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EXTENDED TO NOVEMBER 15, 2019
Exempt Organization Business Income Tax Return
(and proxy tax under section 6033(e))

Form 990-T

OMB No 1545-0047

2018

For calendar year 2018 or other tax year beginning 1812 and ending

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).

OMB Public Inspection for 501(c)(3) Organizations Only

Department of the Treasury
Internal Revenue Service

A Check box if address changed

B Exempt under section
 501(c) 3 20
 408(e) 220(e)
 408A 530(a)
 529(a)

C Book value of all assets at end of year: 9,177,117.

D Employer identification number (Employee trust, see instructions): 91-1624769

E Unrelated business activity code (See instructions): 531190

F Group exemption number (See instructions):

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

PROZ AS OR 16

4

H Enter the number of the organization's unrelated trades or businesses: 1. Describe the only (or first) unrelated trade or business here: SEE STATEMENT 1. 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-subsidary controlled group? Yes No. If "Yes," enter the name and identifying number of the parent corporation.

The books are in care of: SUSAN CLEGG, BOOKKEEPER. Telephone number: 360-354-4111

Part I Unrelated Trade or Business Income		(A) Income	(B) Expenses	(C) Net
1	Gross receipts or sales			
2	Cost of goods sold (Schedule A, line 7)			
3	Gross profit. Subtract line 2 from line 1c			
4	Capital gain net income (attach Schedule D)			
5	Income (loss) from a partnership or an S corporation (attach statement)			
6	Rent income (Schedule C)			
7	Unrelated debt-financed income (Schedule E)	41,829.	85,146.	-43,317.
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	41,829.	85,146.	-43,317.

Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions.)			
(Except for contributions, 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	Charitable contributions (See instructions for limitation rules)		20
21	Depreciation (attach Form 4562)	21	
22	Less depreciation claimed on Schedule A and elsewhere on return	22a	22b
23	Depletion		23
24	Contributions to deferred compensation plans		24
25	Employee benefit programs		25
26	Excess exempt expenses (Schedule I)		26
27	Excess readership costs (Schedule J)		27
28	Other deductions (attach schedule)		28
29	Total deductions. Add lines 14 through 28		29 0.
30	Unrelated business taxable income before net operating loss deduction. Subtract line 29 from line 13		30 -43,317.
31	Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions)		31
32	Unrelated business taxable income. Subtract line 31 from line 30		32 -43,317.

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Part III Total Unrelated Business Taxable Income	
33 Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	33 -43,317.
34 Amounts paid for disallowed intangibles	34
35 Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions) STMT 2	35 0.
36 Total of unrelated business taxable income before specific deduction. Subtract line 35 from the sum of lines 33 and 34	36 -43,317.
37 Specific deduction (Generally \$1,000, but see line 37 instructions for exceptions)	37 1,000.
38 Unrelated business taxable income. Subtract line 37 from line 36. If line 37 is greater than line 36, enter the smaller of zero or line 36	38 -43,317.

Part IV Tax Computation	
39 Organizations Taxable as Corporations. Multiply line 38 by 21% (0.21)	39 0.
40 Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on the amount on line 38 from: <input type="checkbox"/> Tax rate schedules or <input type="checkbox"/> Schedule D (Form 1041)	40
41 Proxy tax. See instructions	41
42 Alternative minimum tax (trusts only)	42
43 Tax on Noncompliant Facility Income. See instructions	43
44 Total. Add lines 41, 42, and 43 to line 39 or 40, whichever applies	44 0.

Part V Tax and Payments	
45a Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116)	45a
b Other credits (see instructions)	45b
c General business credit. Attach Form 3800	45c
d Credit for prior year minimum tax (attach Form 8801 or 8827)	45d
e Total credits. Add lines 45a through 45d	45e
46 Subtract line 45e from line 44	46 0.
47 Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8811 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Other (attach schedule)	47
48 Total tax. Add lines 46 and 47 (see instructions)	48 0.
49 2018 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 2	49 0.
50a Payments: A 2017 overpayment credited to 2018	50a
b 2018 estimated tax payments	50b
c Tax deposited with Form 8868	50c
d Foreign organizations: Tax paid or withheld at source (see instructions)	50d
e Backup withholding (see instructions)	50e
f Credit for small employer health insurance premiums (attach Form 8941)	50f
g Other credits, adjustments, and payments: <input type="checkbox"/> Form 2439 <input type="checkbox"/> Form 4136 <input type="checkbox"/> Other	50g
51 Total payments. Add lines 50a through 50g	51
52 Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>	52
53 Tax due. If line 51 is less than the total of lines 48, 49, and 52, enter amount owed	53
54 Overpayment. If line 51 is larger than the total of lines 48, 49, and 52, enter amount overpaid	54
55 Enter the amount of line 54 you want credited to 2018 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/>	55

