WEST ALAMEDA BUSINESS ASSOCIATION
ANNUAL PLANNING
FISCAL YEAR JULY 1, 2019 – JUNE 30, 2020

:cutive Summary

Over the course of the 2019 – 2020 timeframe the organization intends to focus on achieving the goals set forth within our guiding planning documents – 5-year strategic plan, Marketing & Social Media Plan, and our District and Street Improvements document.

With big objectives come significant needs, and the West Alameda Business Association is taking the time to broaden our base and welcome new businesses and leaders within our board and committees. Through a series of strategic planning meetings, we are revisiting board commitments, committee structures and how we can attract more non-board members to participate.

We intend to continue to monitor and play an active role in representing our businesses best interests regarding critical issues surrounding our district. These issues include the Oakland A's ballpark at Howard Terminals, Alameda Point development projects, the Central Avenue bikeway, and the Mini-Maker Faire.

With new two new part-time staff members the organization is fully staffed and has the resources to provide the foundational level of service to our assessed members including marketing and district maintenance. We are also focusing on growing our resources to respond to the opportunities unfolding in West Alameda such as the redevelopment of Alameda Point. We are actively pursuing a consultant to help us identify short term and long-term solutions for how the business association can expand to represent the surrounding business environment.

The Economic Development Committee, chaired by local business owner Matt Falzone, will continue to further its objectives including business retention, new business attraction, and facilitating the development of high-potential or catalyst projects.

Additionally, the Economic Development Committee will be partnering with the marketing arm of the organization to bring seminars on topics such as social media for restaurant owners and vendor demonstrations that would be beneficial to many of our small business owners.

Finally, the group will continue to work on finding solutions to the challenge of leased yet inactive storefronts.

Landscape & Lighting / Clean & Safe

The business association's staff is committed to maintaining a close relationship with Public Works to keep a clean and attractive streetscape on Webster St. This includes monthly walks with city staff to detail out areas needing improvement.

Should the organization hit a $20,000 sponsorship goal in 2018 half of that budget has been earmarked to redesign and reprint the light pole banners along Webster St. to reflect the recently adopted brand.

Design Committee & Placemaking

The Design Committee will continue its crucial role in maintaining the historical aesthetic of the district. Their work includes:

- Evaluating façade grant designs.
- Reviewing design work for construction proposals, building signage and alterations.
- Participating in the design for projects that impact the district streetscape including the Central Avenue bikeway.

Design Committee leadership and members of the Executive Board have identified key placemaking projects within the district that would help to accomplish the strategic objective of adding new color, texture, and whimsy throughout Webster St. through placemaking. One example includes updating one, or more, pedestrian amenity plaza with new plantings, furnishings or accessories. Funding remains the primary challenge to achieving these higher dollar objectives, so we are looking to partnerships with neighboring businesses and organizations such as the College of Alameda's FabLab and local architects to accomplish this objective.

Events and Marketing Committee

With a fully staffed office, including a new part-time Marketing and Events Manager, we have the staff resources necessary to execute the marketing and social media plan adopted in Q1 2019. Key objectives include:

- Reaching 10% of the island's population through our social media channels.
- Refreshing website content.
- Coordinating key quarterly events and mixers.

Additionally, we work to amplify the events or special programs our member businesses are running by promoting them through our website, Facebook page, or newsletter.

In addition to the bi-monthly member mixers the current slate of events and activities within the district includes:

Public and Member Event Activities	
Ongoing	Sponsorship of the **Farmers' Market** on Tuesdays and Saturdays, which brings thousands of visitors from Alameda and the surrounding communities.
June – Aug, 2019	(Tentative) Support for monthly **West End Night Market** event series on Webster St.
July 4, 2019	Participation in the **Mayor's 4th of July** parade
Aug. 10, 2019	Co-sponsoring the second annual **Mini-Maker Faire** at Alameda Point.
Sept. 15, 2019	(Tentative) Provide financial sponsorship and volunteer support to the **4th Annual "Blues, Brews & BBQ"** street festival.
Oct. 2019	Hosting the WABA **annual membership meeting**.
Oct. 31, 2019	Coordinating the annual **Halloween on Webster Trick-or-Treat** event featuring games and giveaways throughout the district.
Dec. 2018	Organizing the **Holiday with Santa** event. In past years entertainment included a holiday craft bazaar, beer & wine tastings, and photos with Santa.
Feb. 2020	Orchestrating the **Lunar New Year Celebration** – The third annual event featuring cultural performances, giveaways, hosted in partnership with the Toi Shan Family Association and the Pacific Coast Farmers' Market.
April 2020	**Taste of West Alameda**, Webster Street's annual tasting event featuring over a dozen restaurants, wineries, and distilleries from throughout the district.
April 2020	Hosting a booth at the City of Alameda's **Earth Day Celebration** in Washington Park in order to promote Webster Street businesses.
June 2020	Coordinating with the Chamber of Commerce in the planning for the annual **Island Jam** to ensure the event serves as a benefit to member businesses.

WEST ALAMEDA BUSINESS ASSOCIATION
SUMMARY OF ACTIVITIES
FISCAL YEAR JULY 1, 2018 – JUNE 30, 2019

Executive Summary

The West Alameda Business Association continues to play an active role advocating for our businesses, preserving the historic nature of the west end, supporting the diversity within our district, and working to create a thriving business environment.

Over the course of the 2018 – '19 fiscal year we saw the opening of Grocery Outlet, which now attracts an estimated 7,000 visits/month and two new Webster Street boutiques (J Gallerie and J Couture.) Moreover, we continue to extend our reach beyond our assessed borders, welcoming new members to our organization such as Almanac Brewing and Building 43 Winery.

We are very focused on shoring up participation on our boards and committees. We welcomed two new members to the board, Elie Zgheib from Grocery Outlet and Heath McCue from Alameda Landing management company, Vestar. During Q1 2019 the board has conducted an in-depth planning session focusing on clarifying committee roles, fundraising strategies, and updating objectives for our strategic plan adopted in Oct. 2017.

This fiscal year has been marked by large development projects impacting the edges of our district. The Oakland A's announcement for a potential ballpark at Howard Terminals, the Central Avenue bikeway, Alameda Wellness and Respite Center, and cannabis retail are complex projects that have required careful monitoring and participation in planning discussions. Similarly, great care and effort has been made to ensure that we represented our business members' interest regarding two significant policy changes, the flavored tobacco ban and the minimum wage increase.

This has also been a year of building and strengthening relationships. Locally, our Executive Director, Linda Asbury, has played an active role with the newly established Coalition for Alameda Business Associations (CABA.) Extending beyond our assessed district and Alameda's shoreline, the organization, and our board have initiated relationships with the Jack London Business Improvement District, Uptown/Downtown Oakland Community Benefit Districts, and key community leaders in Chinatown. As Oakland's neighborhoods are experiencing significant growth, we want to ensure these new neighbors are aware of our strengths - easy access to shopping, day trip worthy destinations, and Webster Street's historic charm.

We are also continuing to work towards accomplishing the objectives outlined in our 5-year strategic plan that was adopted in 2017. Several of our first-year objectives were successfully attained and we are now examining ways to implement the mid-range programs, which require a deeper level of

committee engagement and financial resources, e.g., Webster Street placemaking initiatives.

2017 - 2022 Strategic Objectives

Strategic Objective	Status	Projected time to complete
Refresh the WABA brand	Completed	Year 1
Expand the organization to include Alameda Point	In progress	Year 3
Leverage Alameda traditions like Fairy Doors and Little Free Libraries to encourage new visits to the district	Completed and ongoing	Year 1
Establish a strong relationship with the Oakland A's organization	Ongoing	Year 2
Revisit and expand the district's events portfolio	Completed and ongoing	Year 3
Expand the signage/branding to Alameda Landing & Alameda Point	Pending funding	Year 3
Incorporate tactical urbanism projects including painted streets and parkets into Webster St.	Pending funding	Year 3
Revamp 2nd Friday Art Walk program	Not Started	Year 3
Establish a "Sister Business District" program	In progress	Year 3
Conduct in-depth study to address the changing needs of West Alameda and the business district	Not started	Year 5
Increase visual and performing arts footprint	Not Started	Year 5

Economic Development Committee

2018 marked a refocusing on how WABA can support the prosperous growth of our business district. The Economic Development Committee established its charter, went street-by-street, building-by-building to map out opportunities and issues as well as draft provisions to help ensure our district is able to reach its potential. The committee is comprised of a combination of board members, local commercial brokers, and property owners.

