

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

2014

For calendar year 2014 or other tax year beginning _____, 2014, and ending _____, 20_____.

Department of the Treasury
Internal Revenue Service

▶ Information about Form 990-T and its instructions is available at www.irs.gov/form990t.
▶ 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 <input type="checkbox"/> Check box if address changed B Exempt under section <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 408(e) <input type="checkbox"/> 220(e) <input type="checkbox"/> 408A <input type="checkbox"/> 530(a) <input type="checkbox"/> 529(a)	Print or Type Name of organization (<input type="checkbox"/> Check box if name changed and see instructions.) CASAColumbia Number, street, and room or suite no. If a P.O. box, see instructions. 633 Third Avenue, Floor 19 City or town, state or province, country, and ZIP or foreign postal code New York, NY 10017-6706	D Employer identification number (Employees' trust, see instructions.) 52-1736502
		E Unrelated business activity codes (See instructions.) 531120
C Book value of all assets at end of year 67,174,529	F Group exemption number (See instructions.) ▶ G Check organization type ▶ <input checked="" type="checkbox"/> 501(c) corporation <input type="checkbox"/> 501(c) trust <input type="checkbox"/> 401(a) trust <input type="checkbox"/> Other trust	

H Describe the organization's primary unrelated business activity. ▶ **Rental Income from Real Estate**

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 ▶ **Chris Clemens** Telephone number ▶ **212-841-5202**

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 ▶			
2	Cost of goods sold (Schedule A, line 7)			
3	Gross profit. Subtract line 2 from line 1c			
4a	Capital gain net income (attach Schedule D)			
4b	Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797)			
4c	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)	392,869	235,905	156,964
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)			
13	Total. Combine lines 3 through 12	392,869	235,905	156,964

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)			14,037
21	Depreciation (attach Form 4562)			
22	Less depreciation claimed on Schedule A and elsewhere on return	21		
23	Depletion	22a		22b
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)			
29	Total deductions. Add lines 14 through 28			14,037
30	Unrelated business taxable income before net operating loss deduction. Subtract line 29 from line 13			142,927
31	Net operating loss deduction (limited to the amount on line 30)			
32	Unrelated business taxable income before specific deduction. Subtract line 31 from line 30			142,927
33	Specific deduction (Generally \$1,000, but see line 33 instructions for exceptions)			1,000
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.			141,927

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	38,602	
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 Total. Add lines 37 and 38 to line 35c or 36, whichever applies	39	38,602	

Part IV Tax and Payments

40a Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116)	40a			
b Other credits (see instructions)	40b			
c General business credit. Attach Form 3800 (see instructions)	40c			
d Credit for prior year minimum tax (attach Form 8801 or 8827)	40d			
e Total credits. Add lines 40a through 40d	40e			
41 Subtract line 40e from line 39	41	38,602		
42 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)	42			
43 Total tax. Add lines 41 and 42	43	38,602		
44a Payments: A 2013 overpayment credited to 2014	44a			
b 2014 estimated tax payments	44b	40,000		
c Tax deposited with Form 8868	44c			
d Foreign organizations: Tax paid or withheld at source (see instructions)	44d			
e Backup withholding (see instructions)	44e			
f Credit for small employer health insurance premiums (Attach Form 8941)	44f			
g Other credits and payments: <input type="checkbox"/> Form 2439 _____ <input type="checkbox"/> Form 4136 _____ <input type="checkbox"/> Other _____ Total	44g			
45 Total payments. Add lines 44a through 44g	45	40,000		
46 Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>	46			
47 Tax due. If line 45 is less than the total of lines 43 and 46, enter amount owed	47			
48 Overpayment. If line 45 is larger than the total of lines 43 and 46, enter amount overpaid	48	1,398		
49 Enter the amount of line 48 you want: Credited to 2015 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/>	49	1,398		

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

1 At any time during the 2014 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 Cayman Islands	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.		✓
3 Enter the amount of tax-exempt interest received or accrued during the tax year \$		

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						

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: *[Signature]* Date: *3/11/15* Secretary-Treasurer 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 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 schedule) #2	(b) Other deductions (attach schedule) #3
(1)		392,869	85,013	150,892
(2)				
(3)				
(4)				
4. Amount of average acquisition debt on or allocable to debt-financed property (attach schedule) #1	5. Average adjusted basis of or allocable to debt-financed property (attach schedule) #4	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)	3,320,800	2,217,723	100 %	392,869
(2)			%	
(3)			%	
(4)			%	
Totals ▶			392,869	235,905
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)					
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	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			

