

Form 990-T

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

OMB No 1545-0687

2018

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

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

Go to www.irs.gov/Form990T for instructions and the latest information.

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Department of the Treasury Internal Revenue Service

A Check box if address changed

Name of organization (Check box if name changed and see instructions.)

D Employer identification number (Employees' trust, see instructions)

B Exempt under section:
[X] 501(c)(3)
[] 408(e) [] 220(e)
[] 408A [] 530(a)
[] 529(a)

Print or Type

MENTAL HEALTH ASSOCIATION IN TULSA, INC.

73-0657931

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

5330 EAST 31ST STREET, SUITE 1000

E Unrelated business activity code (See instructions)

City or town, state or province, country, and ZIP or foreign postal code

TULSA, OK 74135

531110

C Book value of all assets at end of year: 84,513,532.

F Group exemption number (See instructions.)

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

H Enter the number of the organization's unrelated trades or businesses. 1 Describe the only (or first) unrelated trade or business here: REAL ESTATE RENTALS. If only one, complete Parts I-V. If more than one, describe the first in the blank space at the end of the previous sentence, complete Parts I and II, complete a Schedule M for each additional trade or business, then complete Parts III-V.

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

J The books are in care of: THE ORGANIZATION Telephone number: (918) 585-1213

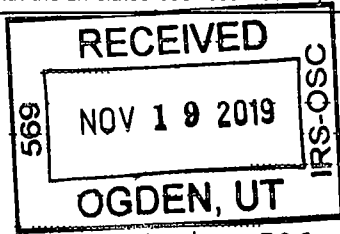
Part I: Unrelated Trade or Business Income

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows 1-13 detailing gross receipts, cost of goods sold, partnership income, etc. Total: 1,117,255 / 1,430,983 / -313,728.

Part II: Deductions Not Taken Elsewhere (See instructions for limitations on deductions)

(Except for contributions, deductions must be directly connected with the unrelated business income)

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows 14-32 detailing compensation, salaries, repairs, interest, taxes, charitable contributions, depreciation, etc. Total deductions: 596,403. Unrelated business taxable income: -313,728.



Part III Total Unrelated Business Taxable Income

| | | | |
|----|---|----|-----------|
| 33 | Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions) | 33 | -313,728. |
| 34 | Amounts paid for disallowed fringes | 34 | |
| 35 | Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions) STMT 1 | 35 | 0. |
| 36 | Total of unrelated business taxable income before specific deduction. Subtract line 35 from the sum of lines 33 and 34 | 36 | -313,728. |
| 37 | Specific deduction (Generally \$1,000, but see line 37 instructions for exceptions) | 37 | 1,000. |
| 38 | Unrelated business taxable income. Subtract line 37 from line 36. If line 37 is greater than line 36, enter the smaller of zero or line 36 | 38 | -313,728. |

Part IV Tax Computation

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

Part V Tax and Payments

| | | | |
|-----|--|-----|----|
| 45a | Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116) | 45a | |
| b | Other credits (see instructions) | 45b | |
| c | General business credit. Attach Form 3800 | 45c | |
| d | Credit for prior year minimum tax (attach Form 8801 or 8827) | 45d | |
| e | Total credits. Add lines 45a through 45d | 45e | |
| 46 | Subtract line 45e from line 44 | 46 | 0. |
| 47 | Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Other (attach schedule) | 47 | |
| 48 | Total tax. Add lines 46 and 47 (see instructions) | 48 | 0. |
| 49 | 2018 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 2 | 49 | 0. |
| 50a | Payments: A 2017 overpayment credited to 2018 | 50a | |
| b | 2018 estimated tax payments | 50b | |
| c | Tax deposited with Form 8868 | 50c | |
| d | Foreign organizations: Tax paid or withheld at source (see instructions) | 50d | |
| e | Backup withholding (see instructions) | 50e | |
| f | Credit for small employer health insurance premiums (attach Form 8941) | 50f | |
| g | Other credits, adjustments, and payments: <input type="checkbox"/> Form 2439 <input type="checkbox"/> Form 4136 <input type="checkbox"/> Other Total | 50g | |
| 51 | Total payments. Add lines 50a through 50g | 51 | |
| 52 | Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/> | 52 | |
| 53 | Tax due. If line 51 is less than the total of lines 48, 49, and 52, enter amount owed | 53 | |
| 54 | Overpayment. If line 51 is larger than the total of lines 48, 49, and 52, enter amount overpaid | 54 | |
| 55 | Enter the amount of line 54 you want: Credited to 2019 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/> | 55 | |

