

The form you are looking for begins on the next page of this file. Before viewing it, please see the important update information below.

### **New Mailing Address**

The mailing address for certain forms have change since the forms were last published. The new mailing address are shown below.

Mailing Address for Forms **1023**, **1024**, **1024-A**, **1028**, **5300**, **5307**, **5310**, **5310-A**, **5316**, **8717**, **8718**, **8940**:

Internal Revenue Service TE/GE Stop 31A Team 105 P.O. Box 12192 Covington, KY 41012–0192

Deliveries by private delivery service (PDS) should be made to:

Internal Revenue Service 7940 Kentucky Drive TE/GE Stop 31A Team 105 Florence, KY 41042

This update supplements these forms' instructions. Filers should rely on this update for the change described, which will be incorporated into the next revision of the form's instructions.

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Form **1023** (Rev. December 2017) Department of the Treasury Internal Revenue Service

#### Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code

Do not enter social security numbers on this form as it may be made public.
 Go to www.irs.gov/Form1023 for instructions and the latest information.

OMB No. 1545-0056 **Note:** If exempt status is approved, this application will be open for public inspection.

Use the instructions to complete this application and for a definition of all **bold** items. For additional help, call IRS Exempt Organizations Customer Account Services toll-free at 1-877-829-5500. Visit our website at **www.irs.gov** for forms and publications. If the required information and documents are not submitted with payment of the appropriate user fee, the application may be returned to you.

Attach additional sheets to this application if you need more space to answer fully. Put your name and EIN on each sheet and identify each answer by Part and line number. Complete Parts I – XI of Form 1023 and submit only those Schedules (A through H) that apply to you.

Part	Identification of Applicant						
1	Full name of organization (exactly as it appears in your organizing do	cument)	2	c/o Name (if	applica	ble)	
Big Sk	y Community Housing Trust		BSC	нт			
3	Mailing address (Number and street) (see instructions)	Room/Suite	4	Employer Ide	entificat	ion Numbe	r (EIN)
PO Bo	< 160164				84-3391	1892	
	City or town, state or country, and ZIP + 4		5	Month the annu	ial accoui	nting period e	nds (01 – 12)
Big Sk	y, MT 59716				12		
6	Primary contact (officer, director, trustee, or <b>authorized represer</b> a Name: _ Seyfang	tative)		Phone: Fax: (optiona		06-995-3696	
7	Are you represented by an authorized representative, such as provide the authorized representative's name, and the nar representative's firm. Include a completed Form 2848, <i>Pow Representative</i> , with your application if you would like us to comm	ne and addrover of Attorne	ess ey al	of the auth nd Declarati	orized on of	✓ Yes	□ No
8	Was a person who is not one of your officers, directors, tri representative listed in line 7, paid, or promised payment, to he the structure or activities of your organization, or about your fina the person's name, the name and address of the person's firm, paid, and describe that person's role.	lp plan, manag ncial or tax ma	ge, or atters	r advise you ? If "Yes," p	about rovide	☐ Yes	🗹 No
9a	Organization's website: https://thehrdc.org/big-sky-community-hou	ising-trust/					
b	Organization's email: (optional) www.bigskyhousingtrust.com						
10	Certain organizations are not required to file an information retu are granted tax-exemption, are you claiming to be excused from "Yes," explain. See the instructions for a description of organization Form 990-EZ.	n filing Form 9	990 c	or Form 990-	EZ? If	Yes	✓ No
11	Date incorporated if a corporation, or formed, if other than a corp	oration. (N	1M/DI	D/YYYY)	/	/	
12	Were you formed under the laws of a <b>foreign country</b> ? If "Yes," state the country.					Yes	🗹 No
						1000	

For Paperwork Reduction Act Notice, see instructions.

Cat. No. 17133K

Form 10	23 (Rev. 12-2017) Name: Bi	g Sky Community Housing Trust	EIN: 84-	3391892	Page <b>2</b>
	ust be a corporation (including a	ure limited liability company), an uninco n unless you can check "Yes" on		e tax exempt.	
1	Are you a corporation? If "Yes	," attach a copy of your articles of i a agency. Include copies of any amo	ncorporation showing certification		🗌 No
2	certification of filing with the app a copy. Include copies of any a	<b>bany (LLC)</b> ? If "Yes," attach a copy of propriate state agency. Also, if you are mendments to your articles and be s umstances when an LLC should not f	dopted an operating agreement, atta sure they show state filing certification	ch	⊮ No
3		association? If "Yes," attach a c rganizing document that is dated a s of any amendments.			🖌 No
	dated copies of any amendmen			_	✓ No
b 5	-	" explain how you are formed withou "Yes," attach a current copy show trustees are selected.		in 🗹 Yes	✓ No
Part	Required Provisions in	n Your Organizing Document			
to mee does n	et the organizational test under sec ot meet the organizational test. <b>D</b> I and amended organizing docume	ensure that when you file this applicat tion 501(c)(3). Unless you can check t <b>D NOT file this application until you</b> ents (showing state filing certification i	he boxes in both lines 1 and 2, your or have amended your organizing docu f you are a corporation or an LLC) with	ganizing docu ument. Submit your applicat	iment t your ion.
1	religious, educational, and/or s this requirement. Describe spec to a particular article or section	t your organizing document state cientific purposes. Check the box t sifically where your organizing docur in your organizing document. Refer	o confirm that your organizing doc nent meets this requirement, such a to the instructions for exempt purpo	ument meets s a reference	
2a	Section 501(c)(3) requires that u for exempt purposes, such as ch confirm that your organizing door	ge, Article, and Paragraph): Page 1, pon dissolution of your organization naritable, religious, educational, and/ cument meets this requirement by ex aw for your dissolution provision, do	, your remaining assets must be use or scientific purposes. Check the boy press provision for the distribution o	on line 2a to f assets upon	
b		a, specify the location of your disso hecked box 2a. <b>Page 3, Article 4.03</b>	lution clause (Page, Article, and Para	agraph).	
	rely on operation of state law fo	tion about the operation of state law r your dissolution provision and indi		oox if you	
this inf applica details	an attachment, describe your <i>past,</i> ormation in response to other parts ation for supporting details. You ma to this narrative. Remember that if	of Your Activities present, and planned activities in a na s of this application, you may summari ay also attach representative copies of this application is approved, it will be gh and accurate. Refer to the instruction	ze that information here and refer to th newsletters, brochures, or similar doc open for public inspection. Therefore,	e specific part uments for sup your narrative	s of the oporting
Part	Compensation and Ot Employees, and Indep	her Financial Arrangements W bendent Contractors	ith Your Officers, Directors, Tr	ustees,	
1a	total annual <b>compensation</b> , or other position. Use actual figure	ing addresses of all of your officers proposed compensation, for all serv es, if available. Enter "none" if no co o the instructions for information on	ices to the organization, whether as mpensation is or will be paid. If add	an officer, em	nployee, or
Name		Title	Mailing address	Compensation (annual actual o	
Laura	Seyfang	Executive Director	PO Box 160164, Big Sky, MT 59716		65,000

Part	V Compensation and O and Independent Con	ther Financial Arrangements tractors (Continued)	With Your Officers, Directors, Tr	ustees, Employ	yees,			
b	List the names, titles, and mailing addresses of each of your five highest compensated employees who rec compensation of more than \$50,000 per year. Use the actual figure, if available. Refer to the instructions what to include as compensation. Do not include officers, directors, or trustees listed in line 1a.							
Name		Title	Mailing address	Compensation amo (annual actual or es				
Hans \	Williamson	Board Director	PO Box 161967, Big Sky, MT 59716		none			
<u>Sarah</u>	Gaither	Board Director	PO Box 160965, Big Sky, MT 59716		none			
С		ation of more than \$50,000 per ye	our five highest compensated <b>indepe</b> ear. Use the actual figure, if available. I					
Name		Title	Mailing address	Compensation amo (annual actual or est				
	-	none						
				-				
				•				
			relationships, transactions, or agreeme nsated independent contractors listed					
	Are any of your officers, dire		ach other through <b>family</b> or <b>busine</b>		No			
b	Do you have a business relation	onship with any of your officers, o ctor, or trustee? If "Yes," identify t	lirectors, or trustees other than through he individuals and describe the busine	•	No			
С		tractors listed on lines 1b or 1c th	nest compensated employees or highe rough family or business relationships?		] <b>No</b>			
3a	-	ntractors listed on lines 1a, 1b, o	ompensated employees, and highe or 1c, attach a list showing their nam					
b	independent contractors listed whether tax exempt or taxable	on lines 1a, 1b, or 1c receive com , that are related to you through	d employees, and highest compensation pensation from any other organization <b>common control</b> ? If "Yes," identify the other organization, and describe the	ns, he	] No			
4	and highest compensated inde	pendent contractors listed on line	stees, highest compensated employee s 1a, 1b, and 1c, the following practic nption. Answer "Yes" to all the practic	es				
a b c	Do you or will you approve con	pensation arrangements in advan	nents follow a conflict of interest policy ce of paying compensation? roved compensation arrangements?	/?	No			

