

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

For calendar year 2014 or other tax year beginning JUL 1, 2014, and ending JUN 30, 2015.

**2014**

Information about Form 990-T and its instructions is available at [www.irs.gov/form990t](http://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

Department of the Treasury  
Internal Revenue Service

Check box if address changed

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

Print or Type

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

**STUDENT UNION, INC. OF SAN JOSE STATE UNIVERSITY**

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

**ONE WASHINGTON SQUARE**

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

**SAN JOSE, CA 95192-0201**

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

**94-2830732**

**E** Unrelated business activity codes (See instructions.)

**532000**

**C** Book value of all assets at end of year  
**10,966,703.**

**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. **RENTAL**

**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 **KRISTIN KELLY** Telephone number **408-924-6315**

**Part I Unrelated Trade or Business Income**

	(A) Income	(B) Expenses	(C) Net
<b>1 a</b> Gross receipts or sales			
<b>b</b> Less returns and allowances			
<b>c Balance</b>	<b>1c</b>		
<b>2</b> Cost of goods sold (Schedule A, line 7)	<b>2</b>		
<b>3</b> Gross profit. Subtract line 2 from line 1c	<b>3</b>		
<b>4 a</b> Capital gain net income (attach Schedule D)	<b>4a</b>		
<b>b</b> Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797)	<b>4b</b>		
<b>c</b> Capital loss deduction for trusts	<b>4c</b>		
<b>5</b> Income (loss) from partnerships and S corporations (attach statement)	<b>5</b>		
<b>6</b> Rent income (Schedule C)	<b>6</b> 993,432.	<b>1,030,168.</b>	<b>-36,736.</b>
<b>7</b> Unrelated debt-financed income (Schedule E)	<b>7</b>		
<b>8</b> Interest, annuities, royalties, and rents from controlled organizations (Sch. F)...	<b>8</b>		
<b>9</b> Investment income of a section 501(c)(7), (9), or (17) organization (Schedule G)	<b>9</b>		
<b>10</b> Exploited exempt activity income (Schedule I)	<b>10</b>		
<b>11</b> Advertising income (Schedule J)	<b>11</b> 2,100.		<b>2,100.</b>
<b>12</b> Other income (See instructions; attach schedule)	<b>12</b>		
<b>13 Total.</b> Combine lines 3 through 12	<b>13</b> 995,532.	<b>1,030,168.</b>	<b>-34,636.</b>

**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.)

<b>14</b> Compensation of officers, directors, and trustees (Schedule K)	<b>14</b>		
<b>15</b> Salaries and wages	<b>15</b>		
<b>16</b> Repairs and maintenance	<b>16</b>		
<b>17</b> Bad debts	<b>17</b>		
<b>18</b> Interest (attach schedule)	<b>18</b>		
<b>19</b> Taxes and licenses	<b>19</b>		
<b>20</b> Charitable contributions (See instructions for limitation rules)	<b>20</b>		
<b>21</b> Depreciation (attach Form 4562)	<b>21</b>		
<b>22</b> Less depreciation claimed on Schedule A and elsewhere on return	<b>22a</b>		<b>22b</b>
<b>23</b> Depletion	<b>23</b>		
<b>24</b> Contributions to deferred compensation plans	<b>24</b>		
<b>25</b> Employee benefit programs	<b>25</b>		
<b>26</b> Excess exempt expenses (Schedule I)	<b>26</b>		
<b>27</b> Excess readership costs (Schedule J)	<b>27</b>		
<b>28</b> Other deductions (attach schedule)	<b>28</b>		
<b>29 Total deductions.</b> Add lines 14 through 28	<b>29</b>		<b>0.</b>
<b>30</b> Unrelated business taxable income before net operating loss deduction. Subtract line 29 from line 13	<b>30</b>		<b>-34,636.</b>
Net operating loss deduction (limited to the amount on line 30)	<b>31</b>	<b>SEE STATEMENT 1</b>	
Unrelated business taxable income before specific deduction. Subtract line 31 from line 30	<b>32</b>		<b>-34,636.</b>
<b>33</b> Specific deduction (Generally \$1,000, but see line 33 instructions for exceptions)	<b>33</b>		<b>1,000.</b>
<b>34 Unrelated business taxable income.</b> Subtract line 33 from line 32. If line 33 is greater than line 32, enter the smaller of zero or line 32	<b>34</b>		<b>-34,636.</b>



**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 **35c** 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 Total.** Add lines 37 and 38 to line 35c or 36, whichever applies **39** 0.