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

| | | | |
|----|--|-----|----|
| 56 | At any time during the 2018 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If "Yes," the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the name of the foreign country here | Yes | No |
| 57 | During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," see instructions for other forms the organization may have to file. | | X |
| 58 | Enter the amount of tax-exempt interest received or accrued during the tax year \$ | | X |

Sign Here Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer W. Lyndel Lackey Date 11/14/19 **CHIEF EXECUTIVE OFFICER** 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 | Preparer's signature | Date | Check <input type="checkbox"/> if self-employed | PTIN |
| | W. LYNDEL LACKEY | W. LYNDEL LACKEY | 11/14/19 | | P00234298 |
| Firm's name HOGANTAYLOR LLP | | | Firm's EIN 73-1413977 | | |
| Firm's address 2222 SOUTH UTICA PL, SUITE 200 TULSA, OK 74114 | | | Phone no. 918-745-2333 | | |

Schedule A - Cost of Goods Sold. Enter method of inventory valuation ► **N/A**

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

Schedule C - Rent Income (From Real Property and Personal Property Leased With Real Property)

(see instructions)

1. Description of property

| | |
|-----|--|
| (1) | |
| (2) | |
| (3) | |
| (4) | |

| 2. Rent received or accrued | | 3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule) |
|---|---|---|
| (a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%) | (b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income) | |
| (1) | | |
| (2) | | |
| (3) | | |
| (4) | | |
| Total | 0. | Total 0. |

(c) **Total income.** Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A) **0.** (b) **Total deductions.** Enter here and on page 1, Part I, line 6, column (B) **0.**

Schedule E - Unrelated Debt-Financed Income (see instructions)

| 1. Description of debt-financed property | 2. Gross income from or allocable to debt-financed property | 3. Deductions directly connected with or allocable to debt-financed property | | |
|---|---|--|--|--|
| | | (a) Straight line depreciation (attach schedule) STATEMENT 2 | (b) Other deductions (attach schedule) STATEMENT 3 | |
| (1) CITY GARDEN APARTMENTS | 799,625. | 173,194. | 654,744. | |
| (2) FRONTIER APARTMENTS | 152,164. | 42,587. | 88,298. | |
| (3) LEWISTON APARTMENTS | 1,275,502. | 380,622. | 1,415,781. | |
| (4) | | | | |
| 4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule) STATEMENT 4 | 5. Average adjusted basis of or allocable to debt-financed property (attach schedule) STATEMENT 5 | 6. Column 4 divided by column 5 | 7. Gross income reportable (column 2 x column 6) | 8. Allocable deductions (column 6 x total of columns 3(a) and 3(b)) |
| (1) 2,258,680. | 4,942,829. | 45.70% | 365,429. | 378,368. |
| (2) - 91,667. | 1,224,532. | 7.49% | 11,397. | 9,803. |
| (3) 6,304,960. | 10,862,077. | 58.05% | 740,429. | 1,042,812. |
| (4) | | % | | |
| Totals | | | Enter here and on page 1, Part I, line 7, column (A). 1,117,255. | Enter here and on page 1, Part I, line 7, column (B). 1,430,983. |
| Total dividends-received deductions included in column 8 | | | | 0. |

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

| | | Exempt Controlled Organizations | | | |
|------------------------------------|---|---|--|---|--|
| 1. Name of controlled organization | 2. Employer identification number | 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) | | | | | |
| | | | Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A) | Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B) | |
| Totals | | | 0. | 0. | |

