

Form **990-T**

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

OMB No 1545-0687

2017

For calendar year 2017 or other tax year beginning 7/01, 2017, and ending 6/30, 2018

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) 220(e)

408A 530(a)

529(a)

Check box if name changed and see instructions

Print or Type **WASILLA AREA SENIORS, INC.**
1301 CENTURY CIRCLE
WASILLA, AK 99654

D Employer identification number (Employees' trust, see instructions)
92-0082770

E Unrelated business activity codes (See instructions)
713200

C Book value of all assets at end of year
5,650,811.

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.
GAMING

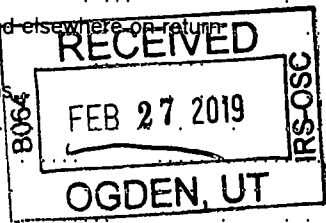
I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidary controlled group? Yes No
If 'Yes,' enter the name and identifying number of the parent corporation

J The books are in care of **DIANA HANSON** Telephone number **907-376-3104**

Part I	Unrelated Trade or Business Income	(A) Income	(B) Expenses	(C) Net
1 a	Gross receipts or sales			
b	Less returns and allowances			
c	Balance			
2	Cost of goods sold (Schedule A, line 7)			
3	Gross profit. Subtract line 2 from line 1c			
4 a	Capital gain net income (attach Schedule D)			
b	Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797)			
c	Capital loss deduction for trusts			
5	Income (loss) from partnerships and S corporations (attach statement)			
6	Rent income (Schedule C)			
7	Unrelated debt-financed income (Schedule E)			
8	Interest, annuities, royalties, and rents from controlled organizations (Schedule F)			
9	Investment income of a section 501(c)(7), (9), or (17) organization (Schedule G)			
10	Exploited exempt activity income (Schedule I)			
11	Advertising income (Schedule J)			
12	Other income (See instructions; attach schedule)			
12	SEE STATEMENT 1	21,061.		21,061.
13	Total. Combine lines 3 through 12	568,878.	764,497.	-195,619.

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)			
15	Salaries and wages			
16	Repairs and maintenance			
17	Bad debts			
18	Interest (attach schedule)			
19	Taxes and licenses			
20	Charitable contributions (See instructions for limitation rules)			
20	SEE STATEMENT 2			
21	Depreciation (attach Form 4562)	275,388.		
22	Less depreciation claimed on Schedule A and elsewhere on return			
22a		275,388.		
23	Depletion			
24	Contributions to deferred compensation plans			
25	Employee benefit programs			
26	Excess exempt expenses (Schedule I)			
27	Excess readership costs (Schedule J)			
28	Other deductions (attach schedule)			
28	SEE STATEMENT 3			
28				21,061.
29	Total deductions. Add lines 14 through 28			21,061.
30	Unrelated business taxable income before net operating loss deduction. Subtract line 29 from line 13			-216,680.
31	Net operating loss deduction (limited to the amount on line 30)			
31	SEE STATEMENT 4			
32	Unrelated business taxable income before specific deduction. Subtract line 31 from line 30			-216,680.
33	Specific deduction (Generally \$1,000, but see line 33 instructions for exceptions)			
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			-216,680.



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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 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 **35 c** 0.

36 Trusts Taxable at Trust Rates. See instructions for tax computation Income tax on the amount on line 34 from Tax rate schedule or 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** 0.

Part IV Tax and Payments

41 a Foreign tax credit (corporations attach Form 1118, trusts attach Form 1116) **41 a**

b Other credits (see instructions) **41 b**

c General business credit Attach Form 3800 (see instructions) **41 c**

d Credit for prior year minimum tax (attach Form 8801 or 8827) **41 d**

e Total credits. Add lines 41a through 41d **41 e** 0.

42 Subtract line 41e from line 40 **42** 0.

43 Other taxes Check if from Form 4255 Form 8611 Form 8697 Form 8866
 Other (attach schedule) **43**

44 Total tax. Add lines 42 and 43 **44** 0.

45 a Payments A 2016 overpayment credited to 2017 **45 a**

b 2017 estimated tax payments **45 b**

c Tax deposited with Form 8868 **45 c**

d Foreign organizations Tax paid or withheld at source (see instructions) **45 d**

e Backup withholding (see instructions) **45 e**

f Credit for small employer health insurance premiums (Attach Form 8941) **45 f**

g Other credits and payments Form 2439 _____
 Form 4136 _____ Other _____ Total **45 g**

