

Form **990-T**  
Department of the Treasury  
Internal Revenue Service

# Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

For calendar year 2023 or other tax year beginning 01-01-2023 and ending 12-31-2023

**Go to [www.irs.gov/Form990T](http://www.irs.gov/Form990T) for instructions and the latest information.**  
Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

OMB No. 1545-0047  
**2023**  
Open to Public  
Inspection for 501(c)(3)  
Organizations Only

- A**  Check box if address changed.
- B** Exempt under section  
 501(c)(3)  
 408(e)  220(e)  
 408A  530(a)  
 529(a)  529A

**Print or Type**

Name of organization ( Check box if name changed and see instructions.)  
ST LUKE HOMES & SERVICES INC

Number, street, and room or suite no. If a P.O. box, see instructions.  
1301 ST LUKE DR

City or town, state or province, and ZIP or foreign postal code  
SPENCER, IA 51301

**C** Book value of all assets at end of year . . . . . 7,383,542

- D** Employer identification number  
42-6078294
- E** Group exemption number  
(see instructions)
- F**  Check box if an amended return.

**G** Check organization type  501(c) corporation  501(c) trust  401(a) trust  Other trust  State college/university  
 6417(d)(1)(A) Applicable entity

**H** Check if filing only to claim  Credit from Form 8941  Refund shown on Form 2439  Elective payment amount from Form 3800

**I** Check if a 501(c)(3) organization filing a consolidated return with a 501(c)(2) titleholding corporation . . . . .

**J** Enter the number of attached Schedules A (Form 990-T) **1**

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

**L** The books are in care of GREG MEETER  
1301 ST LUKE DR Telephone number (712) 262-5931  
SPENCER, IA 51301

## Part I Total Unrelated Business Taxable Income

<b>1</b> Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions) . . . . .	<b>1</b>	
<b>2</b> Reserved . . . . .	<b>2</b>	
<b>3</b> Add lines 1 and 2 . . . . .	<b>3</b>	
<b>4</b> Charitable contributions (see instructions for limitation rules) . . . . .	<b>4</b>	
<b>5</b> Total unrelated business taxable income before net operating losses. Subtract line 4 from line 3 . . . . .	<b>5</b>	
<b>6</b> Deduction for net operating loss. See instructions . . . . .	<b>6</b>	
<b>7</b> Total of unrelated business taxable income before specific deduction and section 199A deduction. Subtract line 6 from line 5 . . . . .	<b>7</b>	
<b>8</b> Specific deduction (generally \$1,000, but see instructions for exceptions) . . . . .	<b>8</b>	1,000
<b>9</b> <b>Trusts.</b> Section 199A deduction. See instructions . . . . .	<b>9</b>	
<b>10</b> <b>Total deductions.</b> Add lines 8 and 9 . . . . .	<b>10</b>	1,000
<b>11</b> <b>Unrelated business taxable income.</b> Subtract line 10 from line 7. If line 10 is greater than line 7, enter zero . . . . .	<b>11</b>	0

## Part II Tax Computation

<b>1</b> <b>Organizations taxable as corporations.</b> Multiply Part I, line 11 by 21% (0.21) . . . . .	<b>1</b>	0
<b>2</b> <b>Trusts taxable at trust rates.</b> See instructions for tax computation. Income tax on the amount on Part I, line 11 from: <input type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041) . . . . .	<b>2</b>	
<b>3</b> <b>Proxy tax.</b> See instructions . . . . .	<b>3</b>	
<b>4</b> Other tax amounts. See instructions . . . . .	<b>4</b>	
<b>5</b> Alternative minimum tax . . . . .	<b>5</b>	
<b>6</b> <b>Tax on noncompliant facility income.</b> See instructions . . . . .	<b>6</b>	
<b>7</b> <b>Total.</b> Add lines 3 through 6 to line 1 or 2, whichever applies . . . . .	<b>7</b>	