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

| 1. Description of income | 2. Amount of income | 3. Deductions directly connected (attach schedule) | 4. Set-asides (attach schedule) | 5. Total deductions and set-asides (col 3 plus col 4) |
|--------------------------|---------------------|---|---------------------------------|---|
| (1) | | | | |
| (2) | | | | |
| (3) | | | | |
| (4) | | | | |
| | | Enter here and on page 1, Part I, line 9, column (A) | | Enter here and on page 1, Part I, line 9, column (B) |
| Totals | | 0. | | 0. |

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

| 1. Description of exploited activity | 2. Gross unrelated business income from trade or business | 3. Expenses directly connected with production of unrelated business income | 4. Net income (loss) from unrelated trade or business (column 2 minus column 3) If a gain, compute cols 5 through 7 | 5. Gross income from activity that is not unrelated business income | 6. Expenses attributable to column 5 | 7. Excess exempt expenses (column 6 minus column 5, but not more than column 4) |
|--------------------------------------|---|---|---|---|--------------------------------------|---|
| (1) | | | | | | |
| (2) | | | | | | |
| (3) | | | | | | |
| (4) | | | | | | |
| | | Enter here and on page 1, Part I, line 10, col (A) | Enter here and on page 1, Part I, line 10, col (B) | | | Enter here and on page 1, Part II, line 26 |
| Totals | | 0. | 0. | | | 0. |

Schedule J - Advertising Income (see instructions)

Part I Income From Periodicals Reported on a Consolidated Basis

| 1. Name of periodical | 2. Gross advertising income | 3. Direct advertising costs | 4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7 | 5. Circulation income | 6. Readership costs | 7. Excess readership costs (column 6 minus column 5, but not more than column 4) |
|--|-----------------------------|-----------------------------|---|-----------------------|---------------------|--|
| (1) | | | | | | |
| (2) | | | | | | |
| (3) | | | | | | |
| (4) | | | | | | |
| Totals (carry to Part II, line (5)) | | 0. | 0. | | | 0. |

Part II **Income From Periodicals Reported on a Separate Basis** (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis)

| 1. Name of periodical | 2. Gross advertising income | 3. Direct advertising costs | 4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7 | 5. Circulation income | 6. Readership costs | 7. Excess readership costs (column 6 minus column 5, but not more than column 4) |
|------------------------------------|--|--|---|-----------------------|---------------------|--|
| (1) | | | | | | |
| (2) | | | | | | |
| (3) | | | | | | |
| (4) | | | | | | |
| Totals from Part I | 0. | 0. | | | | 0. |
| Totals, Part II (lines 1-5) | 0. <small>Enter here and on page 1, Part I, line 11, col (A)</small> | 0. <small>Enter here and on page 1, Part I, line 11, col (B)</small> | | | | 0. <small>Enter here and on page 1, Part II, line 27</small> |

Schedule K - Compensation of Officers, Directors, and Trustees (see instructions)

| 1. Name | 2. Title | 3. Percent of time devoted to business | 4. Compensation attributable to unrelated business |
|--|----------|--|--|
| (1) | | % | |
| (2) | | % | |
| (3) | | % | |
| (4) | | % | |
| Total. Enter here and on page 1, Part II, line 14 | | | 0. |

FORM 990-T NET OPERATING LOSS DEDUCTION STATEMENT 1

| TAX YEAR | LOSS SUSTAINED | LOSS PREVIOUSLY APPLIED | LOSS REMAINING | AVAILABLE THIS YEAR |
|-----------------------------------|----------------|-------------------------|----------------|---------------------|
| 12/31/16 | 191,275. | 0. | 191,275. | 191,275. |
| 12/31/17 | 331,348. | 0. | 331,348. | 331,348. |
| NOL CARRYOVER AVAILABLE THIS YEAR | | | 522,623. | 522,623. |