The goals for this committee include:

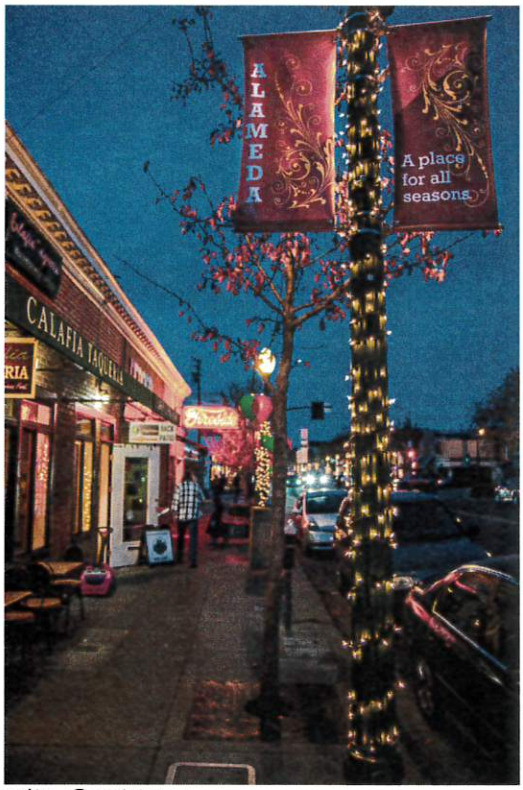
- Facilitating the development of high-potential properties.
- Working with the City and local realtors to generate leads and attract appropriate businesses.
- Monitoring the impact of new and reuse projects in West Alameda.
- Working with the City and others to implement the Strategic Economic Development Plan, providing retail vacancy reports, and developing business attraction strategies.
- Continuing business retention activities.

One current challenge Webster Street faces is a combination of a low vacancy rate, yet several key storefronts that have laid unoccupied and inactive for several years. The committee has examined several potential solutions including meeting with property owners, activating storefronts with art or attractively printed graphics, to recommending a city ordinance to encourage activity within a designated period of time. We are continuing to research the most effective solution to this issue which is widely impacting commercial districts.

Landscape & Lighting/Clean & Safe

In an effort to maintain a close relationship with the police department and to help address any hot spots or troublesome issues early. Our Executive Director is meeting quarterly with the Alameda Police Department sergeant assigned to the district.

Maintaining clean and inviting streets is an essential component of growing the economic vitality of Webster Street. Monthly walks with Public Works specialist, Adrian Liu, provide the chance to raise issues such as a recent problem with the street trees that were creating an unsightly mess on the sidewalks. These problem areas, trees infested with aphids, were treated and the sidewalks received an additional cleaning.



Further efforts to maintain a clean, safe, and attractive streetscape included:

- Power washing of sidewalks.
- Refreshing the seasonal light pole banners twice yearly.
- Ensuring the installation of holiday lights.

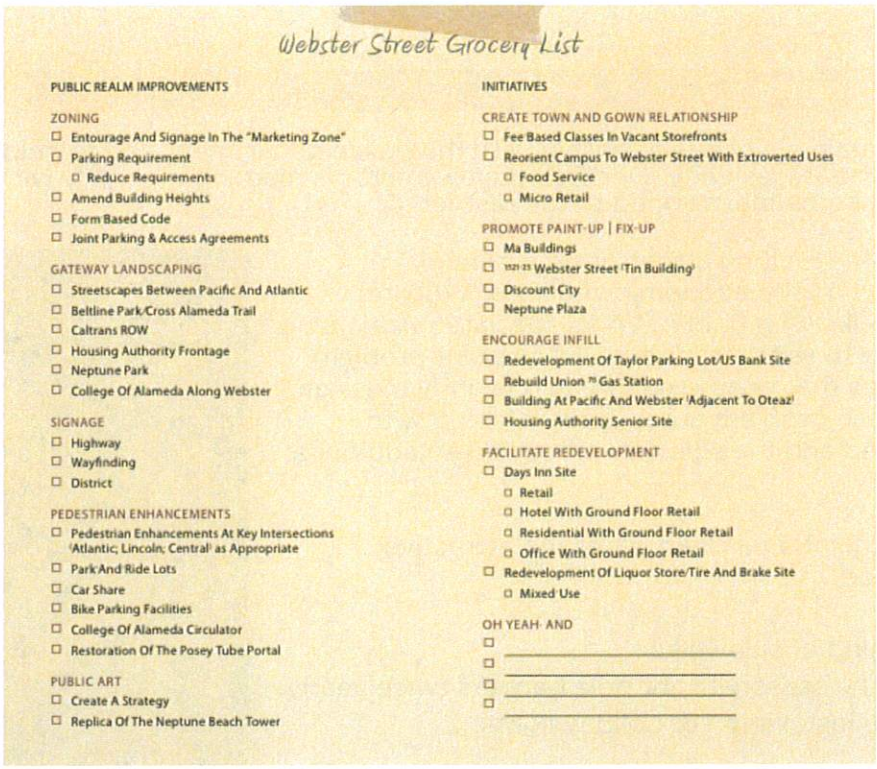
As the region struggles with an increasing homeless population, the district is working closely with city leaders to ensure that the street is welcoming to all and the needs of our businesses are represented within this complex issue. The business association has played an active role advocating for our members at meetings with the Coalition for Alameda Businesses (CABA), C.A.R.E.S. a city-wide committee addressing homelessness, and sitting on the Community Oversight Committee for the Alameda Wellness and Medical Respite Center.

Design Committee & District Placemaking

WABA's design committee is passionate about maintaining the character of the historic street by working closely with the city, property owners, and business owners to create a cohesive aesthetic. 2018-2019 projects have included:

- Continuing to review facade grant applications including the revamp of Discount City, Jack-in-the-Box, McDonald's, Grocery Outlet.
- Reviewing design work for all construction proposals, signage and alterations to buildings including monitoring the power line undergrounding project.
- Meeting with various developers to vet proposals for the District.
- Increased efforts to develop a strategy to increase placemaking projects on Webster Street.

The organization recognizes that the street has several prospective sites for growth and improvement. A 2010 vision study completed by Urban Community Partners and Urban Community Design identified placemaking, design, and infill opportunities. Their "Grocery List" categorized these segments for improvement into zoning, landscaping, pedestrian enhancements to name a few. To this day this list serves as a compass document helping WABA to identify opportunities to support a more vibrant streetscape on Webster Street.



Webster Street Grocery List

PUBLIC REALM IMPROVEMENTS

ZONING
- ☐ Entourage And Signage In The "Marketing Zone"
- ☐ Parking Requirement
  - ☐ Reduce Requirements
- ☐ Amend Building Heights
- ☐ Form Based Code
- ☐ Joint Parking & Access Agreements

GATEWAY LANDSCAPING
- ☐ Streetscapes Between Pacific And Atlantic
- ☐ Beltline Park/Cross Alameda Trail
- ☐ Caltrans ROW
- ☐ Housing Authority Frontage
- ☐ Neptune Park
- ☐ College Of Alameda Along Webster

SIGNAGE
- ☐ Highway
- ☐ Wayfinding
- ☐ District

PEDESTRIAN ENHANCEMENTS
- ☐ Pedestrian Enhancements At Key Intersections (Atlantic; Lincoln; Central) as Appropriate
- ☐ Park And Ride Lots
- ☐ Car Share
- ☐ Bike Parking Facilities
- ☐ College Of Alameda Circulator
- ☐ Restoration Of The Posey Tube Portal

PUBLIC ART
- ☐ Create A Strategy
- ☐ Replica Of The Neptune Beach Tower

INITIATIVES

CREATE TOWN AND GOWN RELATIONSHIP
- ☐ Fee Based Classes In Vacant Storefronts
- ☐ Reorient Campus To Webster Street With Extroverted Uses
  - ☐ Food Service
  - ☐ Micro Retail

PROMOTE PAINT-UP | FIX-UP
- ☐ Ma Buildings
- ☐ 1521 23 Webster Street (Tin Building)
- ☐ Discount City
- ☐ Neptune Plaza

ENCOURAGE INFILL
- ☐ Redevelopment Of Taylor Parking Lot/US Bank Site
- ☐ Rebuild Union 76 Gas Station
- ☐ Building At Pacific And Webster (Adjacent To Oteaz)
- ☐ Housing Authority Senior Site

FACILITATE REDEVELOPMENT
- ☐ Days Inn Site
  - ☐ Retail
  - ☐ Hotel With Ground Floor Retail
  - ☐ Residential With Ground Floor Retail
  - ☐ Office With Ground Floor Retail
- ☐ Redevelopment Of Liquor Store/Tire And Brake Site
  - ☐ Mixed Use

OH YEAH AND
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Building on the Grocery List, and supporting multiple objectives outlined within our strategic plan, the Design Committee and executive board members have compiled a list of prospective placemaking projects and approximate budget requirements to complete them. Budget limitations are the primary factor preventing these projects from being completed, thus having a prioritized list will help the organization move quickly should grant funds or other fiscal resources open up.

Another major issue affecting the district during this timeframe is the Central Ave. bikeway program which presents both an opportunity and challenge for the area. As funds for a gateway feature at Central and Webster may become available, the Design Committee has been working to identify specific improvements at that intersection that could come from the project.

Finally, the Design Committee works closely with potential developers who have expressed interest in projects on Webster Street to establish any design guidelines early and help to create a cohesive district. One example includes a possible beer garden at the intersection of Webster & Atlantic or infill projects on the street.

Marketing and Events Committee

Following the rebrand of the organization in 2017 the Marketing and Events committee has been focused on shoring up the organization's resources and collateral - website, printed materials, and social media. In Q1 of 2019 a formal marketing and social media plan was adopted and is in its early implementation phase, this includes a distinct focus on reaching at least 10% of the island's population and nearby Jack London district with our marketing efforts.

In listening to our members, we have learned that the networking opportunities that come from our mixers are one of the most valued events. So, we have renewed our focus on this popular bi-monthly networking series with events hosted at Alameda Point, Alameda Landing, and Webster Street to represent the diverse locations of member businesses within our district.