Part III Tax and Payments

1a Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116) 1b Other credits (see instructions) 1c General business credit. Attach Form 3800 (see instructions) 1d Credit for prior year minimum tax (attach Form 8801 or 8827) 1e Total credits. Add lines 1a through 1d 2 Subtract line 1e from Part II, line 7 3a Amount due from Form 4255 3b Amount due from Form 8611 3c Amount due from Form 8697 3d Amount due from Form 8866 3e Other amounts due (see instructions) 3f Total credits. Add lines 3a through 3e 4 Total tax. Add lines 2 and 3f (see instructions). Check if includes tax previously deferred under section 1294. Enter the tax amount here 5 Current net 965 tax liability paid from Form 965-A, Part II, column (k) 6a Payments: Preceding year's overpayment credited to the current year 6b Current Year's estimated tax payments. Check if section 643(g) election applies 6c Tax deposited with Form 8868 6d Foreign organizations: Tax paid or withheld at source (see instructions) 6e Backup withholding (see instructions) 6f Credit for small employer health insurance premiums (attach Form 8941) 6g Elective payment election amount from Form 3800 6h Payment from Form 2439 6i Credit from Form 4136 6j Other (see instructions) 7 Total payments. Add lines 6a through 6j 8 Estimated tax penalty (see instructions). Check if Form 2220 is attached 9 Tax due. If line 7 is smaller than the total of lines 4, 5, and 8, enter amount owed 10 Overpayment. If line 7 is larger than the total of lines 4, 5, and 8, enter amount overpaid 11 Enter the amount of line 10 you want: Credited to 2024 estimated tax Refunded

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

1 At any time during the 2023 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If "Yes," the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the name of the foreign country here Yes No 2 During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," see instructions for other forms the organization may have to file. No 3 Enter the amount of tax-exempt interest received or accrued during the tax year \$ 0 4 Enter available pre-2018 NOL carryovers here. \$ . Do not include any post-2017 NOL carryover shown on Schedule A (Form 990-T). Don't reduce the NOL carryover shown here by any deduction reported on Part I, line 4. 5 Post-2017 NOL carryovers. Enter the Business Activity Code and available post-2017 NOL carryovers. Don't reduce the amounts shown below by any NOL claimed on any Schedule A, Part II, line 17 for the tax year. See instructions. Business activity code Available post-2017 NOL carryover \$ \$ \$ \$ 6a Reserved for future use. 6b Reserved for future use.

Part V Supplemental Information

Provide any additional information. See instructions.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge. Sign Here DEB MECHLER 2024-05-06 PRESIDENT Signature of officer Date Title May the IRS discuss this return with the preparer shown below (see instructions)? Yes No

Paid Preparer Use Only Print/Type preparer's name ARVIN D DRUVENGA Preparer's signature Date Check if self-employed PTIN P01283412 Firm's name WINTHER STAVE & CO LLP Firm's EIN 42-1173624 Firm's address 1316 W 18TH ST PO BOX 175 SPENCER, IA 51301 Phone no. (712) 262-3117

# TY 2023 DebtFinancedExpenseSchedule

**Name:** ST LUKE HOMES & SERVICES INC

**EIN:** 42-6078294

**Software ID:** 23017517

**Software Version:** 2023v6.0

## Expenses Directly Connected with Debt-Financed Income

Property line number from Schedule A	Expense Descriptions	Expense Amounts	Property Total	Percent allocable to debt-financed income	Expenses directly connected allocable to debt-financed income (Total multiplied by Allocable percent)
A	Insurance	20,868	136,953	100.000 %	136,953
	Legal and Professional Fees	7,704			
	Interest	20,981			
	Repairs	1,093			
	Supplies	651			
	Taxes	32,064			
	Telephone	813			
	Utilities	25,361			
	Wages and Salaries	24,086			
	EMPLOYEE BENEFITS & PR TAXES	3,066			
	DUES AND SUBSCRIPTIONS	266			

**Total expenses directly connected allocable to debt-financed income:** 136,953

**TY 2023 GeneralDependencyMedium****Name:** ST LUKE HOMES & SERVICES INC**EIN:** 42-6078294**Software ID:** 23017517**Software Version:** 2023v6.0**Business Name or Person Name:****Taxpayer Identification Number:****Form, Line or Instruction****Reference:****Regulations Reference:****Description:** Election to Waive Net Operating Loss Carryback**Attachment Information:**

Pursuant to IRC Section 172(b)(3), the Organization hereby elects to relinquish the entire carryback period with respect to the net operating loss incurred for the tax year ended 20231231.

