

Form **990-T**

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

For calendar year 2017 or other tax year beginning Oct 1, 2017, and ending Sep 30, 2018

1809 **2017**

▶ 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

Department of the Treasury
Internal Revenue Service

Check box if address changed

Exempt under section

501(c)(3)

408(e) 220(e)

408A 530(a)

529(a)

C Book value of all assets at end of year

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

Technology Access Foundation

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

605 SW 108th St

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

Seattle, WA 98146

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

91-1731833

E Unrelated business activity codes (See instructions)

53200

F Group exemption number (See instructions.) ▶

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

H Describe the organization's primary unrelated business activity. ▶ **Rentals**

I 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. ▶

J The books are in care of ▶ **Katherine Machel** Telephone number ▶ **206-725-9095 x117**

Part I Unrelated Trade or Business Income

	(A) Income	(B) Expenses	(C) Net
1a Gross receipts or sales			
b Less returns and allowances			
c Balance ▶	1c		
2 Cost of goods sold (Schedule A, line 7)	2		
3 Gross profit. Subtract line 2 from line 1c	3		
4a Capital gain net income (attach Schedule D)	4a		
b Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797)	4b		
c Capital loss deduction for trusts	4c		
5 Income (loss) from partnerships and S corporations (attach statement)	5		
6 Rent income (Schedule C)	6		
7 Unrelated debt-financed income (Schedule E)	7	170,362	-33,293
8 Interest, annuities, royalties, and rents from controlled organizations (Schedule F)	8		
9 Investment income of a section 501(c)(7), (9), or (17) organization (Schedule G)	9		
10 Exploited exempt activity income (Schedule I)	10		
11 Advertising income (Schedule J)	11		
12 Other income (See instructions; attach schedule)	12		
13 Total. Combine lines 3 through 12	13		-33,293

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

14 Compensation of officers, directors, and trustees (Schedule K)	14		
15 Salaries and wages	15		
16 Repairs and maintenance	16		
17 Bad debts	17		
18 Interest (attach schedule)	18		
19 Taxes and licenses	19		
20 Charitable contributions (See instructions for limitation rules)	20		
21 Depreciation (attach Form 4562)	21		
22 Less depreciation claimed on Schedule A and elsewhere on return	22a		22b
23 Depletion	23		
24 Contributions to deferred compensation plans	24		
25 Employee benefit programs	25		
26 Excess exempt expenses (Schedule I)	26		
27 Excess readership costs (Schedule J)	27		
28 Other deductions (attach schedule)	28		
29 Total deductions. Add lines 14 through 28	29		
30 Unrelated business taxable income before net operating loss deduction. Subtract line 29 from line 13	30		-33,293
31 Net operating loss deduction (limited to the amount on line 30)	31		
32 Unrelated business taxable income before specific deduction. Subtract line 31 from line 30	32		-33,293
33 Specific deduction (Generally \$1,000, but see line 33 instructions for exceptions)	33		
34 Unrelated business taxable income. Subtract line 33 from line 32. If line 33 is greater than line 32, enter the smaller of zero or line 32.	34		-33,293

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Part III Tax Computation

35 Organizations Taxable as Corporations. See instructions for tax computation. Controlled group members (sections 1561 and 1563) check here <input type="checkbox"/> See instructions and			
a Enter your share of the \$50,000, \$25,000, and \$9,925,000 taxable income brackets (in that order): (1) \$ _____ (2) \$ _____ (3) \$ _____			
b Enter organization's share of: (1) Additional 5% tax (not more than \$11,750) \$ _____ (2) Additional 3% tax (not more than \$100,000) \$ _____			
c Income tax on the amount on line 34			35c
36 Trusts Taxable at Trust Rates. See instructions for tax computation. Income tax on the amount on line 34 from: <input type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041)			36
37 Proxy tax. See instructions			37
38 Alternative minimum tax			38
39 Tax on Non-Compliant Facility Income. See instructions			39
40 Total. Add lines 37, 38 and 39 to line 35c or 36, whichever applies			40