Alameda Landing represents an important constituent within the district, and we continue to reach out to both the individual businesses and the development's management company, Vestar, to help publicize key events and marketing programs.

WABA provided vital seed funding for a new event on the street, The West End Night Market, which was produced by the West End Arts & Entertainment District. The event was launched as a pilot program for a future summer series. The evening was a resounding success as the vacant lot at Taylor and Webster was enlivened with food trucks, local music, craft vendors, art, dance, and over 400 attendees. Plans are underway to bring the program back in summer 2019 with greater frequency.

2018 was an important year for our community with two council and the mayor's seats up for grabs. Executive leadership collaborated with the Coalition of Alameda Business Associations to bring a business focused candidates forum to the Alameda Theater. Over 300 citizens and students from Encinal High attended the event.

Staff and the Events & Marketing committee has also worked closely with the City of Alameda's Community Development department on the planning for the Mini-Maker Faire. Should it be determined that there's sufficient revenue potential to offset costs for staff time to plan and infrastructure costs, this event has the potential to serve as an important fundraiser for the organization while also supporting larger shared goals with the City regarding growing and supporting our Maker community.

Public and Member Event Activities	
Ongoing	Sponsorship of the **Farmers' Market** on Tuesdays and Saturdays, which bring thousands of visitors from Alameda and surrounding communities.
July 8, 2018	Served on the core leadership committee in supporting the City of Alameda's first ever **Mini Maker Faire** held at Alameda Point. Helped to solicit volunteers, arrange the Maker's breakfast and facilitated sales at the merchandise booth.
July 13, 2018	West End Nigh Market pilot event launches at Taylor St. lot.
Sept. 16, 2018	WABA Provided financial sponsorship and volunteer support to the **4th Annual "Blues, Brews & BBQ"** street festival. Approximately 5,000 attendees were drawn to his year's event included participation from over a dozen breweries and wineries including local businesses Faction Brewing, Almanac Brewing, and Alameda Island Brewing Company.
Sept. 26, 2018	WABA mixer held at the newly opened, **The Hunter**
Oct. 24, 2018	**Annual membership meeting** held at India Palace
Oct. 31, 2018	Organized the annual **Halloween on Webster Trick-or-Treat** where several local businesses welcomed over 200 parents and kids in costume.
Nov. 28 2018	Joint **holiday mixer** held at Beacon Bank
Dec. 15, 2018	Building on a tradition started in 2017 of a local craft bazaar this year's holiday event, **Santa on Webster St**. included local vendors, beer and wine tastings and a family friendly winter wonderland visit from Santa. This year's event featured a unique holiday-themed augmented reality experience courtesy of Webster St. based technology company, Enklu. Attendance estimated at 200.
Feb. 16, 2019	The 2019 **Lunar New Year Celebration** was able to grow the scale of the production thanks to a public art grant from the City of Alameda. Attendance for the event was up over 30% in spite of a rainy morning. The Toi Shan Family Association provided a diverse array of cultural performances from Tai Chi to the traditional lion dance. The award-winning Webster Street dim sum restaurant, East Ocean Seafood provided refreshments for attendees.
March 8, 2019	WABA sponsored a table at the 2019 **City Development Report and Luncheon** organized by the Alameda Chamber of Commerce

April 24, 2019	Webster Street will host its annual event dedicated to celebrating the restaurants, wineries, and breweries that call the West End home.
April 20, 2019	WABA is advocating for our local businesses with a booth at the annual **Earth Day Celebration.**
May 1, 2019	WABA is working with the Oakland Athletics organization to host a community forum regarding the proposed Howard Terminals ballpark.
June 16, 2019	Coordinating with the Chamber of Commerce regarding the annual two-day street festival, **Island Jam.**

West Alameda Business Association

STATEMENT OF ACTIVITY

January - December 2018

	TOTAL
Revenue	
Event Revenue	
Sales	175.00
Wine & Dine	405.00
Total Event Revenue	8,255.37
Membership	**8,835.37**
BIA Fees	
BIA fees for FY 2017-18	1,483.40
BIA fees for FY 2018-19	86,416.23
Total BIA Fees	**87,899.63**
Other/Non BIA Dues	4,350.00
Total Membership	**92,249.63**
Services	
Parking Pass Program	450.00
Total Services	900.00
	1,350.00
Unapplied Cash Payment Revenue	0.00
Total Revenue	**$102,435.00**
GROSS PROFIT	**$102,435.00**
Expenditures	
Events	
Blues, Brews, BBQ	7,000.00
Chinese New Year	2,803.21
Events	1,763.94
Halloween	1,090.32
Mixers	96.00
Night Market	5,500.00
Other Expenses	3,925.00
Printing of event materials	211.95
Proceeds to participating group	131.26
Taste of West Alameda	5,110.43
Total Events	**27,632.11**
General & Administrative	
Accounting & Tax Preparation	5,490.75
Insurance	
Liability	1,324.00
Total Insurance	**1,324.00**
Office	
Cleaning service	620.00
Computer-Software	573.88
Dues & Subscriptions	120.50
Miscellaneous	1,060.97
Professional Services	1,434.89
Bank charges	38.32

	TOTAL
Computer	20.00
Total Professional Services	**1,493.21**
Supplies, Office	1,267.14
Total Office	**5,135.70**
Rent	
Office rent	600.00
P.O. Box	6,600.00
Total Rent	166.00
Utilities	**7,366.00**
Telephone-internet service	134.04
Total Utilities	1,604.39
Total General & Administrative	**1,738.43**
Marketing	**21,054.88**
Advertising	
Membership Outreach	7,864.56
Printing & copying	765.72
Promotions	702.66
Materials	
Professional Services	771.45
Public relations	3,116.38
Total Promotions	820.81
Social Media Services	**4,708.64**
Staff, Marketing	13,250.00
Website	31,200.00
Copy and Content	
Professional Services	700.00
Website maintenance	995.62
Total Website	506.28
Total Marketing	**2,201.90**
Personnel	**60,693.48**
Salaries	
Temporary Staffing	
Total Salaries	12,890.00
Total Personnel	**12,890.00**
QuickBooks Payments Fees	**12,890.00**
Unapplied Cash Bill Payment Expenditure	19.80
Webster Street	0.00
Banner change	
Banner materials	4,012.50
Holiday - Installation & Supplies	845.87
Holiday - installation	
Holiday decoration supplies	1,187.50
Total Holiday - Installation & Supplies	1,045.25
Total Webster Street	**2,232.75**
Total Expenditures	**7,091.12**
NET OPERATING REVENUE	**$129,381.39**
Other Revenue	**$ -26,946.39**

	TOTAL
Interest Income	257.20
Miscellaneous Income	135.00
Total Other Revenue	**$392.20**
Other Expenditures	
Taxes	160.34
Total Other Expenditures	**$160.34**
NET OTHER REVENUE	**$231.86**
NET REVENUE	**$-26,714.53**

West Alameda Business Association
Balance Sheet for December 2018

Assets

Current Assets

Beacon Business Bank - CD	-
Beacon Business Bank - Operating Chkg	41,763
Edward Jones - Money Market	25,690
Financial Partners Credit Union	-
Total Bank Accounts	**$ 67,453**

Other Current Assets

Prepaid Expenditures - Rebranding Project	10,892
Undeposited funds - Paypal Account	300
Total Other Current Assets	**$ 11,192**
Total Current Assets	**$ 78,645**

Fixed Assets

Accumulated Depreciation	(550)
Furniture & Computer Equipment	2,750
Total Fixed Assets	**$ 2,200**

Other Assets

Rent Deposit	1,000
Total Other Assets	**$ 1,000**

Total Assets	**$ 81,845**

Liabilities & Equity

Liabilities

Accounts Payable	3,067
Total Liabilities	**3,067**

Equity

Opening Bal Equity	90,801
Unrestricted Net Assets	17,125
Net Revenue	(29,147)
Total Equity	**78,779**

Total Liabilities & Equity	**$ 81,846**

Budget vs Actuals for Calendar Year 2018

Income	December 2018	Totals for 2018	YTD 2017	Budget for YTD	Budget for 2018
Event Income					
Taste of Alameda (formerly Wine & Dine)	-	7,845	7,215	7,500	7,500
Mini Maker Faire Merchandise	-	405			
West End Champions Sponsorships	-	-	3,000	15,000	15,000
Sponsorships - various events	-	-	3,000	1,500	1,500
Subtotal	**$ -**	**$ 8,250**	**$ 13,215**	**$ 24,000**	**$ 24,000**
Membership					
BIA	1,922	85,778	90,849	100,000	100,000
Other/Non BIA Dues	-	4,350	2,700	6,000	6,000
Subtotal	**$ 1,922**	**$ 90,128**	**$ 93,549**	**$ 106,000**	**$ 106,000**
Services					
Parking Pass Administration	-	1,350	1,350	1,800	1,800
Subtotal - Other Income	**$ -**	**$ 1,350**	**$ 1,350**	**$ 1,800**	**$ 1,800**
Total Income	**$ 1,922**	**$ 99,728**	**$ 108,114**	**$ 131,800**	**$ 131,800**
Expenses					
Personnel					
Salaries/Benefits/Taxes	-	-	22,877	26,000	26,000
Payroll Processing	-	-	678	-	-
Workers Compensation Insurance	-	-	-	-	-
Subtotal	**-**	**-**	**23,555**	**$ 26,000**	**26,000**
General & Administrative					
Rent (Office & PO Box)	600	6,766	5,660	7,360	7,360
Utilities (phone, internet)	134	1,454	1,426	1,600	1,600
Insurance: Liability, D&O		1,324	-	1,740	1,740
Office (Equipment, Overhead, Supplies, etc.)	1,764	2,341	2,320	3,100	3,100
Office Reorganization	-	2,536		-	-
Accounting & Tax Preparation	350	4,991	3,706	4,600	4,600
Contingency	-	-	-	2,500	2,500
Subtotal	**$ 2,848**	**$ 19,412**	**$ 13,112**	**$ 20,900**	**$ 20,900**
Marketing					
Advertising	700	6,785	7,066	10,500	10,500
Membership Outreach	-	740	245	375	375
Printing	-	735	194	1,500	1,500
Promotions - Materials, Services, PR	-	4,708	822	1,500	1,500
Social Media Services	-	7,500		7,000	7,000
Staff	2,400	33,600	23,500	31,200	31,200
Website Maintenance & Email marketing		2,202	3,247	800	800
Subtotal	**$ 3,100**	**$ 56,270**	**$ 35,074**	**$ 52,875**	**$ 52,875**