**TY 2023 GeneralDependencyMedium****Name:** ST LUKE HOMES & SERVICES INC**EIN:** 42-6078294**Software ID:** 23017517**Software Version:** 2023v6.0**Business Name or Person Name:****Taxpayer Identification Number:****Form, Line or Instruction****Reference:****Regulations Reference:****Description:** Section 1.263(a)-1(f) De Minimis Safe Harbor Election**Attachment Information:**

The Organization hereby makes the de minimis safe harbor election under Regulation 1.263(a)-1(f). ST LUKE HOMES & SERVICES INC 1301 ST LUKE DR SPENCER, IA 51301-6043 42-6078294

**TY 2023 Post2017NOLSchedule****Name:** ST LUKE HOMES & SERVICES INC**EIN:** 42-6078294**Software ID:** 23017517**Software Version:** 2023v6.0

Activity code	Schedule A reference number for this instance	Total number of Schedule A as included	Post-2017 NOL carried forward from prior year	Total Post-2017 NOL Activities Included on Schedule A	Post-2017 Carried Over to Subsequent Tax Years
531110	1	1	282,779		282,779

**TY 2023 StraightlineDepreciationSch****Name:** ST LUKE HOMES & SERVICES INC**EIN:** 42-6078294**Software ID:** 23017517**Software Version:** 2023v6.0

SCHEDULE A (Form 990-T)

Unrelated Business Taxable Income From an Unrelated Trade or Business

OMB No. 1545-0047

2023

Department of the Treasury Internal Revenue Service

Go to www.irs.gov/Form990T for instructions and the latest information. Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for 501(c)(3) Organizations Only

A Name of the organization ST LUKE HOMES & SERVICES INC

B Employer identification number 42-6078294

C Unrelated business activity code (see instructions) 531110

D Sequence: 1 of 1

E Describe the unrelated trade or business APARTMENT RENTALS

Table with 4 columns: Part I Unrelated Trade or Business Income, (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), Income (loss) from a partnership, Rent income, Unrelated debt-financed income, Interest, annuities, royalties, and rents, Investment income, Exploited exempt activity income, Advertising income, Other income, and Total.

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; Depletion; Contributions to deferred compensation plans; Employee benefit programs; Excess exempt expenses; Excess readership costs; Other deductions; Total deductions; Unrelated business income before net operating loss deduction; Deduction for net operating loss; and Unrelated business taxable income.



**Part III Cost of Goods Sold** Enter method of inventory valuation

<b>1</b>	Inventory at beginning of year . . . . .	<b>1</b>	
<b>2</b>	Purchases . . . . .	<b>2</b>	
<b>3</b>	Cost of labor . . . . .	<b>3</b>	
<b>4</b>	Additional section 263A costs (attach statement) . . . . .	<b>4</b>	
<b>5</b>	Other costs (attach statement) . . . . .	<b>5</b>	
<b>6</b>	<b>Total.</b> Add lines 1 through 5 . . . . .	<b>6</b>	
<b>7</b>	Inventory at end of year . . . . .	<b>7</b>	
<b>8</b>	<b>Cost of goods sold.</b> Subtract line 7 from line 6. Enter here and in Part I, line 2 . . . . .	<b>8</b>	
<b>9</b>	Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization? <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>		

**Part IV Rent Income (From Real Property and Personal Property Leased with Real Property)**

**1** Description of property (property street address, city, state, ZIP code). Check if a dual-use (see instructions)

**A**  \_\_\_\_\_

**B**  \_\_\_\_\_

**C**  \_\_\_\_\_

**D**  \_\_\_\_\_

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>2</b> Rent received or accrued				
<b>a</b> From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%) . . . . .				
<b>b</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) . . . . .				
<b>c</b> Total rents received or accrued by property. Add lines 2a and 2b, columns A through D . . . . .				
<b>3</b> Total rents received or accrued. Add line 2c columns A through D. Enter here and on Part I, line 6, column (A) . . . . .				
<b>4</b> Deductions directly connected with the income in lines 2(a) and 2(b) (attach statement) . . . . .				
<b>5</b> <b>Total deductions.</b> Add line 4 columns A through D. Enter here and on Part I, line 6, column (B) . . . . .				

**Part V Unrelated Debt-Financed Income** (see instructions)



**1** Description of debt-financed property (street address, city, state, ZIP code). Check if a dual-use (see instructions)

**A**  1301 ST LUKE DR  
SPENCER, IA 513016043

**B**  \_\_\_\_\_

**C**  \_\_\_\_\_

**D**  \_\_\_\_\_

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>2</b> Gross income from or allocable to debt-financed property . . . . .	204,426			
<b>3</b> Deductions directly connected with or allocable to debt-financed property				
<b>a</b> Straight line depreciation (attach statement) 	73,039			
<b>b</b> Other deductions (attach statement) . . . . . 	136,953			
<b>c</b> Total deductions (add lines 3a and 3b, columns A through D) . . . . .	209,992			
<b>4</b> Amount of average acquisition debt on or allocable to debt-financed property (attach statement) . . . . .				
<b>5</b> Average adjusted basis of or allocable to debt-financed property (attach statement) . . . . .				
<b>6</b> Divide line 4 by line 5 . . . . .	100.000 %			
<b>7</b> Gross income reportable. Multiply line 2 by line 6 . . . . .	204,426			
<b>8</b> <b>Total gross income</b> (add line 7, columns A through D). Enter here and on Part I, line 7, column (A) . . . . .				
<b>9</b> Allocable deductions. Multiply line 3c by line 6 . . . . .	209,992			
<b>10</b> <b>Total allocable deductions.</b> Add line 9, columns A through D. Enter here and on Part I, line 7, column (B) . . . . .				
<b>11</b> <b>Total dividends-received deductions</b> included in line 10 . . . . .				