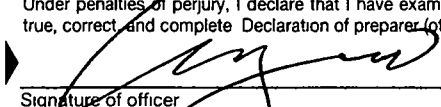
Part IV Tax and Payments

41a Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116)	41a			
b Other credits (see instructions)	41b			
c General business credit. Attach Form 3800 (see instructions)	41c			
d Credit for prior year minimum tax (attach Form 8801 or 8827)	41d			
e Total credits. Add lines 41a through 41d				41e
42 Subtract line 41e from line 40				42
43 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)				43
44 Total tax. Add lines 42 and 43				44
45a Payments A 2016 overpayment credited to 2017	45a			
b 2017 estimated tax payments	45b			
c Tax deposited with Form 8868	45c			
d Foreign organizations: Tax paid or withheld at source (see instructions)	45d			
e Backup withholding (see instructions)	45e			
f Credit for small employer health insurance premiums (Attach Form 8941)	45f			
g Other credits and payments: <input type="checkbox"/> Form 2439 _____ <input type="checkbox"/> Form 4136 _____ <input type="checkbox"/> Other _____ Total	45g			
46 Total payments. Add lines 45a through 45g				46
47 Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>				47
48 Tax due. If line 46 is less than the total of lines 44 and 47, enter amount owed				48
49 Overpayment. If line 46 is larger than the total of lines 44 and 47, enter amount overpaid				49
50 Enter the amount of line 49 you want Credited to 2018 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/>				50

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

51 At any time during the 2017 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
		✓
52 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.		✓
53 Enter the amount of tax-exempt interest received or accrued during the tax year \$ _____		

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

Sign Here  **3/21/19** **Executive Director**

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	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name				Firm's EIN
	Firm's address				Phone no

Schedule A—Cost of Goods Sold. Enter method of inventory valuation ►

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		8 Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?	Yes	No
4a Additional section 263A costs (attach schedule)	4a				
b Other costs (attach schedule)	4b				
5 Total. Add lines 1 through 4b	5				

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

(see instructions)

1. Description of property		
(1)		
(2)		
(3)		
(4)		
2. Rent received or accrued		
(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(1)		
(2)		
(3)		
(4)		
Total	Total	(b) Total deductions. Enter here and on page 1, Part I, line 6, column (B) ►
(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A) ►		

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)	(b) Other deductions (attach schedule)
(1) TAF - Unrelated Debt Financed Income		170,362	3,029	200,626
(2)				
(3)				
(4)				
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5. Average adjusted basis of or allocable to debt-financed property (attach schedule)	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) 12,125,000	10,486,421	100 %	170,362	203,655
(2)		%		
(3)		%		
(4)		%		
Totals ►			170,362	203,655
Total dividends-received deductions included in column 8 ►				0

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

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

Nonexempt Controlled Organizations

7. Taxable Income	8. Net unrelated income (loss) (see instructions)	9. Total of specified payments made	10. Part of column 9 that is included in the controlling organization's gross income	11. Deductions directly connected with income in column 10
(1)				
(2)				
(3)				
(4)				
Totals			Add 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)

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

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

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)						
Totals		Enter here and on page 1, Part I, line 10, col (A)	Enter here and on page 1, Part I, line 10, col (B)			Enter here and on page 1, Part II, line 26

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))						

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						
Totals, Part II (lines 1–5)	Enter here and on page 1, Part I, line 11, col (A)	Enter here and on page 1, Part I, line 11, col (B)				Enter here and on page 1, Part II, line 27

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			

**Technology Access Foundation
Year end 9/30/2018**

Tax ID# 91-1731833

990-T / Sch E (line 1a & 1b schedule)