	December 2018	Totals for 2018	YTD 2017	Budget for YTD	Budget for 2018
Event Expenses					
Advertising & Promotions	-	-	-	1,300	1,300
Mixers	-	96	1,310	1,300	1,300
Setup & Breakdown Help for Events	-	-	-	1,800	1,800
2nd Friday Artwalk	-	-	-	5,000	5,000
Chinese Lunar New Year Celebration	-	2,803	-	1,500	1,500
Blues, Brews & BBQ	-	7,000	3,000	7,000	7,000
Night Market	-	5,500			
Halloween	-	979			
Taste of Alameda (formerly Wine & Dine)	-	4,700	7,257	2,500	2,500
Taste of Alameda - Donation to a Nonprofit	-	-	1,030	1,000	1,000
Proceeds to participating Groups	-	131			
Other WABA events	-	3,925	1,117	3,000	3,000
Subtotal for All Events	**$ -**	**$ 25,134**	**$ 13,714**	**$ 24,400**	**$ 24,400**
Webster Street					
Banner & Flag Materials	-	846	187	250	250
Banner Changes & Replacement		4,013	6,338	6,000	6,000
Holiday Decorations - Supplies & Installation	-	1,045	686	1,375	1,375
Subtotal		**$ 5,904**	**$ 7,211**	**$ 7,625**	**$ 7,625**
Total Expenses	**$ 5,948**	**$ 106,720**	**$ 92,666**	**$ 131,800**	**$ 131,800**
Other Income & Expenses					
Interest & Miscellaneous Income	5	250	94	-	-
Less Taxes & Other Expense	-	135	35	-	-
Subtotal	**$ 5**	**$ 115**	**$ 59**	**$ -**	**$ -**
Net Income	**$ (4,021)**	**$ (6,877)**	**$ 15,507**	**$ -**	**$ -**

2019 Budget													
Income	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**	**Sept.**	**Oct.**	**Nov.**	**Dec.**	**Total**
BIA					1,000	6,000	25,000	23,000	10,000	20,000	3,000		88,000
Non-Bia					2,000			1,000		2,000			5,000
Sponsorships		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000		20,000
Parking management			450			450			450			450	1,800
Events Income													
CNY		5,500											5,500
Taste			3,300	4,500									7,800
Halloween										1,000			1,000
Santa on Webster										1,000			1,000
Total Income		**7,500**	**5,750**	**6,500**	**5,000**	**8,450**	**27,000**	**26,000**	**12,450**	**26,000**	**5,000**	**450**	**130,100**
Events Expense													
CNY		5,500											5,500
BB&B								*7,000					7,000
Halloween										1,200			1,200
Night Market								*5,000					5,000
Taste			1,500	1,500	1,500								4,500
Santa on Webster											1,000		1,000
General & Admin													
Accounting/Tax prep	300	300	1,500	300	300	300	300	300	300	300	300	300	4800
Ins. Liability & D&O		1,000									650		1,650
Office													
Cleaning	65	65	65	65	65	65	65	65	65	65	65	65	780
Computer software	50	50	50	50	50	50	50	50	50	50	50	50	600
Office Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Rent	618	618	618	618	618	618	618	618	618	618	618	618	7416
P.O. Box						165							165
Internet Services	150	150	150	50	50	50	50	50	50	50	50	50	1,100
Advertising	500	500	500	500	1000	1000	1000	1000	1000	1000	1000	1000	10,000
Printing	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Staff - ED	2600	2600	2600	2600	2600	2600	2600	2600	2600	2600	2600	2600	31,200
Staff - Marketing/office		2000	2000	2000	2000	2000	2000	2000	2000	2,000	2000	2000	24,000
Banner/Flag			600	*10,000	2,000		2,000		2,000				16,600
Consultants	500	500	500			500	500			500	0	0	3,000.00
Contingency												2189	2,189
Total Expense	4983	13,483	10,283	7,883	10,383	7548	9,383	6,883	8883	8,583	8533	9072	130,100
*dependent on													
sponsorship													

West Alameda Business Association
Profit & Loss
January through December 2017

	Jan - Dec 17
Ordinary Income/Expense	
Income	
Event	
Promotion of Partner Event	
Wine & Dine	7,215.00
Total Promotion of Partner Event	7,215.00
Sponsorship	7,150.00
Total Event	14,365.00
Membership	
BIA Fees	
BIA fees for FY 2017-18	82,966.78
BIA fees for FY 2016-17	10,161.20
BIA fees for FY 2015-16	228.00
Total BIA Fees	93,355.98
Other/Non BIA Dues	2,700.00
Total Membership	96,055.98
Services	
Parking Pass Program	2,250.00
Total Services	2,250.00
Total Income	112,670.98
Expense	
Personnel	
Salaries	
Payroll salaries	4,741.20
Temporary Staffing	21,765.00
Payroll taxes	
Fed Unemployment Tax - FUTA	126.00
Payroll taxes - Other	685.10
Total Payroll taxes	811.10
Total Salaries	27,317.30
Payroll processing	677.60
Total Personnel	27,994.90
General & Administrative	
Rent	
Office rent	6,100.00
P.O. Box	160.00
Total Rent	6,260.00
Utilities	
Telephone-internet service	1,558.06
Total Utilities	1,558.06
Insurance	
Liability	1,042.00
Total Insurance	1,042.00
Office	
Cleaning service	992.00
Dues & Subscriptions	570.00
Miscellaneous	217.97
Postage & delivery	49.00
Professional Services	
Bank charges	80.80
Computer	0.00
Total Professional Services	80.80

West Alameda Business Association
Profit & Loss
January through December 2017

	Jan - Dec 17
Computer-Software	171.00
Supplies, Office	1,003.79
Total Office	3,084.56
Accounting & Tax Preparation	4,156.72
Total General & Administrative	16,101.34
Events	
Advertising & Promotion	1,009.96
Mixers	1,340.04
Other Expenses	5,955.13
Printing of event materials	305.49
Proceeds to participating group	4,000.00
Wine & Dine Expenses	7,256.65
Total Events	19,867.27
Marketing	
Advertising	3,499.00
Membership Outreach	
Postage	245.00
Total Membership Outreach	245.00
Printing & copying	246.36
Promotions	
Materials	112.00
Professional Services	760.00
Public relations	450.00
Total Promotions	1,322.00
Staff, Marketing	29,000.00
WABA Rebranding Project	5,947.72
Website	
Website maintenance	636.52
Website - Other	100.00
Total Website	736.52
Total Marketing	40,996.60
Webster Street	
Banner materials	186.59
Banner change	3,587.50
Banner replacement	350.00
Holiday - Installation	2,400.00
Holiday decoration supplies	1,375.06
Total Webster Street	7,899.15
Total Expense	112,859.26
Net Ordinary Income	-188.28
Other Income/Expense	
Other Income	
Interest Income	223.28
Total Other Income	223.28
Other Expense	
Taxes	35.00
Total Other Expense	35.00
Net Other Income	188.28
Net Income	0.00

TAXABLE YEAR **2017**

California Exempt Organization Annual Information Return

FORM **199**

Calendar Year 2017 or fiscal year beginning (mm/dd/yyyy) , and ending (mm/dd/yyyy)

Corporation/Organization name: WEST ALAMEDA BUSINESS ASSOCIATION

Additional information. See instructions.

California corporation number

FEIN

PMB no.

Street address (suite or room): P.O. BOX 215

City: ALAMEDA | State: CA | Zip code: 94501

Foreign country name | Foreign province/state/county | Foreign postal code

A First Return ☐ Yes ☒ No

B Amended Return ☐ Yes ☒ No

C IRC Section 4947(a)(1) trust ☐ Yes ☒ No

D Final Information Return?
● ☐ Dissolved ☐ Surrendered (Withdrawn) ☐ Merged/Reorganized
Enter date (mm/dd/yyyy) ●

E Check accounting method:
1 ☐ Cash 2 ☒ Accrual 3 ☐ Other

F Federal return filed? 1 ● ☐ 990T 2 ● ☐ 990-PF 3 ● ☐ Sch H (990)
4 ☐ Other 990 series

G Is this a group filing? See instructions. ● ☐ Yes ☒ No

H Is this organization in a group exemption? ☐ Yes ☒ No
If 'Yes,' what is the parent's name?

