIRD MONTH		
BEGINNING FOURTH MONTH		
BEGINNING FIFTH MONTH		
BEGINNING SIXTH MONTH		
BEGINNING SEVENTH MONTH		
BEGINNING EIGHTH MONTH		
BEGINNING NINTH MONTH		
BEGINNING TENTH MONTH		
BEGINNING ELEVENTH MONTH		
BEGINNING TWELFTH MONTH		55,824,006.
TOTAL OF ALL MONTHS		112,752,202.
NUMBER OF MONTHS IN YEAR	2	
AVERAGE AQUISITION DEBT		56,376,101.

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

FORM 990-T SCHEDULE E - UNRELATED DEBT-FINANCED INCOME STATEMENT 3
AVERAGE ADJUSTED BASIS

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT
BUILDING ROOF THAT IS OCCUPIED BY CELL TOWER	1	
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		75,155,474.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		80,465,064.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		77,810,269.
TOTAL TO FORM 990-T, SCHEDULE E, COLUMN 5		