Form 102	23 (Rev. 12-2017)	Name: Big Sky Community Housing Trust	EIN:	84-339	1892	Page 4
Part	and Independ	n and Other Financial Arrangements With Your Office lent Contractors (Continued)	-	-	ees, Emp	oloyees,
	Do you or will you re compensation arrange	ecord in writing the decision made by each individual who ements?	decided or vo	oted on	Yes	🗌 No
e	Do you or will you app similarly situated tax compiled by independ	prove compensation arrangements based on information about or able or tax-exempt organizations for similar services, current or dent firms, or actual written offers from similarly situated organ , lines 1a, 1b, and 1c, for information on what to include as comp	compensation izations? Refe	surveys	✓ Yes	🗌 No
	Do you or will you rec source?	cord in writing both the information on which you relied to base	your decision	and its	Yes	🗌 No
	reasonable for your	" to any item on lines 4a through 4f, describe how you set or officers, directors, trustees, highest compensated emp ndent contractors listed in Part V, lines 1a, 1b, and 1c.				
	Appendix A to the inst	<b>conflict of interest policy</b> consistent with the sample conflic structions? If "Yes," provide a copy of the policy and explain as by resolution of your governing board. If "No," answer lines 5	n how the pol		✓ Yes	🗌 No
		I you follow to assure that persons who have a conflict of i setting their own compensation?	interest will no	ot have		
	influence over you reg Note: A conflict of i	I you follow to assure that persons who have a conflict of i garding business deals with themselves? interest policy is recommended though it is not required t ule C, Section I, line 14.				
	compensated independe bonuses or revenue-bas amounts are determined and how you determine	bensate any of your officers, directors, trustees, highest compensated ent contractors listed in lines 1a, 1b, or 1c through <b>non-fixed payment</b> ed payments? If "Yes," describe all non-fixed compensation arrangen d, who is eligible for such arrangements, whether you place a limitation or will determine that you pay no more than reasonable compensation V, lines 1a, 1b, and 1c, for information on what to include as compensation	ts, such as discr nents, including n on total compe on for services.	how the ensation,	☐ Yes	✓ No
	five highest compensa year, through non-fixed describe all non-fixed of is or will be eligible for and how you determine	mpensate any of your employees, other than your officers, direct ated employees who receive or will receive compensation of me ed payments, such as discretionary bonuses or revenue-based compensation arrangements, including how the amounts are or w such arrangements, whether you place or will place a limitation of the or will determine that you pay no more than reasonable comp to for Part V, lines 1a, 1b, and 1c, for information on what to inclu	ore than \$50,0 I payments? If ill be determine on total compen- pensation for s	000 per "Yes," ed, who nsation, ervices.	☐ Yes	✓ No
	compensated employees describe any such purch the terms are or will be r	chase any goods, services, or assets from any of your officers, dire es, or highest compensated independent contractors listed in lines 1 hase that you made or intend to make, from whom you make or will ma negotiated at <b>arm's length</b> , and explain how you determine or will de <b>alue</b> . Attach copies of any written contracts or other agreements relating	la, 1b, or 1c? I ke such purchas termine that you	f "Yes," ses, how i pay no	Yes	✓ No
	compensated employee describe any such sale terms are or will be neg	ell any goods, services, or assets to any of your officers, direct es, or highest compensated independent contractors listed in lines as that you made or intend to make, to whom you make or will mal gotiated at arm's length, and explain how you determine or will deter t value. Attach copies of any written contracts or other agreements of	1a, 1b, or 1c?   ke such sales,   rmine you are o	f "Yes," now the r will be	☐ Yes	✓ No
	trustees, highest com	ave any leases, contracts, loans, or other agreements with yo npensated employees, or highest compensated independent "Yes," provide the information requested in lines 8b through 8f.	contractors li		Yes	🗹 No
		or oral arrangements that you made or intend to make.				
		ou have or will have such arrangements. s are or will be negotiated at arm's length.				
		mine you pay no more than fair market value or you are paid at le	ast fair market	value.		
		signed leases, contracts, loans, or other agreements relating to				
	any of your officers,	ve any leases, contracts, loans, or other agreements with any directors, or trustees are also officers, directors, or truste actor, or trustee owns more than a 35% interest? If "Yes," pro through 9f.	es, or in whi	ch any	Ves	✓ No

Form 10	Name: Big Sky Community Housing Trust	EIN:	84-339	1892	Page 5
Par	Compensation and Other Financial Arrangements With Your Officers Employees, and Independent Contractors (Continued)	, Directo	rs, Trus	stees,	
b	Describe any written or oral arrangements you made or intend to make.				
c	Identify with whom you have or will have such arrangements.				
d	Explain how the terms are or will be negotiated at arm's length.	414			
е	Explain how you determine or will determine you pay no more than fair market value or at least fair market value.	that you a	ire paid		
f	Attach a copy of any signed leases, contracts, loans, or other agreements relating to suc	h arrange	ments.		
Part					
	Ilowing "Yes" or "No" questions relate to goods, services, and funds you provide to indivi ies. Your answers should pertain to <i>past, present,</i> and <i>planned</i> activities. See instructions		organiza	itions as p	part of your
1a	In carrying out your exempt purposes, do you provide goods, services, or funds to ind describe each program that provides goods, services, or funds to individuals.			Yes	🗌 No
b	In carrying out your exempt purposes, do you provide goods, services, or funds to "Yes," describe each program that provides goods, services, or funds to organizations.	organizati	ons? If	🗌 Yes	🗹 No
2	Do any of your programs limit the provision of goods, services, or funds to a specific ir of specific individuals? For example, answer "Yes," if goods, services, or funds are pr particular individual, your members, individuals who work for a particular employer, of particular school. If "Yes," explain the limitation and how recipients are selected for each	ovided on or graduat	ly for a es of a	✓ Yes	□ No
3	Do any individuals who receive goods, services, or funds through your programs business relationship with any officer, director, trustee, or with any of your higher employees or highest compensated independent contractors listed in Part V, lines 1 "Yes," explain how these related individuals are eligible for goods, services, or funds.	est compe	ensated	Yes	✓ No
Part					
The fo	llowing "Yes" or "No" questions relate to your history. See instructions.				
1	Are you a <b>successor</b> to another organization? Answer "Yes," if you have taken or v activities of another organization; you took over 25% or more of the fair market value of another organization; or you were established upon the conversion of an organization nonprofit status. If "Yes," complete Schedule G.	the net as	ssets of	✓ Yes	☐ No
2	Are you submitting this application more than 27 months after the end of the month in legally formed? If "Yes," complete Schedule E.	n which yo	ou were	Yes	🖌 No
Part	VIII Your Specific Activities				
The fo	llowing "Yes" or "No" questions relate to specific activities that you may conduct. Check pertain to past, present, and planned activities. See instructions.	the approp	oriate bo	x. Your ar	nswers
1	Do you support or oppose candidates in <b>political campaigns</b> in any way? If "Yes," expla-	ain.		Yes	✓ No
2a	Do you attempt to influence legislation? If "Yes," explain how you attempt to influence complete line 2b. If "No," go to line 3a.		on and		✓ No
b	Have you made or are you making an <b>election</b> to have your legislative activiti expenditures by filing Form 5768? If "Yes," attach a copy of the Form 5768 that wa attach a completed Form 5768 that you are filing with this application. If "No," descritter attempts to influence legislation are a substantial part of your activities. Include the spent on your attempts to influence legislation as compared to your total activities.	s already ibe wheth	filed or er your	Yes	✓ No
3a	Do you or will you operate bingo or <b>gaming</b> activities? If "Yes," describe who conducts revenue received or expected to be received and expenses paid or expected to be these activities. <b>Revenue and expenses</b> should be provided for the time periods specification.	paid in op	perating	Yes	✓ No
	Do you or will you enter into contracts or other agreements with individuals or organiz- bingo or gaming for you? If "Yes," describe any written or oral arrangements that you make, identify with whom you have or will have such arrangements, explain how the te negotiated at arm's length, and explain how you determine or will determine you pay market value or you will be paid at least fair market value. Attach copies or any written or agreements relating to such arrangements.	nade or in rms are or no more t contracts o	tend to will be han fair or other	Yes	⊮ No
с	List the states and local jurisdictions, including Indian Reservations, in which you condu gaming or bingo.	ct or will c	onduct		