I Did the organization have any changes to its guidelines not reported to the FTB? See instructions. ● ☐ Yes ☒ No

J If exempt under R&TC Section 23701d, has the organization engaged in political activities? See instructions. ● ☐ Yes ☐ No N/A

K Is the organization exempt under R&TC Section 23701g? ● ☐ Yes ☒ No
If 'Yes,' enter the gross receipts from nonmember sources $

L If organization is exempt under R&TC Section 23701d and meets the filing fee exception, check box.
No filing fee is required ● ☐

M Is the organization a Limited Liability Company? ● ☐ Yes ☒ No

N Did the organization file Form 100 or Form 109 to report taxable income? ● ☐ Yes ☒ No

O Is the organization under audit by the IRS or has the IRS audited in a prior year? ● ☐ Yes ☒ No

P Is federal Form 1023/1024 pending? ☐ Yes ☐ No
Date filed with IRS

CACA1112L 01/02/18

Part I Complete Part I unless not required to file this form. See General Information B and C.

Receipts and Revenues	1	Gross sales or receipts from other sources. From Side 2, Part II, line 8 ●	1	223.
	2	Gross dues and assessments from members and affiliates ●	2	
	3	Gross contributions, gifts, grants, and similar amounts received ●	3	112,671.
	4	Total gross receipts for filing requirement test. Add line 1 through line 3. **This line must be completed.** If the result is less than $50,000, see General Information B ●	4	112,894.
	5	Cost of goods sold ●	5	
	6	Cost or other basis, and sales expenses of assets sold ●	6	
	7	Total costs. Add line 5 and line 6	7	
	8	Total gross income. Subtract line 7 from line 4 ●	8	112,894.
Expenses	9	Total expenses and disbursements. From Side 2, Part II, line 18 ●	9	113,445.
	10	Excess of receipts over expenses and disbursements. Subtract line 9 from line 8 ●	10	-551.
Filing Fee	11	Total payments ●	11	
	12	Use tax. See General Information K ●	12	
	13	Payments balance. If line 11 is more than line 12, subtract line 12 from line 11 ●	13	
	14	Use tax balance. If line 12 is more than line 11, subtract line 11 from line 12 ●	14	
	15	Filing fee $10 or $25. See General Information F	15	10.
	16	Penalties and Interest. See General Information J	16	
	17	Balance due. Add line 12, line 15, and line 16. Then subtract line 11 from the result. ◉	17	10.

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 ► Sandra R Russell | Title: PRESIDENT | Date: 3/09/18 | ● Telephone: 510-523-5955

Paid Preparer's Use Only

Preparer's signature ► MAGGIE E CHOW | Date: 3/7/18 | Check if self-employed ☐ | ● PTIN

Firm's name (or yours, if self-employed) and address ► MAGGIE E. CHOW, CPA, A PROFESSIONAL CORP.
2411 SANTA CLARA AVE SUITE # 18
ALAMEDA, CA 94501

● FEIN

● Telephone: 510-523-6600

May the FTB discuss this return with the preparer shown above? See Instructions. ● ☒ Yes ☐ No

WEST ALAMEDA BUSINESS ASSOCIATION

Part II Organizations with gross receipts of more than $50,000 and private foundations regardless of amount of gross receipts – complete Part II or furnish substitute information.

Receipts from Other Sources	1	Gross sales or receipts from all business activities. See instructions	1	
	2	Interest	2	223.
	3	Dividends	3	
	4	Gross rents	4	
	5	Gross royalties	5	
	6	Gross amount received from sale of assets (See instructions)	6	
	7	Other income. Attach schedule	7	
	8	Total gross sales or receipts from other sources. Add line 1 through line 7. Enter here and on Side 1, Part I, line 1	8	223.
Expenses and Disbursements	9	Contributions, gifts, grants, and similar amounts paid. Attach schedule	9	
	10	Disbursements to or for members	10	
	11	Compensation of officers, directors, and trustees. Attach schedule SEE STMT 1	11	4,741.
	12	Other salaries and wages	12	
	13	Interest	13	
	14	Taxes	14	811.
	15	Rents	15	6,100.
	16	Depreciation and depletion (See instructions)	16	550.
	17	Other Expenses and Disbursements. Attach schedule SEE STATEMENT 2	17	101,243.
	18	Total expenses and disbursements. Add line 9 through line 17. Enter here and on Side 1, Part I, line 9	18	113,445.

Schedule L Balance Sheet

Assets	Beginning of taxable year (a)	(b)	End of taxable year (c)	(d)
1 Cash		104,726.		106,480.
2 Net accounts receivable				1,400.
3 Net notes receivable				
4 Inventories				
5 Federal and state government obligations				
6 Investments in other bonds				
7 Investments in stock				
8 Mortgage loans				
9 Other investments. Attach schedule				
10a Depreciable assets	2,750.		2,750.	
b Less accumulated depreciation	1,375.	1,375.	1,925.	825.
11 Land				
12 Other assets. Attach schedule STM 3		1,000.		11,892.
13 Total assets		107,101.		120,597.
Liabilities and net worth				
14 Accounts payable				14,047.
15 Contributions, gifts, or grants payable				
16 Bonds and notes payable				
17 Mortgages payable				
18 Other liabilities. Attach schedule STM 4		1.		1.
19 Capital stock or principal fund		107,100.		
20 Paid-in or capital surplus. Attach reconciliation				
21 Retained earnings or income fund				106,549.
22 Total liabilities and net worth		107,101.		120,597.

Schedule M-1 Reconciliation of income per books with income per return

Do not complete this schedule if the amount on Schedule L, line 13, column (d), is less than $50,000.

1 Net income per books	-551.	7 Income recorded on books this year not included in this return. Attach schedule	
2 Federal income tax		8 Deductions in this return not charged against book income this year. Attach schedule	
3 Excess of capital losses over capital gains		9 Total. Add line 7 and line 8	
4 Income not recorded on books this year. Attach schedule		10 Net income per return. Subtract line 9 from line 6	-551.
5 Expenses recorded on books this year not deducted in this return. Attach schedule			
6 Total. Add line 1 through line 5	-551.		

TAXABLE YEAR

2017

Corporation Depreciation and Amortization

CALIFORNIA FORM

3885

Attach to Form 100 or Form 100W. FORM 199

Corporation name

WEST ALAMEDA BUSINESS ASSOCIATION

California corporation number

Part I Election To Expense Certain Property Under IRC Section 179

1	Maximum deduction under IRC Section 179 for California	1	$25,000
2	Total cost of IRC Section 179 property placed in service	2	
3	Threshold cost of IRC Section 179 property before reduction in limitation	3	$200,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for taxable year. Subtract line 4 from line 1. If zero or less, enter -0-	5	

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property (elected IRC Section 179 cost)	7	

8	Total elected cost of IRC Section 179 property. Add amounts in column (c), line 6 and line 7	8	
9	Tentative deduction. Enter the **smaller** of line 5 or line 8	9	
10	Carryover of disallowed deduction from prior taxable years	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	IRC Section 179 expense deduction. Add line 9 and line 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2018. Add line 9 and line 10, less line 12	13	

Part II Depreciation and Election of Additional First Year Depreciation Deduction Under R&TC Section 24356

14 (a) Description of property	(b) Date acquired (mm/dd/yyyy)	(c) Cost or other basis	(d) Depreciation allowed or allowable in earlier years	(e) Depreciation method	(f) Life or rate	(g) Depreciation for this year	(h) Additional first year depreciation
COMPUTER EQUIPM	6/30/2014	2,750.	1,375.	S/L	5	550.	

15	Add the amounts in column (g) and column (h). The total of column (h) may not exceed $2,000. See instructions for line 14, column (h)	15	550.