**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 **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** 0.

**42** Other taxes. Check if from:  Form 4255  Form 8611  Form 8697  Form 8866  Other (attach schedule) **42**

**43** Total tax. Add lines 41 and 42 **43** 0.

**44a** Payments: A 2013 overpayment credited to 2014 **44a**

**b** 2014 estimated tax payments **44b**

**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:  Form 2439  Form 4136  Other \_\_\_\_\_ Total **44g**

**45** Total payments. Add lines 44a through 44g **45**

**46** Estimated tax penalty (see instructions). Check if Form 2220 is attached  **46**

**47** Tax due. If line 45 is less than the total of lines 43 and 46, enter amount owed **47** 0.

**48** Overpayment. If line 45 is larger than the total of lines 43 and 46, enter amount overpaid **48** 0.

**49** Enter the amount of line 48 you want: Credited to 2015 estimated tax **49** Refunded

**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 Form FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If YES, enter the name of the foreign country here **Yes** **No** **X**

**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. **Yes** **No** **X**

**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 **N/A**

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

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** *Antonia Goh* **ASSOCIATE DIRECTOR**  
Signature of officer Date Title

May the IRS discuss this return with the preparer shown below (see instructions)?  Yes  No

**Print/Type preparer's name** **Preparer's signature** **Date** **Check**  if **PTIN**  
**ANTONIA GOH, CPA** *Antonia Goh* **MAY 11 2016** self-employed **P00187374**

**Firm's name** **Firm's EIN**  
**RSM US LLP** **42-0714325**

**Firm's address** **Phone no.**  
**105 8TH AVENUE SE, SUITE 300** **360-754-7244**  
**OLYMPIA, WA 98501-1386**

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

1. Description of property

Table with 1 column for description of property. Rows (1) through (4). Row (4) contains 'SEE STATEMENT 2'.

2. Rent received or accrued

Table with 3 columns: (a) From personal property, (b) From real and personal property, and 3(a) Deductions. Rows (1) through (4) and a Total row. Total values: 0 and 993,432.

(c) Total income. Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A) 993,432. (b) Total deductions. Enter here and on page 1, Part I, line 6, column (B) 1,030,168.

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

Table with 5 columns: 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, 4. Amount of average acquisition debt, 5. Average adjusted basis, 6. Column 4 divided by column 5, 7. Gross income reportable, 8. Allocable deductions. Includes a Totals row with values 0 and 0.

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

Table for Exempt Controlled Organizations with 6 columns: 1. Name of controlled organization, 2. Employer identification number, 3. Net unrelated income, 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. Rows (1) through (4).

Nonexempt Controlled Organizations

Table with 5 columns: 7. Taxable income, 8. Net unrelated income (loss), 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. Includes a Totals row with values 0 and 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)				
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)						
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) SPONSORSHIP	2,100.	0.		0.	0.	
(2)						
(3)						
(4)						
Totals (carry to Part II, line (5))		2,100.	0.	2,100.		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		2,100.	0.			0.
Totals, Part II (lines 1-5)		2,100.	0.			0.

**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
06/30/07	235,779.	0.	235,779.	235,779.
06/30/08	216,676.	0.	216,676.	216,676.
06/30/09	157,508.	0.	157,508.	157,508.
06/30/10	219,267.	0.	219,267.	219,267.
06/30/11	338,776.	0.	338,776.	338,776.
06/30/12	329,986.	0.	329,986.	329,986.
06/30/13	220,140.	0.	220,140.	220,140.
06/30/14	124,648.	0.	124,648.	124,648.
NOL CARRYOVER AVAILABLE THIS YEAR			1,842,780.	1,842,780.

