

CHANGE OF ACCOUNTING PERIOD

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Form 990-T

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

OMB No 1545-0687

2018

For calendar year 2018 or other tax year beginning Oct 1, 2018, and ending Jun 30, 2019

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

A Check box if address changed

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

Name of organization Technology Access Foundation 608 SW 108th St Seattle, WA 98146

D Employer identification number 91-1731833

E Unrelated business activity code 532000

C Book value of all assets at end of year

F Group exemption number

G Check organization type 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 Rentals

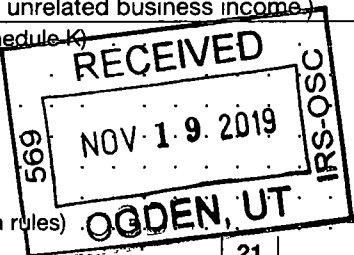
I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? No

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

Table with 4 columns: (A) Income, (B) Expenses, (C) Net. Rows include 1a Gross receipts or sales, 2 Cost of goods sold, 3 Gross profit, 4a Capital gain net income, 5 Income (loss) from a partnership, 7 Unrelated debt-financed income, 13 Total.

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 include 14 Compensation of officers, directors, and trustees, 15 Salaries and wages, 16 Repairs and maintenance, 17 Bad debts, 18 Interest, 19 Taxes and licenses, 20 Charitable contributions, 21 Depreciation, 22 Less depreciation, 23 Depletion, 24 Contributions to deferred compensation plans, 25 Employee benefit programs, 26 Excess exempt expenses, 27 Excess readership costs, 28 Other deductions, 29 Total deductions, 30 Unrelated business taxable income before net operating loss deduction, 31 Deduction for net operating loss, 32 Unrelated business taxable income.



Part III Total Unrelated Business Taxable Income

33	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	33	-175,495
34	Amounts paid for disallowed fringes	34	0
35	Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions)	35	0
36	Total of unrelated business taxable income before specific deduction. Subtract line 35 from the sum of lines 33 and 34	36	-175,495
37	Specific deduction (Generally \$1,000, but see line 37 instructions for exceptions)	37	0
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	-175,495

Part IV Tax Computation

39	Organizations Taxable as Corporations. Multiply line 38 by 21% (0.21)	39	
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	

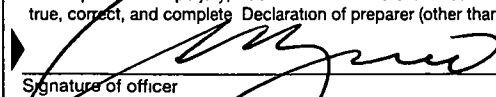
Part V Tax and Payments

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 (see instructions)	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	
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	
49	2018 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 2	49	
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.		✓
58	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  **11/11/19** 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		136,151	131,126	180,520
(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 × column 6)	8. Allocable deductions (column 6 × total of columns 3(a) and 3(b))
(1) 12,125,000	10,247,945	100 %	136,151	311,646
(2)		%		
(3)		%		
(4)		%		
Totals			136,151	311,646
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)				

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

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 ▶						
	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
Totals, Part II (lines 1-5) ▶						

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 6/30/2019**

Tax ID# 91-1731833

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

	Acct#	990, Part VIII.		990, Part VIII.		990, Part VIII.		Beginning 2017	Beginning 2018	Beginning 2019	2 Year Average
		line 6d col (A)	% Alloc.	line 6d col (C)	line 6d col (D)	Beginning 2016	Beginning 2015				
Gross Rents (Included in UBI)	46410/20	136,151	100.000%	136,151	(0)						
Amorization (leasehold/Loan fees)	62700/01/50	208,012	63.038%	131,126	76,886						
Interest Expense	62800	3,368	100.000%	3,368	0						
Rental Supplies	62650	3,123	100.000%	3,123	0						
Salary/Wages-rental admin	60100/200	88,506	100.000%	88,506	(0)						
Indirect Expenses	various	135,669	63.038%	85,523	50,146						
Total Expenses		438,678		311,646	127,032						
Net Rental Income		(302,527)		(175,495)	(127,032)						
Other Expenses (not incl amrt/depr)				180,520							
Acquisition Debt	25000/01 & 26000	13,522,314	12,999,964	12,589,964	12,389,964	12,389,964	12,389,964	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	9/30/2016	9/30/2018	9/30/2019		
TAF Basis of Property	Buildings	11,244,418	11,714,849	11,440,325	11,167,781	10,895,237	10,895,237	10,350,149	10,145,741	10,247,945	
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	118.3%
Depreciation	16200	(277,104)	(824,172)	(551,628)	(824,172)	(1,096,716)	(1,369,260)	(1,641,804)	(1,846,212)		
Net		11,714,849	11,440,325	11,167,781	11,167,781	10,895,237	10,622,693	10,350,149	10,145,741	10,145,741	

Technology Access Foundation

10/1/18 to 6/30/2019

Cost per Square Foot

Tax ID# 91-1731833

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

floor	Area	Sq Feet	
basement	Kitchen and commons/multi-purpose rm	2,000	32.69% event rental
2nd	Office Space (CDA)	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	4,810
main	Meeting Space/front space/Academic support	970	5,182
2nd	Conference Room	166	
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
Deprec/ BldgAmort Leasehold Imprvmt *	\$ 208,012.14	63.0%	131,126
Subtotal	\$ 208,012.14		131,126
per square feet	\$ 13.12		
Acctg fees	990 prep and review \$ 2,000.00	63.0%	1,261
Utilities	Water, sewer, elec, gas, waste \$ 34,330.52	63.0%	21,641
Utilities	Telephone (Integra) \$ 9,798.08	63.0%	6,176
Cleaning	Cleaning \$ 18,000.00	63.0%	11,347
R&M	Landscaping \$ 12,383.23	63.0%	7,806
Security	Security \$ 774.31	63.0%	488
Property Insura	Insurance \$ 14,607.00	63.0%	9,208
R&M	Building Maint \$ 43,775.72	63.0%	27,595
	Sub-Total Indirect Costs \$ 135,668.86		85,523

Interest	Interest Expense	\$ 3,368.10	100.0%	3,368
	Rental Supplies	\$ 3,123.17	100.0%	3,123
Salary	Administration (salary+taxes)	\$ 88,505.61	100.0%	88,506
	Interest, Indirect Costs, Admin	\$ 230,665.74		\$ 180,519.62
	Total Costs	\$ 438,677.88		\$ 311,646.01
	Year Cost	311,646.010		
	Month Cost	25,970.50		
	hourly costs	149.83		

* Straightline Depreciation:	Per month	# of months	Total
Building Depreciation	\$ 22,712.00	9	\$ 204,408.00
Leasehold Improvement Amortization	\$ 400.46	9	\$ 3,604.14
			<u>\$ 208,012.14</u>