Part III Summary

16	Total: If the corporation is electing: IRC Section 179 expense, add the amount on line 12 and line 15, column (g) **or** Additional first year depreciation under R&TC Section 24356, add the amounts on line 15, columns (g) and (h) **or** Depreciation (if no election is made), enter the amount from line 15, column (g)	16	
17	Total depreciation claimed for federal purposes from federal Form 4562, line 22	17	
18	Depreciation adjustment. If line 17 is greater than line 16, enter the difference here and on Form 100 or Form 100W, Side 1, line 6. If line 17 is less than line 16, enter the difference here and on Form 100 or Form 100W, Side 2, line 12. (If California depreciation amounts are used to determine net income before state adjustments on Form 100 or Form 100W, no adjustment is necessary.)	18	

Part IV Amortization

19 (a) Description of property	(b) Date acquired (mm/dd/yyyy)	(c) Cost or other basis	(d) Amortization allowed or allowable in earlier years	(e) R&TC section (see instr)	(f) Period or percentage	(g) Amortization for this year

20	Total. Add the amounts in column (g)	20	
21	Total amortization claimed for federal purposes from federal Form 4562, line 44	21	
22	Amortization adjustment. If line 21 is greater than line 20, enter the difference here and on Form 100 or Form 100W, Side 1, line 6. If line 21 is less than line 20, enter the difference here and on Form 100 or Form 100W, Side 2, line 12	22	

WEST ALAMEDA BUSINESS ASSOCIATION

Statement 1
Form 199, Part II, Line 11
Compensation of Officers, Directors, Trustees and Key Employees

Current Officers:

Name and Address	Title and Average Hours Per Week Devoted	Total Compensation	Contribution to EBP & DC	Expense Account/ Other
JD PARKER 2750 5TH STREET ALAMEDA, CA 94501	BOARD MEMBER 0	$ 0.	$ 0.	$ 0.
MATTHEW FALZONE 1536 WEBSTER ALAMEDA, CA 94501	COMMITTEE MEMBE 0	0.	0.	0.
SANDRA RUSSELL 1453 WEBSTER ST. ALAMEDA, CA 94501	President 0	0.	0.	0.
TANOA STEWART 909 MARINA VILLAGE PKWY, #357 ALAMEDA, CA 94501	BOARD MEMBER 0	0.	0.	0.
SAM KOKA 650 PACIFIC AVENUE ALAMEDA, CA 94501	Secretary 0	0.	0.	0.
KENT ROSENBLUM 2301 MONARCH ALAMEDA, CA 94501	EMERITUS BD MBR 0	0.	0.	0.
RACHEL CAMPOS DE IVANOV 804 CENTRAL AVE ALAMEDA, CA 94501	Vice President 0	0.	0.	0.
MARIE ORTEGA 1506 WEBSTER ST ALAMEDA, CA 94501	BOARD MEMBER 0	0.	0.	0.
MARIE RICCOBENE 707 WEST HORNET AVE ALAMEDA, CA 94501	Treasurer 0	0.	0.	0.
LINDA ASBURY 1509-1/2 WEBSTER ST. ALAMEDA, CA 94501	Executive Dir. 17.00	0.	0.	0.
	Total	$ 0.	$ 0.	$ 0.

WEST ALAMEDA BUSINESS ASSOCIATION

Statement 1 (continued)
Form 199, Part II, Line 11
Compensation of Officers, Directors, Trustees and Key Employees

Key Employees:

Name	Title and Average Hours Per Week Devoted	Compensation	Contribution to EBP & DC	Expense Account/ Other
PATRICIA YOUNG 1509 1/2 WEBSTER ST ALAMEDA, CA 94501	ACCOUNTING MANAGE 40	$ 0.	$ 0.	$ 0.
MICHELLE BERNER 1509 1/2 WEBSTER ST ALAMEDA, CA 94501	OFFICE MANAGER 30	4,741.	0.	0.
	Total	$ 4,741.	$ 0.	$ 0.

Statement 2
Form 199, Part II, Line 17
Other Expenses

Accounting Fees	$ 4,157.
Advertising and Promotion	4,821.
Insurance	1,042.
Office Expenses	3,085.
Other fees	62,959.
P.O. BOX RENTAL	160.
PAYROLL PROCESSING	678.
Printing and Publications	983.
TAXES	35.
TEMPORARY STAFFING	21,765.
UTILITIES	1,558.
Total	$ 101,243.

Statement 3
Form 199, Schedule L, Line 12
Other Assets

Prepaid Expenses and Deferred Charges	11,892.
Total	$ 11,892.

Statement 4
Form 199, Schedule L, Line 18
Other Liabilities

ROUNDING	1.
Total	$ 1.

IN

MAIL TO:
Registry of Charitable Trusts
P.O. Box 903447
Sacramento, CA 94203-4470
Telephone: (916) 445-2021

WEBSITE ADDRESS:
http://ag.ca.gov/charities/

ANNUAL REGISTRATION RENEWAL FEE REPORT TO ATTORNEY GENERAL OF CALIFORNIA

Sections 12586 and 12587, California Government Code
11 Cal. Code Regs. sections 301-307, 311 and 312

Failure to submit this report annually no later than four months and fifteen days after the end of the organization's accounting period may result in the loss of tax exemption and the assessment of a minimum tax of $800, plus interest, and/or fines or filing penalties as defined in Government Code Section 12586.1. IRS extensions will be honored.

State Charity Registration Number 667437

WEST ALAMEDA BUSINESS ASSOCIATION
Name of Organization

P.O. BOX 215
Address (Number and Street)

ALAMEDA, CA 94501
City or Town State ZIP Code

Check if:
☐ Change of address
☐ Amended report

Corporate or Organization No. _____

Federal Employer I.D. No. _____

ANNUAL REGISTRATION RENEWAL FEE SCHEDULE (11 Cal. Code Regs. sections 301-307, 311 and 312)
Make Check Payable to Attorney General's Registry of Charitable Trusts

Gross Annual Revenue	Fee	Gross Annual Revenue	Fee	Gross Annual Revenue	Fee
Less than $25,000	0	Between $100,001 and $250,000	$50	Between $1,000,001 and $10 million	$150
Between $25,000 and $100,000	$25	Between $250,001 and $1 million	$75	Between $10,000,001 and $50 million	$225
				Greater than $50 million	$300

PART A – ACTIVITIES

For your most recent full accounting period (beginning 1/01/17 ending 12/31/17) list:

Gross annual revenue $ 112,894. Total assets $ 120,597.

PART B – STATEMENTS REGARDING ORGANIZATION DURING THE PERIOD OF THIS REPORT

Note: If you answer 'yes' to any of the questions below, you must attach a separate sheet providing an explanation and details for each 'yes' response. Please review RRF-1 instructions for information required.

		Yes	No
1	During this reporting period, were there any contracts, loans, leases or other financial transactions between the organization and any officer, director or trustee thereof either directly or with an entity in which any such officer, director or trustee had any financial interest?	☐	☒
2	During this reporting period, was there any theft, embezzlement, diversion or misuse of the organization's charitable property or funds?	☐	☒
3	During this reporting period, did non-program expenditures exceed 50% of gross revenues?	☐	☒
4	During this reporting period, were any organization funds used to pay any penalty, fine or judgment? If you filed a Form 4720 with the Internal Revenue Service, attach a copy.	☐	☒
5	During this reporting period, were the services of a commercial fundraiser or fundraising counsel for charitable purposes used? If 'yes,' provide an attachment listing the name, address, and telephone number of the service provider.	☐	☒
6	During this reporting period, did the organization receive any governmental funding? If so, provide an attachment listing the name of the agency, mailing address, contact person, and telephone number.	☐	☒
7	During this reporting period, did the organization hold a raffle for charitable purposes? If 'yes,' provide an attachment indicating the number of raffles and the date(s) they occurred.	☐	☒
8	Does the organization conduct a vehicle donation program? If 'yes,' provide an attachment indicating whether the program is operated by the charity or whether the organization contracts with a commercial fundraiser for charitable purposes.	☐	☒
9	Did your organization have prepared an audited financial statement in accordance with generally accepted accounting principles for this reporting period?	☐	☒

Organization's area code and telephone number 510-523-5955

Organization's e-mail address _____

I declare under penalty of perjury that I have examined this report, including accompanying documents, and to the best of my knowledge and belief, it is true, correct and complete.

Sandra Russell — SANDRA RUSSELL — PRESIDENT — 3/20/18

Signature of authorized officer | Printed Name | Title | Date

CAEA9801L 11/30/15

RRF-1 (3-05)

2017 TAX RETURN

Client Copy

Client: WESTALAM

Prepared for:
WEST ALAMEDA BUSINESS ASSOCIATION
P.O. BOX 215
ALAMEDA, CA 94501
510-523-5955

Prepared by:
Maggie E Chow
Maggie E. Chow, CPA, A Professional Corp.
2411 Santa Clara Ave Suite # 18
Alameda, CA 94501
510-523-6600

Date: March 6, 2018

Comments:

Route to: _____ _____ _____ _____

2017 Exempt Org. Return
prepared for:

WEST ALAMEDA BUSINESS ASSOCIATION
P.O. BOX 215
ALAMEDA, CA 94501

Maggie E. Chow, CPA, A Professional Corp.
2411 Santa Clara Ave Suite # 18
Alameda, CA 94501

Maggie E. Chow, CPA, A Professional Corp.
2411 Santa Clara Ave Suite # 18
Alameda, CA 94501
510-523-6600

Client WESTALAM
March 6, 2018

WEST ALAMEDA BUSINESS ASSOCIATION
P.O. BOX 215
ALAMEDA, CA 94501
510-523-5955

FEDERAL FORMS

Form 990-EZ	2017 Return of Organization Exempt from Income Tax
Schedule O	Supplemental Information
	Depreciation Schedules
Form 8879-EO	IRS e-file Signature Authorization

CALIFORNIA FORMS

Form 199	2017 California Exempt Organization Return
Form 3885 (199)	Depreciation and Amortization - Corp.
Form 3586	3586 Electronic Filing Payment Voucher
Form 8453-EO	California e-file Return Authorization for Exempt
Form RRF-1	2018 Registration/Renewal Fee Report
	California Depreciation Schedules