46 Total payments. Add lines 45a through 45g **46** 0.

47 Estimated tax penalty (see instructions) Check if Form 2220 is attached **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** **Refunded** **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 **Yes** **No**

53 Enter the amount of tax-exempt interest received or accrued during the tax year \$ _____ 0. **Yes** **No**

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: Charles Foster Date: 120 Feb 2019 Title: CEO May the IRS discuss this return with the preparer shown below (see instructions)? Yes No

Paid Preparer Use Only

Print/Type preparer's name: RYAN T. JOHNS Preparer's signature: [Signature] Date: 1/10/2018 Check if self employed PTIN: P01621818

Firm's name: ALTMAN ROGERS & CO Firm's EIN: 92-0143182

Firm's address: 3000 C STREET SUITE 201 ANCHORAGE, AK 99503 Phone no: (907) 274-2992

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				
4 a Additional section 263A costs (attach schedule)	4 a		8 Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?		Yes
b Other costs (attach sch)	4 b				No
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	
(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A) ▶		(b) Total deductions. Enter here and on page 1, Part I, line 6, column (B) ▶

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 SEE ST 5		
			(a) Straight line depreciation (attach sch)	(b) Other deductions (attach schedule)	
(1)	KNIK MANOR SENIOR HOUSING LTD	225,523.	84,580.	273,712.	
(2)	EAGLES NEST SENIOR HOUSING LLP	29.	12.	27.	
(3)	ALDERVIEW SENIOR HOUSING LP	29.	9.	31.	
(4)	RAVEN TREE	275,850.	102,130.	268,756.	
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)	1,597,344.	1,827,990.	87.3825 %	197,068.	313,085.
(2)	1,623,578.	1,465,916.	100.0000 %	29.	39.
(3)	1,697,824.	2,046,398.	82.9665 %	24.	33.
(4)	673,845.	1,165,982.	57.7921 %	159,420.	214,343.
Totals			Enter here and on page 1, Part I, line 7, column (A)	Enter here and on page 1, Part I, line 7, column (B)	
			▶ 547,817.	▶ 764,497.	
Total dividends-received deductions included in column 8 ▶					

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				
4a Additional section 263A costs (attach schedule)	4a				
b Other costs (attach sch)	4b				
5 Total. Add lines 1 through 4b	5		8 Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?	Yes	No
				<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 sch)	(b) Other deductions (attach schedule)
(1) SUSITNA PLACE		221,923.	88,657.	186,313.
(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) 556,341.	645,480.	86.1903 %	191,276.	236,997.
(2)		%		
(3)		%		
(4)		%		
Totals			Enter here and on page 1, Part I, line 7, column (A) ▶	Enter here and on page 1, Part I, line 7, column (B)
Total dividends-received deductions included in column 8				

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 (column 3 plus column 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

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 columns 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, column (A)

Enter here and on page 1, Part I, line 10, column (B)

Enter here and on page 1, Part II, line 26

Totals

Schedule J – Advertising Income (See instructions)

Part II 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 (col 6 minus col 5, but not more than col. 4)
(1)						
(2)						
(3)						
(4)						

Totals (carry to Part II, line (5))

Part III 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 (col 6 minus col 5, but not more than col 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, column (A)	Enter here and on page 1, Part I, line 11, column (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
		%	
		%	
		%	
		%	
Total. Enter here and on page 1, Part II, line 14			

CLIENT WASILLA

WASILLA AREA SENIORS, INC.

92-0082770

1/10/19

08:49AM

**STATEMENT 1
FORM 990-T, PART I, LINE 12
OTHER INCOME**

NET INCOME (LOSS) FROM SPECIAL EVENTS TOTAL \$ 21,061.
\$ 21,061.

**STATEMENT 2
FORM 990-T, PART II, LINE 20
CHARITABLE CONTRIBUTIONS**

CHARITABLE CONTRIBUTIONS. \$ 0.
INCOME PERCENT LIMIT 0.
ALLOWED CHARITABLE CONTRIBUTIONS \$ 0.

**STATEMENT 3
FORM 990-T, PART II, LINE 28
OTHER DEDUCTIONS**

ALASKA STATUTE SEC. 05.15.150 EXPENSES. TOTAL \$ 21,061.
\$ 21,061.