Form 10	23 (Rev. 12-2017) Name: Big Sky Community Housing Trust EIN: 84-33	91892	Page <b>6</b>
Part	VIII Your Specific Activities (Continued)		
4a	Do you or will you undertake <b>fundraising</b> ? If "Yes," check all the fundraising programs you do or will conduct. See instructions.	Yes	🗌 No
	✓ mail solicitations       ✓ phone solicitations         ✓ email solicitations       ✓ accept donations on your website         ✓ personal solicitations       □ receive donations from another organization?         □ vehicle, boat, plane, or similar donations       □ government grant solicitations         ✓ foundation grant solicitations       ✓ Other	s website	
	Attach a description of each fundraising program.		
b	Do you or will you have written or oral contracts with any individuals or organizations to raise funds for you? If "Yes," describe these activities. Include all revenue and expenses from these activities and state who conducts them. Revenue and expenses should be provided for the time periods specified in Part IX, Financial Data. Also, attach a copy of any contracts or agreements.		✓ No
С	Do you or will you engage in fundraising activities for other organizations? If "Yes," describe these arrangements. Include a description of the organizations for which you raise funds and attach copies of all contracts or agreements.		🗹 No
d	List all states and local jurisdictions in which you conduct fundraising. For each state or local jurisdiction listed, specify whether you fundraise for your own organization, you fundraise for another organization, or another organization fundraises for you.		
e	Do you or will you maintain separate accounts for any contributor under which the contributor has the right to advise on the use or distribution of funds? Answer "Yes" if the donor may provide advice on the types of investments, distributions from the types of investments, or the distribution from the donor's contribution account. If "Yes," describe this program, including the type of advice that may be provided and submit copies of any written materials provided to donors.		⊮ No
5	Are you affiliated with a governmental unit? If "Yes," explain.	Yes	🖌 No
6a	Do you or will you engage in economic development? If "Yes," describe your program.	Yes	🖌 No
b	Describe in full who benefits from your economic development activities and how the activities promote exempt purposes.		
7a	Do or will persons other than your employees or volunteers <b>develop</b> your facilities? If "Yes," describe each facility, the role of the developer, and any business or family relationship(s) between the developer and your officers, directors, or trustees.		🗌 No
b	Do or will persons other than your employees or volunteers <b>manage</b> your activities or facilities? If "Yes," describe each activity and facility, the role of the manager, and any business or family relationship(s) between the manager and your officers, directors, or trustees.		🖌 No
С	If there is a business or family relationship between any manager or developer and your officers, directors, or trustees, identify the individuals, explain the relationship, describe how contracts are negotiated at arm's length so that you pay no more than fair market value, and submit a copy of any contracts or other agreements.		
8	Do you or will you enter into <b>joint ventures</b> , including partnerships or <b>limited liability companies</b> treated as partnerships, in which you share profits and losses with partners other than section 501(c)(3) organizations? If "Yes," describe the activities of these joint ventures in which you participate.		✓ No
9a	Are you applying for exemption as a childcare organization under section 501(k)? If "Yes," answer lines 9b through 9d. If "No," go to line 10.	Ves 🗌	🖌 No
b	Do you provide childcare so that parents or caretakers of children you care for can be <b>gainfully employed</b> (see instructions)? If "No," explain how you qualify as a childcare organization described in section 501(k).		🗌 No
С	Of the children for whom you provide childcare, are 85% or more of them cared for by you to enable their parents or caretakers to be gainfully employed (see instructions)? If "No," explain how you qualify as a childcare organization described in section 501(k).		🗌 No
d	Are your services available to the general public? If "No," describe the specific group of people for whom your activities are available. Also, see the instructions and explain how you qualify as a childcare organization described in section 501(k).		🗌 No
10	Do you or will you publish, own, or have rights in music, literature, tapes, artworks, choreography, scientific discoveries, or other <b>intellectual property</b> ? If "Yes," explain. Describe who owns or will own any copyrights, patents, or trademarks, whether fees are or will be charged, how the fees are determined, and how any items are or will be produced, distributed, and marketed.		✓ No

Form 10	023 (Rev. 12-2017)	Name: Big Sky Community Housing Trust	EIN:	84-3391892	Page 7
Part	VIII Your Specific	C Activities (Continued)			-
11	securities; intellectual licenses; royalties; aud describe each type of agreements with the d	accept contributions of: real property; conservation easemed property such as patents, trademarks, and copyrights; works tomobiles, boats, planes, or other vehicles; or collectibles of a contribution, any conditions imposed by the donor on the cor onor regarding the contribution.	s of music of any type? If ' ntribution, an	or art; 'Yes," d any	□ No
12a	Do you or will you ope "No," go to line 13a.	erate in a <b>foreign country</b> or <b>countries?</b> If "Yes," answer lines 1	2b through 1	12d. If 🗌 Yes	🗹 No
b		tries and regions within the countries in which you operate.			
С		ons in each country and region in which you operate.			
<u>d</u>		erations in each country and region further your exempt purposes			
13a	through 13g. If "No," g				🖌 No
b		ints, loans, or other distributions to organizations further your exe			_
c d e	Identify each recipient	ontracts with each of these organizations? If "Yes," attach a copy organization and any <b>relationship</b> between you and the recipien you keep with respect to the grants, loans, or other distributions y	t organizatior		∐ No
f	-	n process, including whether you do any of the following.			
		application form? If "Yes," attach a copy of the form.		Yes	No No
	responsibilities and purposes for which grant funds, requir	grant proposal? If "Yes," describe whether the grant propo d those of the grantee, obligates the grantee to use the grant in the grant was made, provides for periodic written reports con res a final written report and an accounting of how grant func- r authority to withhold and/or recover grant funds in case such fu	funds only for acerning the used as were used	or the use of I, and	L No
g		ures for oversight of distributions that assure you the resources a , including whether you require periodic and final reports on the u			
14a	Do you or will you ma lines 14b through 14f.	ake grants, loans, or other distributions to foreign organizations If "No," go to line 15.	? If "Yes," a	nswer 🗌 Yes	🖌 No
b		each foreign organization, the country and regions within a cour perates, and describe any relationship you have with each foreign			
С		nization listed in line 14b accept contributions earmarked for a slif "Yes," list all earmarked organizations or countries.	specific cour	ntry or 🗌 Yes	🗌 No
d		know that you have ultimate authority to use contributions ma as consistent with your exempt purposes? If "Yes," describe h itors.			🗌 No
e	inquiries, including wh	ake pre-grant inquiries about the recipient organization? If "Ye ether you inquire about the recipient's financial status, its tax-ex Code, its ability to accomplish the purpose for which the resou rmation.	empt status	under	🗌 No
f	organizations are used	use any additional procedures to ensure that your distrib d in furtherance of your exempt purposes? If "Yes," describe / your employees or compliance checks by impartial experts, t appropriately.	these procee	dures,	🗌 No

Form 10	023 (Rev. 12-2017) Name: Big Sky Community Housing Trust	EIN:	84-339	1892	Page <b>8</b>
Part	VIII Your Specific Activities (Continued)				
15	Do you have a close connection with any organizations? If "Yes," explain.			Yes	🖌 No
16	Are you applying for exemption as a <b>cooperative hospital service organization</b> under "Yes," explain.	section	501(e)? If	Yes	🖌 No
17	Are you applying for exemption as a <b>cooperative service organization of operative service organizations</b> under section 501(f)? If "Yes," explain.	ting edu	ucational	Yes	🖌 No
18	Are you applying for exemption as a charitable risk pool under section 501(n)? If "Yes,"	' explain.		Yes	🖌 No
19	Do you or will you operate a <b>school</b> ? If "Yes," complete Schedule B. Answer "Yes," what school as your main function or as a secondary activity.	ether you	u operate	Yes	🖌 No
20	Is your main function to provide hospital or medical care? If "Yes," complete Schedule	C.		Yes	🖌 No
21	Do you or will you provide <b>low-income housing</b> or housing for the <b>elderly</b> or <b>handid</b> complete Schedule F.	capped?	lf "Yes,"	Yes	🗌 No
22	Do you or will you provide scholarships, fellowships, educational loans, or other edu individuals, including grants for travel, study, or other similar purposes? If "Yes," complete		•	Yes	🖌 No

Note: Private foundations may use Schedule H to request advance approval of individual grant procedures.

Part IX Financial Data	Form 1023 (Rev.	12-2017) Name: Big Sky Community Housing Trust	EIN:	84-3391892	Page 9
	Part IX	Financial Data			

For purposes of this schedule, years in existence refer to completed tax years.

- 1. If in existence less than 5 years, complete the statement for each year in existence and provide projections of your likely revenues and expenses based on a reasonable and good faith estimate of your future finances for a total of:
  - a. Three years of financial information if you have not completed one tax year, or
  - b. Four years of financial information if you have completed one tax year. See instructions.
- 2. If in existence 5 or more years, complete the schedule for the most recent 5 tax years. You will need to provide a separate statement that includes information about the most recent 5 tax years because the data table in Part IX has not been updated to provide for a 5th year. See instructions.

			A. Stat					
		Type of revenue or expense	Currer	nt tax year	3 prior tax	years or 2 succeeding	g tax years	
			<b>(a)</b> From To	NA	(b) From Jan 2020 To Dec 2020	(c) From Jan 2021 To Dec 2021	(d) From Jan 2022 To Dec 2022	(e) Provide Total for (a) through (d)
	1	Gifts, grants, and contributions received (do not include unusual grants)			100,000	120,000	150,000	370,000
	2	Membership fees received			32,400	32,400	75,000	139,800
	3	Gross investment income			200,000			1,000,000
	4	Net unrelated business income			0			
	5	Taxes levied for your benefit			2,000,000	2,500,000	3,000,000	7,500,000
Revenues	6	Value of services or facilities furnished by a governmental unit without charge (not including the value of services generally furnished to the public without charge)			0	0	0	
	7	Any revenue not otherwise listed above or in lines 9–12 below (attach an itemized list)						
	8	Total of lines 1 through 7			2,332,400	2,952,400	3,725,000	9,009,800
	9	Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to your exempt purposes (attach itemized list)			0			
	10	Total of lines 8 and 9						
	11	Net gain or loss on sale of capital assets (attach schedule and see instructions)						
	12	Unusual grants						
	13	Total Revenue Add lines 10 through 12						
	14	Fundraising expenses			2000	3000	3000	
-	15	Contributions, gifts, grants, and similar amounts paid out (attach an itemized list)						
	16	Disbursements to or for the benefit of members (attach an itemized list)						
Expenses	17	Compensation of officers, directors, and trustees			80,000	85,000	90,000	
nec	18	Other salaries and wages			25,000	35,000	75,000	
EXF	19	Interest expense						
-	20	Occupancy (rent, utilities, etc.)			6,000	7,000	7,500	
	21	Depreciation and depletion						
	22	Professional fees			5,000	8,000	10,000	
	23	Any expense not otherwise classified, such as program services (attach itemized list)			2,116,400	2,614,400	3,339,500	
	24	Total Expenses Add lines 14 through 23			2,132,400	2,752,400		<b>1023</b> (Bey 12-2017)