CASAColumbia

SUPPORT SCHEDULE-FORM 990-T FY 14

SCHEDULE E, COLUMN 4

FEI # 52-1736502

AVERAGE ACQUISITION INDEBTEDNESS

\$14,000,000

\$3,320,800

COST

FOR DEBT FINANCED PROPERTY

SQ. FOOTAGE PURCHASED
SQ. FOOTAGE LEASED TO OTHER ORGANIZATION
% OF SQ FOOTAGE LEASED TO OTHER ORGANIZATION

36,954
8,766
23.72%

CASAColumbia

SUPPORT SCHEDULE-FORM 990-T FY 14

SCHEDULE E, COLUMN 3a

FEI # 52-1736502

BUILDING	ACQUISITION			END	14 DEPR
	LIFE	DATE	DATE	COST	TOTAL
8/99... ACQUISITION NOT TO BE DEPRECIATED UNTIL ARRIVAL AT 633 THIRD AVENUE EXPECTED IN 7/00	40	Aug-99	Jun-40	9,624,655.72	240,616.44
	confirm	Sep-99	Jun-40	59,391.68	1,484.76
		Oct-99	Jun-40	(84,187.62)	(2,104.68)
	from	Nov-99	Jun-40	0.00	0.00
	auditor	Dec-99	Jun-40	319,067.05	7,976.64
	to come	Jan-00	Jun-40	28,648.14	716.16
		Feb-00	Jun-40	278,323.00	6,958.08
		Mar-00	Jun-40	820,900.05	20,522.52
		Apr-00	Jun-40	670,609.58	16,765.20
		May-00	Jun-40	806,382.47	20,159.52
		Jun-00	Jun-40	19,291.09	482.28
7/00 ACQUISITION		Jul-00	Jun-40	751,548.26	18,788.76
3/00 ACQUISITION		Mar-00	Jun-40	302,206.11	7,555.20
SUBTOTAL				13,596,835.53	339,920.88
87/00 ACQUISITION	40	Aug-00	Jul-40	5,923.18	148.08
9/00 ACQUISITION	40	Sep-00	Aug-40	266,020.55	6,650.52
10/00 ACQUISITION	40	Oct-00	Sep-40	50,000.00	1,250.04
11/00 ACQUISITION	40	Nov-00	Oct-40	164,497.38	4,112.40
12/00 ACQUISITION	40	Dec-00	Nov-40	53,344.07	1,333.56
3/01 ACQUISITION	40	Mar-01	Feb-41	750.00	18.72
4/01 ACQUISITION	40	Apr-01	Mar-41	57,168.93	1,429.20
6/01 ACQUISITION	40	Jun-01	May-41	7,307.34	182.64
7/01 ACQUISITION	40	Jul-01	Jun-41	31,500.00	787.56
7/06 ACQUISITION	40	Jul-06	Jun-46	24,031.93	600.84
3/09 ACQUISITION	40	Mar-09	Feb-49	11,775.87	294.36
3/12 ACQUISITION	40	Mar-12	Feb-52	64,308.31	1,607.76
12/12 ACQUISITION	40	Dec-12	Nov-52	2,631.53	65.76
TOTAL BUILDING				14,336,094.62	368,402.32

DEPRECIATION FOR ORGANIZATION-FACILITY

358,402

DEPRECIATION FOR DEBT FINANCED PROPERTY

85,013

CASAColumbia

SUPPORT SCHEDULE-FORM 990-T FY 2014

SCHEDULE E, COLUMN 3b

FEI # 52-1736502

OTHER DEDUCTIONS:	<u>TOTAL</u>
SALARIES & WAGES	\$11,704
FRINGE BENEFITS	3,628
PROFESSIONAL FEES	4,000
MAINTENANCE	75,366
ELECTRICITY	12,856
INSURANCE	13,101
INTEREST EXPENSE	2,009
BOND FINANCING-L/C FEE	28,228
TOTALS	\$150,892

CASAColumbia

SUPPORT SCHEDULE-FORM 990-T FY 14

SCHEDULE E, COLUMN 5

FEI # 52-1736502

BASIS AT YEAR BEGINNING 1/01/14

BASIS AT YEAR END 12/31/14

BASIS
9,528,793
9,170,390
18,699,183

AVERAGE ADJUSTED BASIS FOR ENTIRE PROPERTY

9,349,591

AVERAGE ADJUSTED BASIS ATTRIBUTABLE TO DEBT FINANCED PROPERTY

2,217,723