FORM 990-T SCHEDULE E - DEPRECIATION DEDUCTION STATEMENT 2

| DESCRIPTION | | ACTIVITY NUMBER | AMOUNT | TOTAL |
|--|--------------|-----------------|----------|----------|
| DEPRECIATION | | | 173,194. | |
| | - SUBTOTAL - | 1 | | 173,194. |
| DEPRECIATION | | | 42,587. | |
| | - SUBTOTAL - | 2 | | 42,587. |
| DEPRECIATION | | | 380,622. | |
| | - SUBTOTAL - | 3 | | 380,622. |
| TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(A) | | | | 596,403. |

FORM 990-T

SCHEDULE E - OTHER DEDUCTIONS

STATEMENT 3

| DESCRIPTION | ACTIVITY NUMBER | AMOUNT | TOTAL |
|--|-----------------|----------|------------|
| PROFESSIONAL FEES | | 167,403. | |
| SUPPLIES | | 6,068. | |
| COMMUNICATIONS | | 9,832. | |
| OCCUPANCY | | 209,516. | |
| REPAIRS AND MAINTENANCE | | 151,644. | |
| PRINTING | | 333. | |
| ADVERTISING | | 3,480. | |
| MEMBERSHIP DUES | | 110. | |
| INTEREST EXPENSE | | 96,827. | |
| MISCELLANEOUS EXPENSES | | 4,173. | |
| SALARIES | | 5,358. | |
| - SUBTOTAL - | 1 | | 654,744. |
| PROFESSIONAL FEES | | 23,530. | |
| SUPPLIES | | 1,075. | |
| COMMUNICATIONS | | 473. | |
| OCCUPANCY | | 34,186. | |
| REPAIRS AND MAINTENANCE | | 23,456. | |
| INTEREST EXPENSE | | 3,355. | |
| MISCELLANEOUS EXPENSES | | 1,156. | |
| SALARIES | | 1,067. | |
| - SUBTOTAL - | 2 | | 88,298. |
| PROFESSIONAL FEES | | 329,802. | |
| SUPPLIES | | 16,927. | |
| COMMUNICATIONS | | 12,743. | |
| POSTAGE | | 82. | |
| OCCUPANCY | | 393,684. | |
| REPAIRS AND MAINTENANCE | | 250,418. | |
| PRINTING | | 1,848. | |
| ADVERTISING | | 5,244. | |
| INTEREST EXPENSE | | 263,958. | |
| INSURANCE | | 110,165. | |
| MISCELLANEOUS EXPENSES | | 8,058. | |
| SALARIES | | 22,852. | |
| - SUBTOTAL - | 3 | | 1,415,781. |
| TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 3(B) | | | 2,158,823. |

FORM 990-T

AVERAGE ACQUISITION DEBT ON OR
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 4

| DESCRIPTION | ACTIVITY NUMBER | AMOUNT | TOTAL |
|---|-----------------|------------|------------|
| AVERAGE ACQUISITION DEBT | | 2,258,680. | |
| - SUBTOTAL - | 1 | | 2,258,680. |
| AVERAGE ACQUISITION DEBT | | 91,667. | |
| - SUBTOTAL - | 2 | | 91,667. |
| AVERAGE ACQUISITION DEBT | | 6,304,960. | |
| - SUBTOTAL - | 3 | | 6,304,960. |
| TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 4 | | | 8,655,307. |

FORM 990-T

AVERAGE ADJUSTED BASIS OF OR
ALLOCABLE TO DEBT-FINANCED PROPERTY

STATEMENT 5

| DESCRIPTION | ACTIVITY NUMBER | AMOUNT | TOTAL |
|---|-----------------|-------------|-------------|
| ADUSTED BASIS | | 4,942,829. | |
| - SUBTOTAL - | 1 | | 4,942,829. |
| ADUSTED BASIS | | 1,224,532. | |
| - SUBTOTAL - | 2 | | 1,224,532. |
| ADUSTED BASIS | | 10,862,077. | |
| - SUBTOTAL - | 3 | | 10,862,077. |
| TOTAL OF FORM 990-T, SCHEDULE E, COLUMN 5 | | | 17,029,438. |