	23 (Rev. 12-2017) Name: Big Sky Community Housing Trust	EIN:	84-33918	892	Page 10
Part					
	B. Balance Sheet (for your most recently completed tax year)			Year End	
	Assets			(Whole	e dollars)
1	Cash				
2	Accounts receivable, net				
3					
4	Bonds and notes receivable (attach an itemized list)				
5	Corporate stocks (attach an itemized list)				
6	Loans receivable (attach an itemized list)				
7	Other investments (attach an itemized list)				
8	Depreciable and depletable assets (attach an itemized list)				
9	Land				
10	Other assets (attach an itemized list)				
11	Total Assets (add lines 1 through 10)		11		
	Liabilities				
12					
13	Contributions, gifts, grants, etc. payable				
14	Mortgages and notes payable (attach an itemized list)				
15	Other liabilities (attach an itemized list)				
16	Total Liabilities (add lines 12 through 15)		16		
4-	Fund Balances or Net Assets				
17	Total fund balances or net assets				
18	Total Liabilities and Fund Balances or Net Assets (add lines 16 and 17)		18		
19	shown above? If "Yes," explain.	e period	L	Yes	🗌 No
Part					
wheth	avorable tax status than private foundation status. If you are a private foundation, Part X er you are a <b>private operating foundation</b> . See instructions.	-			
1a	Are you a private foundation? If "Yes," go to line 1b. If "No," go to line 5 and proceed a are unsure, see the instructions.	s instructe	a. If you [	_ Yes	🗹 No
b	As a private foundation, section 508(e) requires special provisions in your organi addition to those that apply to all organizations described in section 501(c)(3). Check that that your organizing document meets this requirement, whether by express provision operation of state law. Attach a statement that describes specifically where your org meets this requirement, such as a reference to a particular article or section in your org or by operation of state law. See the instructions, including Appendix B, for information provisions that need to be contained in your organizing document. Go to line 2.	the box to or by reli anizing do anizing do	confirm iance on ocument ocument		
2	Are you a private operating foundation? To be a private operating foundation you must the active conduct of charitable, religious, educational, and similar activities, as opp carrying out these activities by providing grants to individuals or other organizations. If If "No," go to the signature section of Part XI.	osed to i	ndirectly	Yes	🗌 No
3	Have you existed for one or more years? If "Yes," attach financial information show private operating foundation; go to the signature section of Part XI. If "No," continue to	• •	ou are a [	Yes	🗌 No
4	Have you attached either (1) an affidavit or opinion of counsel, (including a written a from a certified public accountant or accounting firm with expertise regarding this tax sets forth facts concerning your operations and support to demonstrate that you are I requirements to be classified as a private operating foundation; or (2) a statement proposed operations as a private operating foundation?	k law mat ikely to sa	ter), that atisfy the	] Yes	□ No
5	If you answered "No" to line 1a, indicate the type of public charity status you are required below. You may check only one box.	uesting by	checking o	one of th	ne choices
a b c d	The organization is not a private foundation because it is: 509(a)(1) and $170(b)(1)(A)(i) - a$ church or a convention or association of churches. Comp 509(a)(1) and $170(b)(1)(A)(ii) - a$ <b>school</b> . Complete and attach Schedule B. 509(a)(1) and $170(b)(1)(A)(iii) - a$ <b>hospital</b> , a cooperative hospital service organization organization operated in conjunction with a hospital. Complete and attach Schedule C. 509(a)(3)-an organization supporting either one or more organizations described in line	ion, or a	medical r	esearch	
	publicly supported section 501(c)(4), (5), or (6) organization. Complete and attach Sched				

Form 10	023 (Rev. 12-2017)	Name: Big Sky Community Housing Trust	EIN:	84-3391892	Page <b>11</b>		
Part	X Public Charity	ty Status (Continued)					
e f		zation organized and operated exclusively for testing for pul (1)(A)(iv) – an organization operated for the benefit of a co nmental unit.	•	y that is owned or			
g		)(1)(A)(ix) – an agricultural research organization directly ral research in conjunction with a college or university.	engaged in the	continuous active			
h		(1)(A)(vi) – an organization that receives a substantial part publicly supported organizations, from a governmental uni			~		
i	investment income	nization that normally receives not more than one-third and receives more than one-third of its financial suppripts from activities related to its exempt functions (subject to	ort from contribu	tions, membership			
j	A publicly supported correct status.	d organization, but unsure if it is described in 5h or 5i. Ye	ou would like the	IRS to decide the			
6	your public support s	n, i, or j in question 5 above, and you have been in existenc status. Answer line 6a if you checked box h in line 5 above. hecked box j in line 5 above, answer both lines 6a and 6b.	,				
а	<ul> <li>(i) Enter 2% of line 8, column (e) on Part IX-A Statement of Revenues and Expenses</li> <li>(ii) Attach a list showing the name and amount contributed by each person, company, or organization whose gifts totaled more than the 2% amount. If the answer is "None," state this.</li> </ul>						
b		nounts are included on lines 1, 2, and 9 of Part IX-A Statem e name and amount received from each <b>disqualified perso</b>			'n		
	showing the nam	mounts were included on line 9 of Part IX-A Statement of ne of and amount received from each payer, other than a the larger of (1) 1% of Line 10, Part IX-A Statement of Rev one," state this.	disqualified pers	on, whose payment	S		
7	Revenues and Exper	ny unusual grants during any of the years shown on enses? If "Yes," attach a list including the name of the a brief description of the grant, and explain why it is unusu	contributor, the o		✓ No		

#### Part XI User Fee Information and Signature

You must include the correct user fee payment with this application. If you do not submit the correct user fee, we will not process the application and we will return it to you. Your check or money order must be made payable to the United States Treasury. User fees are subject to change. Check our website at *www.irs.gov* and type "Exempt Organizations User Fee" in the search box, or call Customer Account Services at 1-877-829-5500 for current information.

#### Enter the amount of the user fee paid:

I declare under the penalties of perjury that I am authorized to sign this application on behalf of the above organization and that I have examined this application, including the accompanying schedules and attachments, and to the best of my knowledge it is true, correct, and complete.

Please	Launce L Seyfing	Laura L Seyfang		
Sign	(Signature of Officer, Director Trustee, or other	(Type or print name of signer)	(Date)	
Here	authorized official)	Executive Dires=ctor, BSCHT		
		(Type or print title or authority of signer)		

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Form 10	23 (Rev. 12-2017) Name: Big Sky Community Housing Trust EIN: 84-339	1892	Page <b>13</b>
	Schedule A. Churches		
1a	Do you have a written creed, statement of faith, or summary of beliefs? If "Yes," attach copies of relevant documents.	Yes	□ No
b	Do you have a form of worship? If "Yes," describe your form of worship.	Yes	🗌 No
2a	Do you have a formal code of doctrine and discipline? If "Yes," describe your code of doctrine and discipline.	Yes	🗌 No
b	Do you have a distinct religious history? If "Yes," describe your religious history.	Yes	🗌 No
С	Do you have a literature of your own? If "Yes," describe your literature.	Yes	🗌 No
3	Describe the organization's religious hierarchy or ecclesiastical government.		
4a	Do you have regularly scheduled religious services? If "Yes," describe the nature of the services and provide representative copies of relevant literature such as church bulletins.	Yes	🗌 No
b	What is the average attendance at your regularly scheduled religious services?		
5a	Do you have an established place of worship? If "Yes," refer to the instructions for the information required.	Yes	🗌 No
b	Do you own the property where you have an established place of worship?	🗌 Yes	🗌 No
6	Do you have an established congregation or other regular membership group? If "No," refer to the instructions.		🗌 No
7	How many members do you have?		
8a	Do you have a process by which an individual becomes a member? If "Yes," describe the process and complete lines 8b–8d, below.	☐ Yes	🗌 No
b	If you have members, do your members have voting rights, rights to participate in religious functions, or other rights? If "Yes," describe the rights your members have.	🗌 Yes	🗌 No
С	May your members be associated with another denomination or church?	🗌 Yes	🗌 No
d	Are all of your members part of the same <b>family</b> ?	🗌 Yes	🗌 No
9	Do you conduct baptisms, weddings, funerals, etc.?	🗌 Yes	🗌 No
10	Do you have a school for the religious instruction of the young?	🗌 Yes	🗌 No
11a	Do you have a minister or religious leader? If "Yes," describe this person's role and explain whether the		
	minister or religious leader was ordained, commissioned, or licensed after a prescribed course of study.		
b	Do you have schools for the preparation of your ordained ministers or religious leaders?	Yes	🗌 No
12	Is your minister or religious leader also one of your officers, directors, or trustees?	🗌 Yes	🗌 No
13	Do you ordain, commission, or license ministers or religious leaders? If "Yes," describe the requirements for ordination, commission, or licensure.	☐ Yes	No
14	Are you part of a group of churches with similar beliefs and structures? If "Yes," explain. Include the name of the group of churches.	Yes	🗌 No
15	Do you issue church charters? If "Yes," describe the requirements for issuing a charter.	Yes	🗌 No
16	Did you pay a fee for a church charter? If "Yes," attach a copy of the charter.	🗌 Yes	🗌 No
17	Do you have other information you believe should be considered regarding your status as a church? If "Yes," explain.	Yes	🗌 No