Part VI Statements Regarding Certain Activities and Other Information (see instructions)	
56 At any time during the 2018 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
57 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
58 Enter the amount of tax-exempt interest received or accrued during the tax year \$	

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: 11/14/19 Title: **MANAGER**

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

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	KEATON WERSEN-CPA	<i>[Signature]</i>	11-12-19		P01957642
	Firm's name ▶ LARSON GROSS PLLC	Firm's address ▶ 2211 RIMLAND DR., STE 422 BELLINGHAM, WA 98226		Firm's EIN ▶ 91-1663574	Phone no. (360) 734-4280

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				
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.		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) STATEMENT 5	(b) Other deductions (attach schedule) STATEMENT 6
(1) HENRY JANSEN AGRICULTURAL CENTER	32,010.	25,306.	35,757.
(2) MEENK RENTAL HOUSE	13,200.	4,442.	11,135.
(3) 1867 KOK RENTAL HOUSE	12,000.	7,437.	26,362.
(4) 1657 KOK RENTAL HOUSE	12,800.	3,759.	12,993.
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule) STATEMENT 7	5. Average adjusted basis of or allocable to debt-financed property (attach schedule) STATEMENT 8	6. Column 4 divided by column 5	7. Gross income reportable (column 2 - column 8)
(1) 491,728.	765,336.	64.25%	20,566.
(2) 2,055.	416,331.	.49%	65.
(3) 356,079.	253,401.	100.00%	12,000.
(4) 179,214.	249,398.	71.86%	9,198.
STATEMENT 3	STATEMENT 4		8. Allocable deductions (column 8 + total of columns 3(a) and 3(b))
Totals			Enter here and on page 1, Part I, line 7, column (A).
Total dividends-received deductions included in column 8			Enter here and on page 1, Part I, line 7, column (B).
			41,829.
			85,146.
			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 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 column 9 and on page 1, Part I, line 8, column (A).	Add column 5 and 11. Enter here and on page 1, Part I, line 8, column (B).
			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		Enter here and on page 1, Part I, line 9, column (A).	Enter here and on page 1, Part I, line 9, column (B).
		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, complete 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 I, line 20.
		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, complete cols. 5 through 7.	5. Circulation income	6. Readship costs	7. Excess readship 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 5 minus column 6, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals from Part I	0.	0.				0.
Totals, Part II (lines 1-5)	0.	0.				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.

Form 990-T (2018)

NORTHWEST WASHINGTON FAIR ASSOCIATION

91-1624769

FORM 990-T DESCRIPTION OF ORGANIZATION'S PRIMARY UNRELATED BUSINESS ACTIVITY STATEMENT 1

RV WINTER STORAGE, RESIDENTIAL RENTAL AND RENTAL INCOME FROM HENRY JANSEN AGRICULTURAL FACILITY

TO FORM 990-T, PAGE 1

FORM 990-T NET OPERATING LOSS DEDUCTION STATEMENT 2

TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING	AVAILABLE THIS YEAR
12/31/06	39,928.	0.	39,928.	39,928.
12/31/07	8,903.	0.	8,903.	8,903.
12/31/08	31,780.	0.	31,780.	31,780.
12/31/09	45,862.	0.	45,862.	45,862.
12/31/10	25,915.	0.	25,915.	25,915.
12/31/11	39,147.	0.	39,147.	39,147.
12/31/12	36,963.	0.	36,963.	36,963.
12/31/13	39,615.	0.	39,615.	39,615.
12/31/14	33,888.	0.	33,888.	33,888.
12/31/15	33,563.	0.	33,563.	33,563.
12/31/16	43,719.	0.	43,719.	43,719.
12/31/17	44,833.	0.	44,833.	44,833.
NOL CARRYOVER AVAILABLE THIS YEAR			424,116.	424,116.