FEE SUMMARY

Preparation Fee	

WEST ALAMEDA BUSINESS ASSOCIATION

	2017	2016	Diff
FORM 990-EZ REVENUE			
Contributions, gifts, and grants	112,671	87,969	24,702
Investment income	223	144	79
Total revenue	112,894	88,113	24,781
EXPENSES			
Salaries and employee benefits	5,552	28,698	-23,146
Professional fees/pymt to contractors	67,116	36,458	30,658
Occupancy/rent/utilities/maintenance	6,100	6,060	40
Printing, publications, and postage	983	2,108	-1,125
Other expenses	33,694	14,809	18,885
Total expenses	113,445	88,133	25,312
NET ASSETS OR FUND BALANCES			
Excess or (deficit) for the year	-551	-20	-531
Net assets/fund bal. at beg. of year	107,100	107,120	-20
Net assets/fund bal. at end of year	106,549	107,100	-551

WEST ALAMEDA BUSINESS ASSOCIATION

	2017	2016	Diff
REVENUE			
Interest	223	144	79
Gross contributions, gifts, & grants	112,671	87,969	24,702
Total income	112,894	88,113	24,781
EXPENSES AND DISBURSEMENTS			
Compensation of officers, etc	4,741	26,403	-21,662
Taxes	811	2,295	-1,484
Rents	6,100	6,060	40
Depreciation and depletion	550	550	0
Other deductions	101,243	52,825	48,418
Total deductions	113,445	88,133	25,312
Excess of receipts over disbursements	-551	-20	-531
FILING FEE			
Filing fee	10	10	0
Balance due	10	10	0

WEST ALAMEDA BUSINESS ASSOCIATION

Forms needed for this return

Federal: 990-EZ, Sch O
California: 199, 3885, 3586, 8453-EO, e-file Instructions, RRF-1

Carryovers to 2018

None

WEST ALAMEDA BUSINESS ASSOCIATION

The organization's Federal tax return is NOT FINISHED until you complete the following instructions.

Prior to transmission of the return

Form 990-EZ
The organization should review their Federal Return along with any accompanying schedules and statements.

Paperless e-file
The organization should read, sign and date the Form 8879-EO, IRS e-file Signature Authorization.

Even Return
No payment is required.

After transmission of the return

Receive acknowledgement of your e-file transmission status.
Within several hours, connect with Lacerte and get your first acknowledgement (ACK) that Lacerte has received your transmission file.

Connect with Lacerte again after 24 and then 48 hours to receive your Federal ACKs.

Keep a signed copy of Form 8879-EO, IRS e-file Signature Authorization in your files for 3 years.

Do not mail:

Form 8879-EO IRS e-file Signature Authorization

WEST ALAMEDA BUSINESS ASSOCIATION

The entity's 2017 California tax return is NOT FINISHED until you complete the following instructions.

Prior to transmission of the return

Form 199
The entity should review their 2017 California Exempt Income Tax Return along with any accompanying schedules and statements.

Form 8453-EO
The entity should review, sign and date Form 8453-EO prior to you e-filing the return.

Balance Due
There is a balance due in the amount of $10.

After transmission of the return

Receive acknowledgement of your e-file transmission status.
Within several hours, connect with Lacerte and get your first acknowledgement (ACK) that Lacerte has received your transmission file.

Connect with Lacerte again after 24 and then 48 hours to receive your California acknowledgements.

Keep a signed copy of Form 8453-EO in your files for 4 years.

Do Not Mail:
Form 8453-EO

Mail Form 3586 and payment to:
Franchise Tax Board, PO Box 942857, Sacramento CA 94257-0531

Caution
Do not mail Form 3586 until the Franchise Tax Board has accepted Form 199.

EXCEPTION: Mail Form 3586 with payment by the due date, even if the return is still pending, to avoid late payment penalties and interest charges.

2017 Federal Book Depreciation Schedule

WEST ALAMEDA BUSINESS ASSOCIATION

No.	Description	Date Acquired	Date Sold	Cost/ Basis	Bus. Pct.	Cur 179 Bonus	Special Depr. Allow.	Prior 179/ Bonus/ Sp. Depr.	Prior Dec. Bal. Depr.	Salvage /Basis Reductn	Depr. Basis	Prior Depr.	Method	Life	Rate	Current Depr.
Form 990/990-PF																
Furniture and Fixtures																
1	COMPUTER EQUIPMENT	6/30/14		2,750							2,750	1,375	S/L	5		550
	Total Furniture and Fixtures			2,750		0	0	0	0	0	2,750	1,375				550
	Total Depreciation			2,750		0	0	0	0	0	2,750	1,375				550
	Grand Total Depreciation			2,750		0	0	0	0	0	2,750	1,375				550

WEST ALAMEDA BUSINESS ASSOCIATION

No.	Description	Date Acquired	Date Sold	Cost/ Basis	Bus. Pct.	Cur 179 Bonus	Special Depr. Allow.	Prior 179/ Bonus/ Sp. Depr.	Prior Dec. Bal. Depr.	Salvage /Basis Reductn	Depr. Basis	Prior Depr.	Method	Life	Rate	Current Depr.
Form 199																
Furniture and Fixtures																
1	COMPUTER EQUIPMENT	6/30/14		2,750							2,750	1,375	S/L	5		550
	Total Furniture and Fixtures			2,750		0	0	0	0	0	2,750	1,375				550
	Total Depreciation			2,750		0	0	0	0	0	2,750	1,375				550
	Grand Total Depreciation			2,750		0	0	0	0	0	2,750	1,375				550

Form **8879-EO**

Department of the Treasury
Internal Revenue Service

IRS *e-file* Signature Authorization for an Exempt Organization

For calendar year 2017, or fiscal year beginning _____, 2017, and ending _____, 20____

► **Do not send to the IRS. Keep for your records.**

► **Go to *www.irs.gov/Form8879EO* for the latest information.**

OMB No. 1545-1878

2017

Name of exempt organization

WEST ALAMEDA BUSINESS ASSOCIATION

Name and title of officer

SANDIP JARIWALA President

Employer identification number

Part I Type of Return and Return Information (Whole Dollars Only)

Check the box for the return for which you are using this Form 8879-EO and enter the applicable amount, if any, from the return. If you check the box on line **1a, 2a, 3a, 4a,** or **5a,** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b,** or **5b,** whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

1a Form 990 check here ►	☐	**b Total revenue,** if any (Form 990, Part VIII, column (A), line 12)	1b
2a Form 990-EZ check here ►	☒	**b Total revenue,** if any (Form 990-EZ, line 9)	2b 112,894.
3a Form 1120-POL check here ►	☐	**b Total tax** (Form 1120-POL, line 22)	3b
4a Form 990-PF check here ►	☐	**b Tax based on investment income** (Form 990-PF, Part VI, line 5)	4b
5a Form 8868 check here ►	☐	**b Balance Due** (Form 8868, line 3c)	5b

Part II Declaration and Signature Authorization of Officer

Under penalties of perjury, I declare that I am an officer of the above organization and that I have examined a copy of the organization's 2017 electronic return and accompanying schedules and statements and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the organization's electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the organization's return to the IRS and to receive from the IRS **(a)** an acknowledgement of receipt or reason for rejection of the transmission, **(b)** the reason for any delay in processing the return or refund, and **(c)** the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the organization's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the organization's electronic return and, if applicable, the organization's consent to electronic funds withdrawal.

Officer's PIN: check one box only

☒ I authorize Maggie E. Chow, CPA, A Professional Corp. to enter my PIN _____ as my signature
ERO firm name — Enter five numbers, but do not enter all zeros

on the organization's tax year 2017 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

☐ As an officer of the organization, I will enter my PIN as my signature on the organization's tax year 2017 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Officer's signature ► _____ Date ► _____

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN _____
Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2017 electronically filed return for the organization indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature ► Maggie E Chow Date ► _____

ERO Must Retain This Form – See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

Form **990-EZ**

Department of the Treasury
Internal Revenue Service

Short Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

► Do not enter social security numbers on this form as it may be made public.

► Go to *www.irs.gov/Form990EZ* for instructions and the latest information

OMB No. 1545-1150

2017

Open to Public Inspection

A For the 2017 calendar year, or tax year beginning , 2017, and ending

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C
WEST ALAMEDA BUSINESS ASSOCIATION
P.O. BOX 215
ALAMEDA, CA 94501

D Employer identification number

E Telephone number
510-523-5955

F Group Exemption Number ►

G Accounting Method: ☐ Cash ☒ Accrual Other (specify) ►

I Website: ► www.westalamedabusiness.com

J Tax-exempt status (check only one) – ☐ 501(c)(3) ☒ 501(c)(6) ◄(insert no.) ☐ 4947(a)(1) or ☐ 527

H Check ► ☒ if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are $200,000 or more, or if total assets (Part II, column (B) below) are $500,000 or more, file Form 990 instead of Form 990-EZ ► $ 112,894.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)

Check if the organization used Schedule O to respond to any question in this Part I ☒

REVENUE	1	Contributions, gifts, grants, and similar amounts received	1	112,671.
	2	Program service revenue including government fees and contracts	2	
	3	Membership dues and assessments	3	
	4	Investment income	4	223.
	5a	Gross amount from sale of assets other than inventory — 5a		
	b	Less: cost or other basis and sales expenses — 5b		
	c	Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)	5c	
	6	Gaming and fundraising events		
	a	Gross income from gaming (attach Schedule G if greater than $15,000) — 6a		
	b	Gross income from fundraising events (not including $ _____ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds $15,000) — 6b		
	c	Less: direct expenses from gaming and fundraising events — 6c		
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	
	7a	Gross sales of inventory, less returns and allowances — 7a		
	b	Less: cost of goods sold — 7b		
	c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	7c	
	8	Other revenue (describe in Schedule O)	8	
	9	**Total revenue.** Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ►	9	112,894.
EXPENSES	10	Grants and similar amounts paid (list in Schedule O)	10	
	11	Benefits paid to or for members	11	
	12	Salaries, other compensation, and employee benefits	12	5,552.
	13	Professional fees and other payments to independent contractors	13	67,116.
	14	Occupancy, rent, utilities, and maintenance	14	6,100.
	15	Printing, publications, postage, and shipping	15	983.
	16	Other expenses (describe in Schedule O) See Schedule O	16	33,694.
	17	**Total expenses.** Add lines 10 through 16 ►	17	113,445.
NET ASSETS	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18	-551.
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	107,100.
	20	Other changes in net assets or fund balances (explain in Schedule O)	20	
	21	Net assets or fund balances at end of year. Combine lines 18 through 20 ►	21	106,549.