Form 10	23 (Rev. 12-2017) Name: Big Sky Community Housing Trust		4-3391892	Page <b>14</b>
	Schedule B. Schools, Colleges, and Universities			
	If you operate a school as an activity, complete Schedule	В		
Sect 1a	<b>Operational Information</b> Do you normally have a regularly scheduled curriculum, a regular faculty of qualified tea enrolled student body, and facilities where your educational activities are regularly carrie not complete the remainder of Schedule B.			🗌 No
b	Is the primary function of your school the presentation of formal instruction? If "Yes school in terms of whether it is an elementary, secondary, college, technical, or other "No," do not complete the remainder of Schedule B.			🗌 No
2a	Are you a public school because you are operated by a state or subdivision of a state? how you are operated by a state or subdivision of a state. Do not complete the remainder			🗌 No
b	Are you a public school because you are operated wholly or predominantly from gove property? If "Yes," explain how you are operated wholly or predominantly from gove property. Submit a copy of your funding agreement regarding government funding. Do remainder of Schedule B.	ernment fund	s or	🗌 No
3	In what public school district, county, and state are you located?			
4	Were you formed or substantially expanded at the time of public school desegregat school district or county?		_	🗌 No
5	Has a state or federal administrative agency or judicial body ever determined that discriminatory? If "Yes," explain.	you are rac	ially 🗌 Yes	🗌 No
6	Has your right to receive financial aid or assistance from a governmental agency ever suspended? If "Yes," explain.	been revoke	d or 🗌 Yes	🗌 No
7	Do you or will you contract with another organization to develop, build, market, or finan- If "Yes," explain how that entity is selected, explain how the terms of any contracts or of are negotiated at arm's length, and explain how you determine that you will pay no more value for services.	other agreem e than fair ma	ents	□ No
	Note: Make sure your answer is consistent with the information provided in Part VIII, line			
8	Do you or will you manage your activities or facilities through your own employees or vol attach a statement describing the activities that will be managed by others, the names organizations that manage or will manage your activities or facilities, and how these n will be selected. Also, submit copies of any contracts, proposed contracts, or or regarding the provision of management services for your activities or facilities. Explain any contracts or other agreements were or will be negotiated, and explain how you d pay no more than fair market value for services.	of the person nanagers wer ther agreem how the term	s or e or ents s of	□ No
	<b>Note:</b> Answer "Yes" if you manage or intend to manage your programs through your or by using volunteers. Answer "No" if you engage or intend to engage a separate independent contractor. Make sure your answer is consistent with the information provide Tb.	organization	n or	
Sect				
	Information required by <b>Revenue Procedure 75-50.</b>			
1	Have you adopted a racially nondiscriminatory policy as to students in your organ bylaws, or by resolution of your governing body? If "Yes," state where the policy can be a copy of the policy. If "No," you must adopt a nondiscriminatory policy as to students this application. See Pub. 557.	e found or su	pply	🗌 No
2	Do your brochures, application forms, advertisements, and catalogues dealing with stup programs, and scholarships contain a statement of your racially nondiscriminatory policy		ons, 🗌 Yes	🗌 No
	If "Yes," attach a representative sample of each document. If "No," by checking the box to the right you agree that all future printed materials, i content, will contain the required nondiscriminatory policy statement.	ncluding web	osite 🕨	
3	Have you published a notice of your nondiscriminatory policy in a newspaper of gener serves all racial segments of the community? See the instructions for specific requirexplain.			🗌 No
4	Does or will the organization (or any department or division within it) discriminate in any of race with respect to admissions; use of facilities or exercise of student privi administrative staff; or scholarship or loan programs? If "Yes," for any of the above, expl	leges; faculty		🗌 No
			Form 1023 (	D 10 0017)

Form 1023 (Rev. 12-2017)		Name: Big	g Sky Community Housing Tru	st	EIN:	84-3391892	Page <b>15</b>
Schedule B. Schools, Colleges, and Universities (Continued)							
5	Complete the table	below to sh	ow the racial composition for	or the current acac	lemic year and pro	jected for the nex	t academic
	year, of: (a) the stuc	lent body, (k	o) the faculty, and (c) the adr	ministrative staff. F	Provide actual num	bers rather than p	percentages

for each racial category.

If you are not operational, submit an estimate based on the best information available (such as the racial composition of the community served).

Racial Category	(a) Student Body		(b) Faculty		(c) Administrative Staff		
	Current Year	Next Year	Current Year	Next Year	Current Year	Next Year	
Total							

6 In the table below, provide the number and amount of loans and scholarships awarded to students enrolled by racial categories.

Racial Category	Number of Loans		Amount of Loans		Number of Scholarships		Amount of Scholarships	
	Current Year	Next Year	Current Year	Next Year	Current Year	Next Year	Current Year	Next Year
Total								

**7a** Attach a list of your incorporators, founders, board members, and donors of land or buildings, whether individuals or organizations.

b	Do any of these individuals or organizations have an objective to maintain segregated public or private	Yes	🗌 No
	school education? If "Yes," explain.		

8	Will you maintain records according to the nondiscrimination provisions contained in Revenue Procedure	Yes	🗌 No
	75-50? If "No," explain. See instructions.		

Form 10	023 (Rev. 12-2017) Name: Big Sky Community Housing Trust	EIN:	84-3391892	Page 16
	Schedule C. Hospitals and Medical Research Orga			
	k the box if you are a <b>hospital</b> . See the instructions for a definition of the term "hospital ization whose principal purpose or function is providing <b>hospital</b> or <b>medical care</b> . Cor			
a defir functio	k the box if you are a <b>medical research organization</b> operated in conjunction with a h nition of the term "medical research organization," which refers to an organization who on is medical research and which is directly engaged in the continuous active conduct nction with a hospital. Complete Section II.	se principal p	ourpose or	
Sect	tion I Hospitals			
	Are all the doctors in the community eligible for staff privileges? If "No," give the explain how the medical staff is selected.			🗌 No
	Do you or will you provide medical services to all individuals in your communi themselves or have private health insurance? If "No," explain.	-		🗌 No
	Do you or will you provide medical services to all individuals in your communit Medicare? If "No," explain.			🗌 No
	Do you or will you provide medical services to all individuals in your communit Medicaid? If "No," explain.			🗌 No
3a	Do you or will you require persons covered by Medicare or Medicaid to pay a dep services? If "Yes," explain.		eceiving 🗌 Yes	🗌 No
b			Yes	🗌 No
4a	Do you or will you maintain a full-time emergency room? If "No," explain why you do full-time emergency room. Also, describe any emergency services that you provide.			🗌 No
b	"Yes," provide a copy of the policy.			🗌 No
С	Do you have any arrangements with police, fire, and voluntary ambulance service admission of emergency cases? If "Yes," describe the arrangements, including whe or oral agreements. If written, submit copies of all such agreements.			🗌 No
5a	Do you provide for a portion of your services and facilities to be used for charit answer 5b through 5e.	y patients? If	f "Yes," 🗌 <b>Yes</b>	🗌 No
b	Explain your policy regarding charity cases, including how you distinguish between debts. Submit a copy of your written policy.	charity care a	and bad	
С	Provide data on your past experience in admitting charity patients, including amo treating charity care patients and types of services you provide to charity care patient		end for	
d	Describe any arrangements you have with federal, state, or local governments or g for paying for the cost of treating charity care patients. Submit copies of any written a		gencies	
е	Do you provide services on a sliding fee schedule depending on financial ability to p your sliding fee schedule.	bay? If "Yes,"	submit 🗌 Yes	🗌 No
6a	Do you or will you carry on a formal program of medical training or medical researc such programs, including the type of programs offered, the scope of such programs other hospitals or medical care providers with which you carry on the medical programs.	, and affiliatio	ons with	🗌 No
b	Do you or will you carry on a formal program of community education? If "Yes," design including the type of programs offered, the scope of such programs, and affiliation we medical care providers with which you offer community education programs.			🗌 No
7	Do you or will you provide office space to physicians carrying on their own medica describe the criteria for who may use the space, explain the means used to determ at least fair market value, and submit representative lease agreements.			🗌 No
8	Is your board of directors comprised of a majority of individuals who are representat you serve? Include a list of each board member's name and business, finan relationship with the hospital. Also, identify each board member who is representation and describe how that individual is a community representative.	cial, or profe	essional	🗌 No
9	Do you participate in any joint ventures? If "Yes," state your ownership percentage list your investment in each joint venture, describe the tax status of other partic venture (including whether they are section 501(c)(3) organizations), describe the a venture, describe how you exercise control over the activities of each joint ventur each joint venture furthers your exempt purposes. Also, submit copies of all agreeme <b>Note:</b> Make sure your answer is consistent with the information provided in Part VIII,	cipants in eactivities of eactivities of eactivities of eactive, and descriphents.	ch joint Ich joint	□ No