NORTHWEST WASHINGTON FAIR ASSOCIATION

91-1624769

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

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
HENRY JANSEN AGRICULTURAL CENTER	1	
BEGINNING FIRST MONTH		509,587.
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		473,868.
TOTAL OF ALL MONTHS		983,455.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		81,955.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
MEENK RENTAL HOUSE	2	
BEGINNING FIRST MONTH		4,110.
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		
TOTAL OF ALL MONTHS		4,110.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		343.

NORTHWEST WASHINGTON FAIR ASSOCIATION

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<u>DESCRIPTION OF DEBT-FINANCED PROPERTY</u>	<u>ACTIVITY NUMBER</u>	<u>AMOUNT OF OUTSTANDING DEBT</u>
1867 KOK RENTAL HOUSE	3	
BEGINNING FIRST MONTH		369,012.
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		343,146.
TOTAL OF ALL MONTHS		712,158.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		59,347.

<u>DESCRIPTION OF DEBT-FINANCED PROPERTY</u>	<u>ACTIVITY NUMBER</u>	<u>AMOUNT OF OUTSTANDING DEBT</u>
1857 KOK RENTAL HOUSE	4	
BEGINNING FIRST MONTH		184,096.
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		174,332.
TOTAL OF ALL MONTHS		358,428.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		29,869.

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

NORTHWEST WASHINGTON FAIR ASSOCIATION

91-1624769

FORM 990-T SCHEDULE E - UNRELATED DEBT-FINANCED INCOME STATEMENT 4
AVERAGE ADJUSTED BASIS

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT
HENRY JANSEN AGRICULTURAL CENTER	1	
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		783,586.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		747,086.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		765,336.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT
MEENK RENTAL HOUSE	2	
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		418,552.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		414,110.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		416,331.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT
1867 KOK RENTAL HOUSE	3	
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		257,119.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		249,682.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		253,401.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT
1857 KOK RENTAL HOUSE	4	
AVERAGE ADJUSTED BASIS OF PROPERTY FIRST DAY OF YEAR		251,277.
AVERAGE ADJUSTED BASIS OF PROPERTY LAST DAY OF YEAR		248,519.
AVERAGE ADJUSTED BASIS OF PROPERTY FOR THE YEAR		249,898.

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

NORTHWEST WASHINGTON FAIR ASSOCIATION

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FORM 990-T SCHEDULE E - DEPRECIATION DEDUCTION STATEMENT 5

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION - HJAC		25,306.	
- SUBTOTAL -	1		25,306.
DEPRECIATION - MEBNK RENTAL HOUSE		4,442.	
- SUBTOTAL -	2		4,442.
DEPRECIATION - 1867 KOK RENTAL HOUSE		7,437.	
- SUBTOTAL -	3		7,437.
DEPRECIATION - 1867 KOK RENTAL HOUSE		3,759.	
- SUBTOTAL -	4		3,759.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)			40,944.

FORM 990-T SCHEDULE E - OTHER DEDUCTIONS STATEMENT 6

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
INTEREST EXPENSE - HJAC		22,981.	
UTILITIES & REPAIRS - HJAC		10,215.	
WAGES - HJAC		2,561.	
- SUBTOTAL -	1		35,757.
INTEREST EXPENSE - MEBNK RENTAL HOUSE		185.	
REAL ESTATE TAXES - MEENK RENTAL HOUSE		4,501.	
UTILITIES & REPAIRS - MEENK RENTAL HOUSE		5,787.	
WAGES - MEENK RENTAL HOUSE		662.	
- SUBTOTAL -	2		11,135.
INTEREST EXPENSE - 1867 KOK RENTAL HOUSE		24,005.	
REPAIRS & MAINTENANCE - 1867 KOK RENTAL HOUSE		8.	
REAL ESTATE TAXES - 1867 KOK RENTAL HOUSE		2,261.	
WAGES - 1867 KOK RENTAL HOUSE		88.	
- SUBTOTAL -	3		26,362.
INTEREST EXPENSE - 1857 KOK RENTAL HOUSE		8,066.	
REPAIRS & MAINTENANCE - 1857 KOK RENTAL HOUSE		1,983.	
REAL ESTATE TAXES - 1857 KOK RENTAL HOUSE		2,745.	
WAGES - 1857 KOK RENTAL HOUSE		199.	
- SUBTOTAL -	4		12,993.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)			86,247.