	Acct#	990, Part VIII, line 6d col (A) % Alloc.		\$ Alloc.		990, Part VIII, line 6d col (C)		990, Part VIII, line 6d col (D)		Beginning 2018	Beginning 2017	Beginning 2016	Beginning 9/30/2015	Beginning 9/30/2016	Beginning 9/30/2018	2 year Average
		170,362	100.000%	170,362	0	170,362	0									
Gross Rents (Included in UBI)	46410/20	170,362	100.000%	170,362	0	170,362	0	170,362	0							
Amortization (leasehold/Loan fees)	62700/01/50	4,806	63.038%	3,029	1,777											
Interest Expense	62800	0	100.000%	0	0											
Salary/Wages-rental admin	60100/200	110,492	100.000%	110,492	(0)											
Indirect Expenses	various	142,984	63.038%	90,134	52,850											
Total Expenses		258,282		203,655	54,627											
Net Rental Income		(87,919)		(33,293)	(54,626)											
Other Expenses (not incl amrt/depr)				200,626												
Acquisition Debt	25000/01 & 26000	13,522,314	12,999,964	12,589,964	12,389,964	12,389,964	12,389,964	12,389,964	12,125,000	12,125,000	12,125,000	12,125,000	12,125,000	12,125,000	12,125,000	12,125,000
Adjusted Basis of Property	Adj. Basis:	9/30/2012	9/30/2013	9/30/2014	9/30/2015	9/30/2016	9/30/2018									
TAF Basis of Property	Buildings	11,244,418	11,714,849	11,440,325	11,167,781	10,895,237	10,350,149	10,622,693	10,622,693	10,350,149	10,486,421	10,486,421	10,486,421	10,486,421	10,486,421	10,486,421
Assets	16100	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953	11,991,953
Depreciation	16200	(277,104)	(824,172)	(551,628)	(1,096,716)	(1,369,260)	(1,641,804)	(1,369,260)	(1,369,260)	(1,641,804)	(1,641,804)	(1,641,804)	(1,641,804)	(1,641,804)	(1,641,804)	(1,641,804)
Net		11,714,849	11,167,781	11,440,325	11,167,781	10,895,237	10,350,149	10,622,693	10,622,693	10,350,149	10,486,421	10,486,421	10,486,421	10,486,421	10,486,421	10,486,421

115.6%

Technology Access Foundation

10/1/17 to 9/30/2018

Cost per Square Foot

Tax ID# 91-1731833

990-T / Sch E (line 1a & 1b schedule)

Area	Sq Feet	
basement	2,000	32.69% event rental
2nd	3,000	30.34% lease
Total Rental Space	5,000	63.0% % of event rental/lease space
2nd office - TAF	6,500	<- 25=EEC lease
2nd Board Room (50% lease/rental)	369	
main Lab (classroom)	553	
main Lab (classroom)	553	
main Lab (classroom)	553	
main Lab (classroom)	553	
main Meeting Space/front space/Academic support	970	4,810
2nd Conference Room	166	5,182
2nd Conference Room	166	
main Project Space/in between classrooms	467	
TAF	10,850	
Useable Sq Ft	15,850	
Common Areas	8,354	
Total Square Feet	24,204	

Item	Yearly Costs	Allocation	Allocated Costs
Amort Leasehold Improvement	\$ 4,805.52	63.0%	3,029
Subtotal	\$ 4,805.52		3,029
per square foot	\$ 0.30		
Acctg fees			
Utilities	\$ 2,000.00	63.0%	1,261
Utilities	\$ 43,502.37	63.0%	27,423
Utilities	\$ 10,915.34	63.0%	6,881
Cleaning	\$ 23,545.00	63.0%	14,842
R&M	\$ 9,438.00	63.0%	5,950
Security	\$ 873.04	63.0%	550
Property Insurance	\$ 19,315.66	63.0%	12,176
R&M	\$ 33,394.82	63.0%	21,051
Sub-Total Indirect Costs	\$ 142,984.23		90,134

Interest Expense	\$ -	100.0%	-
Rental Supplies	\$ 3,365.92	100.0%	3,366
Administration (salary+taxes)	\$ 110,491.80	100.0%	110,492
Interest, Indirect Costs, Admin	\$ 256,841.95		\$ 203,991.91
Total Costs	\$ 261,647.47		\$ 207,021.21