

EXTENDED TO NOVEMBER 16, 2020

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 1a12

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

Part I: Name of organization (NORTHWEST WASHINGTON FAIR ASSOCIATION), Address (1775 FRONT ST., LYNDEN, WA 98264), Employer identification number (91-1624769), Unrelated business activity code (531190)

Part II: Group exemption number, Check organization type (501(c) corporation)

Part III: 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)

Part IV: During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? (No)

Part V: The books are in care of (SUSAN CLEGG, BOOKKEEPER) Telephone number (360-354-4111)

Table with 3 columns: (A) Income, (B) Expenses, (C) Net. Rows include Gross receipts or sales, Cost of goods sold, Gross profit, Capital gain net income, Net gain (loss), Capital loss deduction for trusts, Income (loss) from a partnership or an S corporation, Rent income, Unrelated debt-financed income, Interest, annuities, royalties, and rents from a controlled organization, Investment income of a section 501(c)(7), (9), or (17) organization, Exploited exempt activity income, Advertising income, Other income, Total. Includes a RECEIVED stamp: RECEIVED OCT 22 2020 OGDEN, UT IRS-OSC.

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

Table with 2 columns: Description, Amount. Rows include Compensation of officers, directors, and trustees, Salaries and wages, Repairs and maintenance, Bad debts, Interest, Taxes and licenses, Depreciation, Less depreciation claimed on Schedule A and elsewhere on return, Depletion, Contributions to deferred compensation plans, Employee benefit programs, Excess exempt expenses, Excess readership costs, Other deductions, Total deductions, Unrelated business taxable income before net operating loss deduction, Deduction for net operating loss arising in tax years beginning on or after January 1, 2018, Unrelated business taxable income.

SCANNED SEP 28 2021

Part III Total Unrelated Business Taxable Income

Table with 3 columns: Line number, Description, and Amount. Includes lines 32 through 39.

Part IV Tax Computation

Table with 3 columns: Line number, Description, and Amount. Includes lines 40 through 45.

Part V Tax and Payments

Table with 3 columns: Line number, Description, and Amount. Includes lines 46a through 56.

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

Table with 3 columns: Question number, Question text, and Yes/No response. Includes questions 57, 58, and 59.

Sign Here: Signature of officer, Date 10/14/20, Title CEO. Includes a box for IRS disclosure with 'Yes' checked.

Paid Preparer Use Only: Print/Type preparer's name (KEATON WERSEN-CPA), Preparer's signature, Date (09/16/2020), Firm's name (LARSON GROSS PLLC), Firm's EIN (91-1663574), Firm's address (BELLINGHAM, WA 98226), 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.

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 6	(b) Other deductions (attach schedule) STATEMENT 7
(1) HENRY JANSEN AGRICULTURAL CENTER	37,134.	25,295.	36,169.
(2) 1867 KOK RENTAL HOUSE	12,000.	7,437.	28,703.
(3) 1857 KOK RENTAL HOUSE	14,100.	3,759.	11,868.
(4)			
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule) STATEMENT 8	5. Average adjusted basis of or allocable to debt-financed property (attach schedule) STATEMENT 9	6. Column 4 divided by column 5	8. Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1) 454,763.	728,845.	62.40%	38,354.
(2) 329,311.	245,963.	100.00%	36,140.
(3) 169,237.	245,639.	68.90%	10,767.
(4)		%	
STATEMENT 4		STATEMENT 5	
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		44,887.	85,261.
			0.

Schedule F - Interest, Annuities, Royalties, and Rents From Controlled Organizations (see instructions)

Table with 6 columns: 1. Name of controlled organization, 2. Employer identification number, 3. Net unrelated income (loss), 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.

Nonexempt Controlled Organizations

Table with 5 columns: 7. Taxable income, 8. Net unrelated income (loss), 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.

Totals row for Schedule F with arrows pointing to 0. and 0.

Schedule G - Investment Income of a Section 501(c)(7), (9), or (17) Organization (see instructions)

Table with 5 columns: 1. Description of income, 2. Amount of income, 3. Deductions directly connected, 4. Set-asides, 5. Total deductions and set-asides.