Form 10	023 (Rev. 12-2017) Name: B	ig Sky Community Housing Trust	EIN:	84-3391	892	Page 17
	Schedule C	C. Hospitals and Medical Research Organizat	ions (Continu	ed)		
Sect	tion I Hospitals (Continue	ed)	-			
10	attach a statement describing to organizations that manage or will be selected. Also, submir regarding the provision of man	ir activities or facilities through your own employees the activities that will be managed by others, the na will manage your activities or facilities, and how the it copies of any contracts, proposed contracts, nagement services for your activities or facilities. Exp nents were or will be negotiated, and explain how y alue for services.	mes of the perses ase managers vo or other agree tolain how the te	sons or vere or ements erms of	☐ Yes	□ No
	or by using volunteers. Answe	manage or intend to manage your programs through er "No" if you engage or intend to engage a sep sure your answer is consistent with the information	oarate organiza	tion or		
11		ruitment incentives to physicians? If "Yes," desc f all written recruitment incentive policies.	ribe your recru	uitment	Yes	🗌 No
12		ipment, assets, or office space from physicians whou? If "Yes," explain how you establish a fair market			Yes	🗌 No
13	physicians or other persons w	practices, ambulatory surgery centers, or other with whom you have a business relationship, aside purchase and sales contract and describe how you aisals.	from the purch	ase? If	☐ Yes	□ No
14	conflict of interest policy in Ap explain how the policy has been	of interest policy consistent with the sample he ppendix A of the instructions? If "Yes," submit a c en adopted, such as by resolution of your governing s of interest in your business dealings.	opy of the poli	cy and	☐ Yes	□ No
Sect	tion II Medical Research (	Organizations				
1		h you have a relationship and describe the relationation hospital that demonstrate continuing relationships				
2		your present and proposed activities for the direct of the activities, and the amount of money that has b				
3	Attach a schedule of assets s devoted to medical research.	showing their fair market value and the portion o	f your assets	-		
				Form	1023	(Rev. 12-2017)

Form 10	23 (Rev. 12-2017) Name: Big Sky Community			IN: <b>84-33</b> 9	91892	Page 18
			pporting Organization	S		
Sec	Identifying Information About the					
1	State the names, addresses, and EINs of the sup	ported organizat		needed, attach		
	Name		Address		EI	N
2	Are all supported organizations listed in line 1 pu	ublic charities un	der section 509(a)(1) or (2	!)? If "Yes," go	Ves	□ No
	to Section II. If "No," go to line 3.			,		
3	Do the supported organizations have tax-exempt	status under sec	tion 501(c)(4), 501(c)(5), c	r 501(c)(6)?	Yes	🗌 No
	If "Yes," for each 501(c)(4), (5), or (6) organization		-	information.		
	Part IX-A. Statement of Revenues and Expense	s, lines 1–13, and	1			
	• Part X, lines 6b(i), 6b(ii), and 7.					
	If "No," attach a statement describing how ea	ich organization	you support is a public	charity under		
Coot	section 509(a)(1) or (2).	ninotion(o) T	waa Taata			
Sect				taata		
TO De	classified as a supporting organization, an organiz Test 1: "Operated, supervised, or controlled by" of					
	Test 2: "Supervised or controlled in connection w					
	Test 3: "Operated in connection with" one or more					
1	Information to establish the "operated, supervise					
-	Is a majority of your governing board or officers e			anization(s)?	☐ Yes	🗌 No
	If "Yes," describe the process by which your gov	verning board is a	appointed and elected; go	to Section III.		
	If "No," continue to line 2.					
2	Information to establish the "supervised or control	olled in connectio	n with" relationship (Test	2)		
	Does a majority of your governing board consist				Yes	🗌 No
	the supported organization(s)? If "Yes," describe		hich your governing boar	d is appointed		
	and elected; go to Section III. If "No," go to line 3					
3	Information to establish the "operated in connect		· · ·		_	_
	Are you a trust from which the named supported					🗌 No
	under state law? If "Yes," explain whether you a			-		
	rights and provide a copy of the written commun go to line 4a.	lication document	ting this, go to Section II,	line 5. li 10,		
	Information to establish the alternative "operated	in connection wi	th" responsiveness test (7			
4	Do the officers, directors, trustees, or members			-		🗌 No
а	more of your officers, directors, or trustees? If "					
	below. If "No," go to line 4b.			go to into ra,		
b	Do one or more members of the governing bo	dy of the suppo	rted organization(s) also	serve as your	☐ Yes	🗌 No
~	officers, directors, or trustees or hold other imp					
	provide documentation; go to line 4d, below. If "N					
с	Do your officers, directors, or trustees maintair	n a close and co	ntinuous working relation	nship with the	Yes	🗌 No
	officers, directors, or trustees of the suppo					
	documentation.					
d	Do the supported organization(s) have a signification	ant voice in your	investment policies, in th	ne making and	Yes	🗌 No
	timing of grants, and in otherwise directing the	e use of your in	come or assets? If "Yes	," explain and		
	provide documentation.					
е	Describe and provide copies of written comm		nenting how you made	the supported		
	organization(s) aware of your supporting activities					
5	Information to establish the "operated in connect				_	_
	Do you conduct activities that would otherwise b		the supported organization	on(s)? If "Yes,"	∐ Yes	🗌 No
	explain and go to Section III. If "No," continue to	iiile ba.			1000	
				For	m 1023 (	Rev. 12-2017)

Form 10	023 (Rev. 12-2017) Name: Big Sky Communit		EIN:	84-3391892	Page 19
		09(a)(3) Supporting Orga			
	tion II Relationship with Supported Org		1 1		
6 a	Information to establish the alternative "operate Do you distribute at least 85% of your annual to line 6b. See instructions.	•	,	s," go 🗌 <b>Yes</b>	🗌 No
	If "No," state the percentage of your income explain how you ensure that the supported orga			Also	
	How much do you contribute annually to each s What is the total annual revenue of each supp- list.			ach a	
d	Do you or the supported organization(s) <b>earn</b> activity? If "Yes," explain.	mark your funds for suppo	ort of a particular progra	am or 🗌 <b>Yes</b>	🗌 No
7a	Does your organizing document specify the su and paragraph number and go to Section III. If		ame? If "Yes," state the a	article 🗌 Yes	🗌 No
b	Attach a statement describing whether there h you and the supported organization(s).	has been an historic and co	ontinuing relationship bet	ween	
Secti	tion III Organizational Test				
1a	If you met relationship Test 1 or Test 2 in supported organization(s) by name, or by nami your organizing document complies with this does not comply with this requirement, answer	ng a similar purpose or cha requirement, answer "Yes."	ritable class of beneficiar If your organizing docu	ies. If	🗌 No
b	If you met relationship Test 3 in Section II, supported organization(s) by name. If your org "Yes," and go to Section IV. If your organizing "No," and see the instructions.	anizing document complies	with this requirement, a	nswer	🗌 No
Secti	tion IV Disqualified Person Test				
define	do not qualify as a supporting organization if you a ed in section 4946) other than <b>foundation manag</b> Iso disqualified persons for another reason are dis	<b>jers</b> or one or more organiza	tions that you support. F		
1a	Do any persons who are disqualified persons disqualified persons only because they are managers? If "Yes," (1) describe the proce foundation managers, (2) provide the names of they appoint, and (3) explain how control is very persons other than disqualified persons.	foundation managers), ap ss by which disqualified p f these disqualified persons	point any of your found persons appoint any of and the foundation man	lation your agers	No
Ь	Do any persons who have a family or business you, (except individuals who are disqualified appoint any of your foundation managers? If " family or business relationship with disqualified (2) provide the names of these disqualified per- with disqualified persons, and the foundation r over your operations (including assets and activ	persons only because the Yes," (1) describe the proce fied persons appoint any o sons, the individuals with a nanagers appointed, and (3)	ey are foundation mana ss by which individuals v f your foundation mana family or business relation explain how control is v	gers), with a gers, nship	□ No
С	Do any persons who are disqualified person because they are foundation managers), have assets or activities? If "Yes," (1) provide the influence is exerted over your operations (inclu vested over your operations (including asse persons.	any influence regarding yo names of these disqualif uding assets and activities),	our operations, including ied persons, (2) explain and (3) explain how con	your how trol is	🗌 No

Form 10		891892	Page <b>20</b>
	Schedule E. Organizations Not Filing Form 1023 Within 27 Months of Formatio	n	
	dule E is intended to determine whether you are eligible for tax exemption under section 501(c)(3) from the eation or from your date of incorporation or formation, whichever is earlier.	oostmark d	ate of your
1	Are you a church, association of churches, or integrated auxiliary of a church? If "Yes," complete Schedule A and stop here. Do not complete the remainder of Schedule E.	e 🗌 Yes	🗌 No
2a	Are you a public charity with annual <b>gross receipts</b> that are normally \$5,000 or less? If "Yes," stop here Answer "No" if you are a private foundation, regardless of your gross receipts.	Yes	🗌 No
b	If your gross receipts were normally more than \$5,000, are you filing this application within 90 days from the end of the tax year in which your gross receipts were normally more than \$5,000? If "Yes," stop here.	Yes	🗌 No
3a	Were you included as a subordinate in a group exemption application or letter? If "No," go to line 4.	Yes	🗌 No
b	If you were included as a subordinate in a group exemption letter, are you filing this application within 27 months from the date you were notified by the organization holding the group exemption letter or the Internal Revenue Service that you cease to be covered by the group exemption letter? If "Yes," stop here	)	🗌 No
С	If you were included as a subordinate in a timely filed group exemption request that was denied, are you filing this application within 27 months from the postmark date of the Internal Revenue Service fina adverse ruling letter? If "Yes," stop here.		🗌 No
4	Were you created on or before October 9, 1969? If "Yes," stop here. Do not complete the remainder o this schedule.	Yes	🗌 No
5	If you answered "No" to lines 1 through 4, we cannot recognize you as tax exempt from your date o formation unless you qualify for an extension of time to apply for exemption. Do you wish to request ar extension of time to apply to be recognized as exempt from the date you were formed? If "Yes," attach a statement explaining why you did not file this application within the 27-month period. Do not answer lines 6 or 7. If "No," go to line 6a.	 L	□ No
6a	If you answered "No" to line 5, you can only be exempt under section 501(c)(3) from the postmark date o this application. Therefore, do you want us to treat this application as a request for tax exemption from the postmark date?		□ No
b	<b>Note:</b> Be sure your ruling eligibility agrees with your answer to Part X, line 6. Do you anticipate significant changes in your sources of support in the future? If "Yes," complete line 7 below.	Yes	🗌 No

EIN:

#### Schedule E. Organizations Not Filing Form 1023 Within 27 Months of Formation (Continued)

Complete this item only if you answered "Yes" to line 6b. Include projected revenue for the first two full years following the 7 current tax year.