**Part VI Interest, Annuities, Royalties, and Rents from Controlled Organizations** (see instructions)

1. Name of controlled organization	2. Employer identification number	Exempt Controlled Organizations			
		3. Net unrelated income (loss) (see instructions)	4. Total of specified payments made	5. Part of column 4 that is included in the controlling organization's gross income	6. Deductions directly connected with income in column 5
(1)					
(2)					
(3)					
(4)					

Nonexempt Controlled Organizations

7. Taxable income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10
(1)				
(2)				
(3)				
(4)				
<b>Totals</b> . . . . .			Add columns 5 and 10. Enter here and on Part I, line 8, column (A)	Add columns 6 and 11. Enter here and on Part I, line 8, column (B)

**Part VII Investment Income of a Section 501(c)(7), (9), or (17) Organization** (see instructions)

1. Description of income	2. Amount of income	3. Deductions directly connected (attach statement)	4. Set-asides (attach statement)	5. Total deductions and set-asides (add columns 3 and 4)
(1)				
(2)				
(3)				
(4)				
<b>Totals</b> . . . . .		Add amounts in column 2. Enter here and on Part I, line 9, column (A)		Add amounts in column 5. Enter here and on Part I, line 9, column (B)

**Part VIII Exploited Exempt Activity Income, Other Than Advertising Income** (see instructions)

1 Description of exploited activity: _____	2	
2 Gross unrelated business income from trade or business. Enter here and on Part I, line 10, column (A) . . . . .	3	
3 Expenses directly connected with production of unrelated business income. Enter here and on Part I, line 10, column (B) . . . . .	4	
4 Net income (loss) from unrelated trade or business. Subtract line 3 from line 2. If a gain, complete lines 5 through 7 . . . . .	5	
5 Gross income from activity that is not unrelated business income . . . . .	6	
6 Expenses attributable to income entered on line 5 . . . . .	7	
7 Excess exempt expenses. Subtract line 5 from line 6, but do not enter more than the amount on line 4. Enter here and on Part II, line 12 . . . . .		

**Part IX Advertising Income**

**1** Name(s) of periodical(s). Check box if reporting two or more periodicals on a consolidated basis.

- A**  \_\_\_\_\_
- B**  \_\_\_\_\_
- C**  \_\_\_\_\_
- D**  \_\_\_\_\_

Enter amounts for each periodical listed above in the corresponding column.

	A	B	C	D
<b>2</b> Gross advertising income . . . . .				

**a** Add columns A through D. Enter here and on Part I, line 11, column (A) . . . . . \_\_\_\_\_

<b>3</b> Direct Advertising costs by periodical . .				
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**a** Add columns A through D. Enter here and on Part I, line 11, column (B) . . . . . \_\_\_\_\_

<b>4</b> Advertising gain (loss). Subtract line 3 from line 2. For any column in line 4 showing a gain, complete lines 5 through 8. For any column in line 4 showing a loss or zero, do not complete lines 5 through 7, and enter zero on line 8 . . . . .				
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<b>5</b> Readership costs . . . . .				
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<b>6</b> Circulation income . . . . .				
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<b>7</b> Excess readership costs. If line 6 is less than line 5, subtract line 6 from line 5. If line 5 is less than line 6, enter zero . . . . .				
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<b>8</b> Excess readership costs allowed as a deduction. For each column showing a gain on line 4, enter the lesser of line 4 or line 7 . . . . .				
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**a** Add line 8, columns A through D. Enter the greater of the columns total or zero here and on Part II, line 13 . . . \_\_\_\_\_

**Part X Compensation of Officers, Directors, and Trustees** (see instructions)

1. Name	2. Title	3. Percentage of time devoted to business	4. Compensation attributable to unrelated business
<b>(1)</b>			
<b>(2)</b>			
<b>(3)</b>			
<b>(4)</b>			

**Total.** Enter here and on Part II, line 1 . . . . .

**Part XI Supplemental Information** (see instructions)

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