Schedule I - Exploited Exempt Activity Income, Other Than Advertising Income (see instructions)

Table with 7 columns: 1. Description of exploited activity, 2. Gross unrelated business income, 3. Expenses directly connected, 4. Net income (loss), 5. Gross income from activity, 6. Expenses attributable, 7. Excess exempt expenses.

Schedule J - Advertising Income (see instructions)

Part I Income From Periodicals Reported on a Consolidated Basis

Table with 7 columns: 1. Name of periodical, 2. Gross advertising income, 3. Direct advertising costs, 4. Advertising gain or (loss), 5. Circulation income, 6. Readership costs, 7. Excess readership costs.

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)	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 DESCRIPTION OF ORGANIZATION'S PRIMARY UNRELATED STATEMENT 1
 BUSINESS ACTIVITY

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
12/31/18	43,317.	0.	43,317.	43,317.
NOL CARRYOVER AVAILABLE THIS YEAR			43,317.	43,317.

FORM 990-T NET OPERATING LOSS DEDUCTION STATEMENT 3

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.

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

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
HENRY JANSEN AGRICULTURAL CENTER	1	
BEGINNING FIRST MONTH		473,868.
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		435,658.
TOTAL OF ALL MONTHS		909,526.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		75,794.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
1867 KOK RENTAL HOUSE	2	
BEGINNING FIRST MONTH		343,146.
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		315,476.
TOTAL OF ALL MONTHS		658,622.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		54,885.

DESCRIPTION OF DEBT-FINANCED PROPERTY	ACTIVITY NUMBER	AMOUNT OF OUTSTANDING DEBT
1857 KOK RENTAL HOUSE	3	174,332.
BEGINNING FIRST MONTH		
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		164,141.
TOTAL OF ALL MONTHS		338,473.
NUMBER OF MONTHS IN YEAR		12
AVERAGE AQUISITION DEBT		28,206.

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

- SUBTOTAL -	3	3,759.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A)		36,491.

FORM 990-T	SCHEDULE E - OTHER DEDUCTIONS	STATEMENT	7
------------	-------------------------------	-----------	---

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
INTEREST EXPENSE - HJAC		21,225.	
UTILITIES & REPAIRS - HJAC		11,227.	
WAGES - HJAC		3,717.	
- SUBTOTAL -	1		36,169.
INTEREST EXPENSE - 1867 KOK RENTAL HOUSE		22,168.	
REPAIRS & MAINTENANCE - 1867 KOK RENTAL HOUSE		4,441.	
REAL ESTATE TAXES - 1867 KOK RENTAL HOUSE		2,078.	
WAGES - 1867 KOK RENTAL HOUSE		16.	
- SUBTOTAL -	2		28,703.
INTEREST EXPENSE - 1857 KOK RENTAL HOUSE		7,639.	
REPAIRS & MAINTENANCE - 1857 KOK RENTAL HOUSE		1,072.	
REAL ESTATE TAXES - 1857 KOK RENTAL HOUSE		2,524.	
WAGES - 1857 KOK RENTAL HOUSE		633.	
- SUBTOTAL -	3		11,868.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B)			76,740.

FORM 990-T	AVERAGE ACQUISITION DEBT ON OR ALLOCABLE TO DEBT-FINANCED PROPERTY	STATEMENT	8
------------	---	-----------	---

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
PEOPLES BANK LOAN - HJAC		454,763.	
- SUBTOTAL -	1		454,763.
PEOPLES BANK LOAN - 1867 KOK RENTAL HOUSE		329,311.	
- SUBTOTAL -	2		329,311.
WECU BANK LOAN - 1857 KOK RENTAL HOUSE		169,237.	
- SUBTOTAL -	3		169,237.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 4			953,311.

FORM 990-T

AVERAGE ADJUSTED BASIS OF OR
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 9

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
HENRY JANSEN AGRICULTURAL CENTER		728,845.	
- SUBTOTAL -	1		728,845.
RENTAL PROPERTY - 1867 KOK RENTAL HOUSE		245,963.	
- SUBTOTAL -	2		245,963.
RENTAL PROPERTY - 1857 KOK RENTAL HOUSE		245,639.	
- SUBTOTAL -	3		245,639.
TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 5			1,220,447.