	Type of Revenue	Projected revenue for 2 years following current tax year				
		(a) From	(b) From			
		То	То	<b>(c)</b> Total		
1	Gifts, grants, and contributions received (do not include unusual grants)					
2	Membership fees received					
3	Gross investment income					
4	Net unrelated business income					
5	Taxes levied for your benefit					
6	Value of services or facilities furnished by a governmental unit without charge (not including the value of services generally furnished to the public without charge)					
7	Any revenue not otherwise listed above or in lines 9–12 below (attach an itemized list)					
8	Total of lines 1 through 7					
9	Gross receipts from admissions, merchandise sold, or services performed, or furnishing of facilities in any activity that is related to your exempt purposes (attach itemized list)					
10	Total of lines 8 and 9					
11	Net gain or loss on sale of capital assets (attach an itemized list)					
12	Unusual grants					
13	Total revenue. Add lines 10 through 12					

Form 10	023 (Rev. 12-2017)	Name: Big Sky Community Housing Trust	EIN:	01000	91892	Page <b>22</b>
		ule F. Homes for the Elderly or Handicapped	and Low-Incom	e Housing		
Sect	tion I General In	ormation About Your Housing				
1	Describe the type of I	nousing you provide.				
2	Provide copies of any	application forms you use for admission.				
3	Explain how the publ	c is made aware of your facility.				
4a	Provide a description	of each facility.				
b		ber of residents each facility can accommodate?				
С		number of residents in each facility?				
d	Describe each facility	in terms of whether residents rent or purchase housin	ig from you.			
5	Attach a sample copy	of your residency or homeownership contract or agree	eement.			
6	list your investment venture (including wh venture, describe ho	any joint ventures? If "Yes," state your ownership pe in each joint venture, describe the tax status of ot ether they are section $501(c)(3)$ organizations), descr w you exercise control over the activities of each joi hers your exempt purposes. Also, submit copies of al	ther participants in ribe the activities of int venture, and de	n each joint of each joint escribe how	☐ Yes	□ No
	Note: Make sure you	answer is consistent with the information provided in	Part VIII, line 8.			
7	If "Yes," explain how	ntract with another organization to develop, build, ma that entity is selected, explain how the terms of any lain how you determine you will pay no more than fair	y contract(s) are n	egotiated at	Yes	🗌 No
	Note: Make sure you	answer is consistent with the information provided in	Part VIII, line 7a.			
8	attach a statement d organizations that may will be selected. All regarding the provision any contracts or other	anage your activities or facilities through your own em escribing the activities that will be managed by others anage or will manage your activities or facilities, and so, submit copies of any contracts, proposed cor- on of management services for your activities or facili- er agreements were or will be negotiated, and explai- market value for services.	s, the names of the how these managentracts, or other ities. Explain how t	e persons or lers were or agreements the terms of	Yes	□ No
	or by using voluntee	f you do manage or intend to manage your programs rs. Answer "No" if you engage or intend to engage or. Make sure your answer is consistent with the inf	ge a separate org	anization or		
9	Do you participate in	any government housing programs? If "Yes," describe	these programs.		Yes	🗌 No
10a		ty? If "No," describe any enforceable rights you poss 0c. If "Yes," answer line 10b.	sess to purchase t	he facility in	🗌 Yes	🗌 No
b		e the facility? For example, did you develop it your transfer agreements, or other documents connected				
с	Do you lease the fac and provide copies o	lity or the land on which it is located? If "Yes," desc all leases.	ribe the parties to	the lease(s)	☐ Yes	🗌 No
				For	m <b>1023</b> (	Rev. 12-2017)

orm 10		-3391892	Page 23
	Schedule F. Homes for the Elderly or Handicapped and Low-Income Housing (Co	ntinued)	
	on II Homes for the Elderly or Handicapped		
1a	Do you provide housing for the elderly? If "Yes," describe who qualifies for your housing in terms of ag infirmity, or other criteria and explain how you select persons for your housing.	ge, 🗌 Yes	🗌 No
b	Do you provide housing for the handicapped? If "Yes," describe who qualifies for your housing in terr of disability, income levels, or other criteria and explain how you select persons for your housing.	ms 🗌 Yes	🗌 No
2a	Do you charge an entrance or founder's fee? If "Yes," describe what this charge covers, whether it is one-time fee, how the fee is determined, whether it is payable in a lump sum or on an installment bas whether it is refundable, and the circumstances, if any, under which it may be waived.		🗌 No
b	Do you charge periodic fees or maintenance charges? If "Yes," describe what these charges cover a how they are determined.	nd 🗌 Yes	🗌 No
С	Is your housing affordable to a significant segment of the elderly or handicapped persons in t community? Identify your <b>community</b> . Also, if "Yes," explain how you determine your housing affordable.		🗌 No
3a	Do you have an established policy concerning residents who become unable to pay their regu charges? If "Yes," describe your established policy.	lar 🗌 <b>Yes</b>	🗌 No
b	Do you have any arrangements with government welfare agencies or others to absorb all or part of t cost of maintaining residents who become unable to pay their regular charges? If "Yes," describe the arrangements.		🗌 No
4	Do you have arrangements for the healthcare needs of your residents? If "Yes," describe the arrangements.	se 🗌 Yes	🗌 No
5	Are your facilities designed to meet the physical, emotional, recreational, social, religious, and/or oth similar needs of the elderly or handicapped? If "Yes," describe these design features.	ner 🗌 Yes	🗌 No
ecti	on III Low-Income Housing		
1	Do you provide low-income housing? If "Yes," describe who qualifies for your housing in terms income levels or other criteria, and describe how you select persons for your housing.	of 🗌 Yes	🗌 No
2	In addition to rent or mortgage payments, do residents pay periodic fees or maintenance charges? "Yes," describe what these charges cover and how they are determined.	If 🗌 Yes	🗌 No
3a	Is your housing affordable to low income residents? If "Yes," describe how your housing is ma affordable to low-income residents.	de 🗌 Yes	🗌 No
	<b>Note:</b> Revenue Procedure 96-32, 1996-1 C.B. 717, provides guidelines for providing low-income housi that will be treated as charitable. (At least 75% of the units are occupied by low-income tenants or 40 are occupied by tenants earning not more than 120% of the very low-income levels for the area.)		
b	Do you impose any restrictions to make sure that your housing remains affordable to low-incor residents? If "Yes," describe these restrictions.	ne 🗌 Yes	🗌 No
4	Do you provide social services to residents? If "Yes," describe these services.	☐ Yes	🗌 No

Form 10	23 (Rev. 12-2017) Name: Big Sky Comm	nunity Housing Trust	EIN:	84-3391892	Page 24					
		G. Successors to Other Organization			·					
	Are you a successor to a for-profit predecessor organization that resulted in a	your creation and complete line 1b.		_	🗌 No					
b	Explain why you took over the activities or to nonprofit status.	assets of a for-profit organization or conv	erted from for-	-profit						
2a	Are you a successor to an organization other than a for-profit organization? Answer "Yes" if you have taken or will take over the activities of another organization; or you have taken or will take over 25% or more of the fair market value of the net assets of another organization. If "Yes," explain the relationship with the other organization that resulted in your creation.									
	Provide the tax status of the predecessor organization. Did you or did an organization to which you are a successor previously apply for tax exemption under <b>Yes No</b> section 501(c)(3) or any other section of the Code? If "Yes," explain how the application was resolved.									
	re-establish tax exemption.	nclude a description of the corrections you		cessor 🗌 <b>Yes</b>	🗌 No					
	Explain why you took over the activities or									
3	Provide the name, last address, and EIN of		its activities.	EIN:						
	Name: Address:			EIN:						
4	List the owners, partners, principal stockho Attach a separate sheet if additional space		ers of the prec	decessor organiza	ation.					
	Name	Address		Share/Interest (If a	a for-profit)					
				_						
				-						
				-						
				-						
				_						
5	Do or will any of the persons listed in line the relationship in detail and include copies for-profit organizations in which these pers	s of any agreements with any of these perso			🗌 No					
6a		ift or sale, from the predecessor organizati e of each asset, explain how the value w asset listed, also explain if the transfer v	as determined	d, and	□ No					
b	Were any restrictions placed on the use or	sale of the assets? If "Yes," explain the res	trictions.	🗌 Yes	🗌 No					
	Provide a copy of the agreement(s) of sale									
7	Were any debts or liabilities transferred from If "Yes," provide a list of the debts or lial each, how the amount was determined, a owed.		ating the amo		☐ No					
8		4, or from for-profit organizations in which it a copy of the lease or rental agreement(	these persons	s own	□ No					
9	-	ent to persons listed in line 4, or to for-pr % interest? If "Yes," attach a list of the pro reement(s), and indicate how the lease or	perty or equip	oment,	🗌 No					