FORM 990-T SCHEDULE C - RENT INCOME FROM REAL PROPERTY AND STATEMENT 2  
 PERSONAL PROPERTY LEASED WITH REAL PROPERTY

1. DESCRIPTION OF PROPERTY	ACTIVITY NUMBER
ROOM RENTAL/AV	2
2. RENT RECEIVED OR ACCRUED	
A. FROM PERSONAL PROPERTY IF % OF RENT IS > 10% BUT LESS THAN 50%	B. FROM REAL AND PERSONAL PROPERTY IF % OF RENT > 50% OR BASED ON INC.
	3. DEDUCTION DIRECTLY CONNECTED WITH INC. IN COL. 2A OR 2B
	33,170.

1. DESCRIPTION OF PROPERTY	ACTIVITY NUMBER
AQUATIC CENTER	3
2. RENT RECEIVED OR ACCRUED	
A. FROM PERSONAL PROPERTY IF % OF RENT IS > 10% BUT LESS THAN 50%	B. FROM REAL AND PERSONAL PROPERTY IF % OF RENT > 50% OR BASED ON INC.
	3. DEDUCTION DIRECTLY CONNECTED WITH INC. IN COL. 2A OR 2B
	83,690.
	278,700.

1. DESCRIPTION OF PROPERTY	ACTIVITY NUMBER
SPORT CLUB	4
2. RENT RECEIVED OR ACCRUED	
A. FROM PERSONAL PROPERTY IF % OF RENT IS > 10% BUT LESS THAN 50%	B. FROM REAL AND PERSONAL PROPERTY IF % OF RENT > 50% OR BASED ON INC.
	3. DEDUCTION DIRECTLY CONNECTED WITH INC. IN COL. 2A OR 2B
	19,190.
	100,913.



<p>1. DESCRIPTION OF PROPERTY</p> <hr/> <p>TRACBO</p>	<p>ACTIVITY NUMBER</p> <hr/> <p>5</p>	
<p>2. RENT RECEIVED OR ACCRUED</p>		
<p>A. FROM PERSONAL PROPERTY IF % OF RENT IS &gt; 10% BUT LESS THAN 50%</p> <hr/>	<p>B. FROM REAL AND PERSONAL PROPERTY IF % OF RENT &gt; 50% OR BASED ON INC.</p> <hr/>	<p>3. DEDUCTION DIRECTLY CONNECTED WITH INC. IN COL. 2A OR 2B</p> <hr/>
	<p>54,774.</p>	<p>104,748.</p>

<p>1. DESCRIPTION OF PROPERTY</p> <hr/> <p>ARENA INCOME</p>	<p>ACTIVITY NUMBER</p> <hr/> <p>6</p>	
<p>2. RENT RECEIVED OR ACCRUED</p>		
<p>A. FROM PERSONAL PROPERTY IF % OF RENT IS &gt; 10% BUT LESS THAN 50%</p> <hr/>	<p>B. FROM REAL AND PERSONAL PROPERTY IF % OF RENT &gt; 50% OR BASED ON INC.</p> <hr/>	<p>3. DEDUCTION DIRECTLY CONNECTED WITH INC. IN COL. 2A OR 2B</p> <hr/>
	<p>802,608.</p>	<p>545,807.</p>
<p>TOTALS</p> <hr/> <hr/>	<p>993,432.</p> <hr/> <hr/>	<p>1,030,168.</p> <hr/> <hr/>

---

FORM 990-T                      DEDUCTIONS CONNECTED WITH RENTAL INCOME                      STATEMENT      3

---

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
		0.	
- SUBTOTAL -	3	278,700.	278,700.
- SUBTOTAL -	4	100,913.	100,913.
- SUBTOTAL -	5	104,748.	104,748.
		545,807.	
- SUBTOTAL -	6	0.	545,807.
TOTAL TO FORM 990-T, SCHEDULE C, COLUMN 3			1,030,168.