**STATEMENT 4
FORM 990-T, PART II, LINE 31
NET OPERATING LOSS DEDUCTION**

LOSS YEAR ENDING	ORIGINAL LOSS	LOSS PREVIOUSLY USED	LOSS AVAILABLE
6/30/13	\$ 56.	\$ 0.	\$ 56.
6/30/14	35,896.	0.	35,896.
6/30/15	53.	0.	53.
6/30/16	181,932.	0.	181,932.
6/30/17	155,024.	0.	155,024.
NET OPERATING LOSS AVAILABLE			\$ 372,961.
TAXABLE INCOME			\$ -216,680.
NET OPERATING LOSS DEDUCTION (LIMITED TO TAXABLE INCOME)			\$ 0.

**STATEMENT 5
FORM 990-T, SCHEDULE E, LINE 3B
OTHER DEDUCTIONS ALLOCABLE TO DEBT-FINANCED PROPERTY**

KNIK MANOR SENIOR HOUSING LTD

CLEANING AND MAINTENANCE	\$ 17,960.
INSURANCE	12,807.
LEGAL AND PROFESSIONAL FEES	8,894.
INTEREST	103,814.
REPAIRS	20,063.
TAXES	10,216.
UTILITIES	72,865.
WAGES AND SALARIES	5,472.

STATEMENT 5 (CONTINUED)
 FORM 990-T, SCHEDULE E, LINE 3B
 OTHER DEDUCTIONS ALLOCABLE TO DEBT-FINANCED PROPERTY

MISCELLANEOUS	\$ 1,559.
SUPPLIES	238.
TELEPHONE	1,586.
ALARM MONITORING	600.
SANDING AND SNOW REMOVAL	811.
MANAGEMENT FEES TO WASI	15,780.
BAD DEBT	1,047.
TOTAL	<u>\$ 273,712.</u>

EAGLES NEST SENIOR HOUSING LLP	
CLEANING AND MAINTENANCE	\$ 2.
INSURANCE	1.
LEGAL AND PROFESSIONAL FEES	1.
INTEREST	7.
REPAIRS	4.
TAXES	1.
UTILITIES	7.
WAGES AND SALARIES	1.
MANAGEMENT FEES TO WASI	3.
TOTAL	<u>\$ 27.</u>

ALDERVIEW SENIOR HOUSING LP	
CLEANING AND MAINTENANCE	\$ 2.
INSURANCE	1.
LEGAL AND PROFESSIONAL FEES	1.
INTEREST	8.
REPAIRS	6.
TAXES	1.
UTILITIES	8.
WAGES AND SALARIES	1.
MANAGEMENT FEES TO WASI	3.
TOTAL	<u>\$ 31.</u>

RAVEN TREE	
AUTO AND TRAVEL	\$ 627.
CLEANING AND MAINTENANCE	2,955.
INSURANCE	13,448.
LEGAL AND PROFESSIONAL FEES	2,977.
LICENSES AND PERMITS	750.
INTEREST	44,874.
REPAIRS	33,228.
SUPPLIES	1,138.
TAXES	8,642.
TELEPHONE	2,091.
UTILITIES	72,818.
WAGES AND SALARIES	23,885.
EMPLOYEE BENEFITS	49,675.
MISCELLANEOUS	5,089.
OFFICE SUPPLIES	50.
EQUIPMENT RENTAL AND REPAIR	3,182.
ALARM MONITORING	2,485.
TRAVEL	7.
BAD DEBT EXPENSE	835.
TOTAL	<u>\$ 268,756.</u>

SUSITNA PLACE	
AUTO AND TRAVEL	\$ 603.
CLEANING AND MAINTENANCE	1,970.

STATEMENT 5 (CONTINUED)
FORM 990-T, SCHEDULE E, LINE 3B
OTHER DEDUCTIONS ALLOCABLE TO DEBT-FINANCED PROPERTY

INSURANCE	\$ 10,666.
LEGAL AND PROFESSIONAL FEES	2,319.
LICENSES AND PERMITS	450.
INTEREST	28,258.
REPAIRS	11,858.
SUPPLIES	738.
TAXES	5,718.
TELEPHONE	2,197.
UTILITIES	57,567.
WAGES AND SALARIES	19,129.
EMPLOYEE BENEFITS	36,324.
MISCELLANEOUS	3,329.
OFFICE SUPPLIES	47.
EQUIPMENT RENTAL AND REPAIR	2,610.
ALARM MONITORING	2,535.
TRAVEL	4.
BAD DEBT EXPENSE	-9.
TOTAL	<u>\$ 186,313.</u>