Form 10	23 (Rev. 12-2017) Name: Big Sky Community Housing Trust	EIN:	84-339	1892	Page 25
to Inc	dule H. Organizations Providing Scholarships, Fellowships, Educational Lo lividuals and Private Foundations Requesting Advance Approval of Individ	ual Grar	nt Procedu		Grants
Sect	ion I Names of individual recipients are not required to be listed in Sch				
	Public charities and private foundations complete lines 1a through instructions to Part X if you are not sure whether you are a public	charity	or a priva	te founda	
	Describe the types of educational grants you provide to individuals, such as scholarship Describe the purpose and amount of your scholarships, fellowships, and other education you award.	•	•		
c	If you award educational loans, explain the terms of the loans (interest rate, length, for	giveness,	etc.).		
d	Specify how your program is publicized.				
e f	Provide copies of any solicitation or announcement materials. Provide a sample copy of the application used.				
2	Do you maintain case histories showing recipients of your scholarships, fellowships, en other educational grants, including names, addresses, purposes of awards, amo manner of selection, and relationship (if any) to officers, trustees, or donors of funds to to the instructions.	unt of ea	ach grant,	☐ Yes	🗌 No
3	Describe the specific criteria you use to determine who is eligible for your prograselection criteria could consist of graduating high school students from a particular college, writers of scholarly works about American history, etc.)				
4 a	Describe the specific criteria you use to select recipients. (For example, specific select prior academic performance, financial need, etc.)	tion crite	ria could co	onsist of	
b	Describe how you determine the number of grants that will be made annually.				
C	Describe how you determine the amount of each of your grants.				
d	Describe any requirement or condition that you impose on recipients to obtain, mainta grant. (For example, specific requirements or conditions could consist of attenda maintaining a certain grade point average, teaching in public school after graduation from the second state of the sec	nce at a	four-year		
5	Describe your procedures for supervising the scholarships, fellowships, educational grants. Describe whether you obtain reports and grade transcripts from recipients, or school under an arrangement whereby the school will apply the grant funds only for good standing. Also, describe your procedures for taking action if the terms of the away	you pay enrolled s	grants dire tudents wh	ctly to a	
6	Who is on the selection committee for the awards made under your program, committee members, criteria for committee membership, and the method of replacing				
7	Are relatives of members of the selection committee, or of your officers, director <b>contributors</b> eligible for awards made under your program? If "Yes," what measures unbiased selections?			Yes	🗌 No
	<b>Note:</b> If you are a private foundation, you are not permitted to provide educational gra <b>persons</b> . Disqualified persons include your substantial contributors and foundat certain family members of disqualified persons.				
Sect	on II Private foundations complete lines 1a through 4f of this section. F this section.	Public ch	narities do	not cor	nplete
1 a	If we determine that you are a private foundation, do you want this applicatio considered as a request for advance approval of grant making procedures?	n to be	☐ Yes	🗌 No	□ N/A
b	For which section(s) do you wish to be considered?				
	<ul> <li>4945(g)(1)—Scholarship or fellowship grant to an individual for study at an education</li> <li>4945(g)(3)—Other grants, including loans, to an individual for travel, study, or purposes, to enhance a particular skill of the grantee or to produce a specific produce</li> </ul>	other si			
2	Do you represent that you will (1) arrange to receive and review grantee reports annu upon completion of the purpose for which the grant was awarded, (2) investigate diverse funds from their intended purposes, and (3) take all reasonable and appropriate recover diverted funds, ensure other grant funds held by a grantee are used for their purposes, and withhold further payments to grantees until you obtain grantees' asset that future diversions will not occur and that grantees will take extraordinary precation prevent future diversions from occurring?	rsions of steps to intended surances	Ves	□ No	
3	Do you represent that you will maintain all records relating to individual grants, in information obtained to evaluate grantees, identify whether a grantee is a disqualified establish the amount and purpose of each grant, and establish that you under supervision and investigation of grants described in line 2?	l person,	☐ Yes	🗌 No	

Form 10	023 (Rev. 1	2-2017)	Name:	Big Sky	Community	Housing Tr	ust		EIN:	84-3	391892	Page <b>26</b>
to Inc	dividual	s and Priv	ate Fou	ndations	Request	ing Advar	nce Approv	ucational L al of Individ	dual Grar	nt Proce	dures (Col	ntinued)
Sect	ion II	Private for this section			plete line	s 1a throu	ugh 4f of th	is section.	Public ch	narities o	lo not cor	nplete
4a	educati	-	ion based	d on the s	status of a	n individua		al loans to a nployee of a		🗌 Yes	🗌 No	
b	circums educati 1980-2 objectiv	stances tes ional instituti C.B. 772,	t for so ion as set which ap selection,	holarship t forth in F pply to ind employm	s, fellowsl Revenue Pr ducement, ent, course	hips, and ocedures 7 selection (	educational 6-47, 1976-2 committee, e	ge tests or f loans to a 2 C.B. 670, ar ligibility requ jectives? (See	ttend an nd 80-39, iirements,	☐ Yes	No	
c		u or will yo ional instituti						al loans to a	attend an	🗌 Yes	🗌 No	□ N/A
	conside		selection	committe	e in selecti			nts who were n that year as		☐ Yes	🗌 No	
d		u provide so on to childre						attend an ec	lucational	🗌 Yes	🗌 No	□ N/A
	conside	•	selection	committe	e in selecti	ng recipien	ts of grants ir	nts who wer n that year as	•	🗌 Yes	🗌 No	
e	instituti fewer o (whethe	on to childre	en of emp per of en hey subi	ployees o nployees' mitted ar	f a particul children v	ar employe vho can b	er, will you av e shown to	attend an eo ward grants t be eligible f provided by	o 10% or or grants	Yes	□ No	□ N/A
	submitt the exp 4f.	ting an appli pectations of	ication, si f employe	uch as by es' childr	obtaining en to atten	written sta d an educa	tements or o	ible for grant ther informat tion. If "No,"	ion about			
		1985-2 C.B.		•		•	. See nevenu					
f	instituti limitatic based comper the par demons employ	on to <i>childr</i> on described on facts an insation for p ticular empli- strate that th	ren of em d in line 4 d circum bast, pres oyer? If ne grants explanation	ployees o d, or the stances t ent, or fu "Yes," de are neithe on, descril	f a particul 10% limitat hat demon ture service escribe the er compens be why you	ar employe ion describ strate that es or othen facts and satory nor a	r without reg bed in line 4e, the grants v wise provide circumstance a significant b	attend an ec gard to either , will you awa will not be co a significant es that you be penefit to the ne 25% test of	the 25% and grants onsidered benefit to elieve will particular	☐ Yes	□ No	
											1000	

## Form 1023 Checklist

## (Revised December 2017)

# Application for Recognition of Exemption under Section 501(c)(3) of the Internal Revenue Code

**Note:** Retain a copy of the completed Form 1023 in your permanent records. Refer to the General Instructions regarding Public Inspection of approved applications.

# Check each box to finish your application (Form 1023). Send this completed Checklist with your filled-in application. If you have not answered all the items below, your application may be returned to you as incomplete.

- Assemble the application and materials in this order.
  - Form 1023 Checklist
  - Form 2848, Power of Attorney and Declaration of Representative (if filing)
  - Form 8821, Tax Information Authorization (if filing)
  - Expedite request (if requesting)
  - Application (Form 1023 and Schedules A through H, as required)
  - Articles of organization
  - Amendments to articles of organization in chronological order
  - Bylaws or other rules of operation and amendments
  - Documentation of nondiscriminatory policy for schools, as required by Schedule B
  - Form 5768, Election/Revocation of Election by an Eligible Section 501(c)(3) Organization To Make Expenditures To Influence Legislation (if filing)
  - All other attachments, including explanations, financial data, and printed materials or publications. Label each page with name and EIN.
- User fee payment placed in envelope on top of checklist. DO NOT STAPLE or otherwise attach your check or money order to your application. Instead, just place it in the envelope.
- Employer Identification Number (EIN)
- Completed Parts I through XI of the application, including any requested information and any required Schedules A through H.
  - You must provide specific details about your past, present, and planned activities.
  - Generalizations or failure to answer questions in the Form 1023 application will prevent us from recognizing you as tax exempt.
  - Describe your purposes and proposed activities in specific easily understood terms.
  - Financial information should correspond with proposed activities.
- Schedules. Submit only those schedules that apply to you and check either "Yes" or "No" below.

Schedule A	Yes <u>No</u>	Schedule E	Yes No
Schedule B	Yes No	Schedule F	Yes No
Schedule C	Yes No	Schedule G	Yes No
Schedule D	Yes No	Schedule H	Yes No

- An exact copy of your complete articles of organization (creating document). Absence of the proper purpose and dissolution clauses is the number one reason for delays in the issuance of determination letters.
  - Location of Purpose Clause from Part III, line 1 (Page, Article and Paragraph Number)
  - Location of Dissolution Clause from Part III, line 2b or 2c (Page, Article and Paragraph Number) or by operation of state law \_\_\_\_\_
- Signature of an officer, director, trustee, or other official who is authorized to sign the application.
   Signature at Part XI of Form 1023.
- ☐ Your name on the application must be the same as your legal name as it appears in your articles of organization.

Send completed Form 1023, user fee payment, and all other required information, to:

Internal Revenue Service Attention: EO Determination Letters Stop 31 P.O. Box 12192 Covington, KY 41012-0192

If you are using express mail or a delivery service, send Form 1023, user fee payment, and attachments to:

Internal Revenue Service Attention: EO Determination Letters Stop 31 201 West Rivercenter Boulevard Covington, KY 41011