Part II Balance Sheets (see the instructions for Part II)
Check if the organization used Schedule O to respond to any question in this Part II ☒

		(A) Beginning of year		(B) End of year
22	Cash, savings, and investments	104,726.	22	106,480.
23	Land and buildings		23	
24	Other assets (describe in Schedule O) See Schedule O	2,375.	24	14,117.
25	**Total assets**	107,101.	25	120,597.
26	**Total liabilities** (describe in Schedule O) See Schedule O	1.	26	14,048.
27	**Net assets or fund balances** (line 27 of column (B) **must** agree with line 21)	107,100.	27	106,549.

Part III Statement of Program Service Accomplishments (see the instructions for Part III)
Check if the organization used Schedule O to respond to any question in this Part III ☒

What is the organization's primary exempt purpose? See Schedule O

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

Expenses (Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)

28 TO PROMOTE INTERESTS OF ITS MEMBERS - THE BUSINESS & PROFESSIONAL PERSONS ASSOCIATED WITH THE WEST ALAMEDA BUSINESS ASSOCIATION.

(Grants $) If this amount includes foreign grants, check here ☐ 28a

29

(Grants $) If this amount includes foreign grants, check here ☐ 29a

30

(Grants $) If this amount includes foreign grants, check here ☐ 30a

31 Other program services (describe in Schedule O)
(Grants $) If this amount includes foreign grants, check here ☐ 31a

32 **Total program service expenses** (add lines 28a through 31a) 32

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated – see the instructions for Part IV)
Check if the organization used Schedule O to respond to any question in this Part IV ☐

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (If not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
JD PARKER BOARD MEMBER	0	0.	0.	0.
MATTHEW FALZONE COMMITTEE MEMBE	0	0.	0.	0.
SANDRA RUSSELL President	0	0.	0.	0.
TANOA STEWART BOARD MEMBER	0	0.	0.	0.
SAM KOKA Secretary	0	0.	0.	0.
KENT ROSENBLUM EMERITUS BD MBR	0	0.	0.	0.
RACHEL CAMPOS DE IVANOV Vice President	0	0.	0.	0.
MARIE ORTEGA BOARD MEMBER	0	0.	0.	0.
MARIE RICCOBENE Treasurer	0	0.	0.	0.
LINDA ASBURY Executive Dir.	17	0.	0.	0.
PATRICIA YOUNG ACCOUNTING MANAGER	40	0.	0.	0.
MICHELLE BERNER OFFICE MANAGER	30	4,741.	0.	0.

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V. ☐

			Yes	No
33	Did the organization engage in any significant activity not previously reported to the IRS? If 'Yes,' provide a detailed description of each activity in Schedule O.	33		X
34	Were any significant changes made to the organizing or governing documents? If 'Yes,' attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O (see instructions)	34		X
35a	Did the organization have unrelated business gross income of $1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a		X
b	If 'Yes,' to line 35a, has the organization filed a Form 990-T for the year? *If 'No,' provide an explanation in Schedule O*	35b		
c	Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If 'Yes,' complete Schedule C, Part III	35c		X
36	Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If 'Yes,' complete applicable parts of Schedule N.	36		X
37a	Enter amount of political expenditures, direct or indirect, as described in the instructions. ► 37a 0.			
b	Did the organization file **Form 1120-POL** for this year?	37b		X
38a	Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a		X
b	If 'Yes,' complete Schedule L, Part II and enter the total amount involved. 38b N/A			
39	Section 501(c)(7) organizations. Enter:			
a	Initiation fees and capital contributions included on line 9. 39a N/A			
b	Gross receipts, included on line 9, for public use of club facilities. 39b N/A			
40a	Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: N/A section 4911 ► N/A ; section 4912 ► N/A ; section 4955 ► N/A			
b	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If 'Yes,' complete Schedule L, Part I	40b		
c	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958. ► 0.			
d	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization ► 0.			
e	All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If 'Yes,' complete Form 8886-T.	40e		X
41	List the states with which a copy of this return is filed ► None			

42a The organization's books are in care of ► PATRICIA YOUNG Telephone no. ► 510-523-5955

Located at ► 1509 1/2 WEBSTER STREET ALAMEDA CA ZIP + 4 ► 94501

			Yes	No
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If 'Yes,' enter the name of the foreign country: ►	42b		X
	See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).			
c	At any time during the calendar year, did the organization maintain an office outside the United States? If 'Yes,' enter the name of the foreign country: ►	42c		X

43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of **Form 1041** – Check here ► ☐ N/A and enter the amount of tax-exempt interest received or accrued during the tax year ► 43 N/A

			Yes	No
44a	Did the organization maintain any donor advised funds during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ.	44a		X
b	Did the organization operate one or more hospital facilities during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ	44b		X
c	Did the organization receive any payments for indoor tanning services during the year?	44c		X
d	If 'Yes' to line 44c, has the organization filed a Form 720 to report these payments? *If 'No,' provide an explanation in Schedule O*	44d		
45a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a		X
b	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If 'Yes,' Form 990 and Schedule R may need to be completed instead of Form 990-EZ (see instructions)	45b		X

		Yes	No
46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If 'Yes,' complete Schedule C, Part I	46		X

Part VI Section 501(c)(3) organizations only

All section 501(c)(3) organizations must answer questions 47-49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI ☐

		Yes	No
47 Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If 'Yes,' complete Schedule C, Part II	47		
48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If 'Yes,' complete Schedule E	48		
49a Did the organization make any transfers to an exempt non-charitable related organization?	49a		
b If 'Yes,' was the related organization a section 527 organization?	49b		

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees and key employees) who each received more than $100,000 of compensation from the organization. If there is none, enter 'None.'

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation

f Total number of other employees paid over $100,000 ▶

51 Complete this table for the organization's five highest compensated independent contractors who each received more than $100,000 of compensation from the organization. If there is none, enter 'None.'

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation

d Total number of other independent contractors each receiving over $100,000 ▶

52 Did the organization complete Schedule A? **Note:** All section 501(c)(3) organizations must attach a completed Schedule A ▶ ☐ Yes ☐ No

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 officer) is based on all information of which preparer has any knowledge.

Sign Here

▶ Signature of officer Date

▶ SANDIP JARIWALA President
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Maggie E Chow	Maggie E Chow			

Firm's name ▶ Maggie E. Chow, CPA, A Professional Corp.
Firm's address ▶ 2411 Santa Clara Ave Suite # 18
Alameda, CA 94501
Firm's EIN ▶
Phone no. 510-523-6600

May the IRS discuss this return with the preparer shown above? See instructions ▶ ☒ Yes ☐ No

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
► Attach to Form 990 or 990-EZ.
► Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2017

Open to Public Inspection

Name of the organization

WEST ALAMEDA BUSINESS ASSOCIATION

Employer identification number

Form 990-EZ, Part I, Line 16
Other Expenses

Advertising and Promotion	$	4,821.
Depreciation		550.
Insurance		1,042.
Office Expenses		3,085.
P.O. BOX RENTAL		160.
PAYROLL PROCESSING		678.
TAXES		35.
TEMPORARY STAFFING		21,765.
UTILITIES		1,558.
Total	$	33,694.

Form 990-EZ, Part II, Line 24
Other Assets

	Beginning	Ending
Accounts Receivable	$ 0.	$ 1,400.
Furniture and Fixtures	1,375.	825.
Prepaid Expenses and Deferred Charges	1,000.	11,892.
Total	$ 2,375.	$ 14,117.

Form 990-EZ, Part II, Line 26
Total Liabilities

	Beginning	Ending
ROUNDING	$ 1.	$ 0.
Total	$ 1.	$ 0.

Form 990-EZ, Part III - Organization's Primary Exempt Purpose

TO PROMOTE LOCAL BUSINESSES.

Voucher at bottom of page.

DO NOT MAIL A PAPER COPY OF THE CORPORATE OR EXEMPT ORGANIZATION TAX RETURN WITH THE PAYMENT VOUCHER.

If the amount of payment is zero, do not mail this voucher.

WHERE TO FILE: Using black or blue ink, make check or money order payable to the 'Franchise Tax Board.' Write the corporation number or FEIN and '2017 FTB 3586' on the check or money order. Detach voucher below. Enclose, but **do not** staple, payment with voucher and mail to:

FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-0531

Make all checks or money orders payable in U.S. dollars and drawn against a U.S. financial institution.

WHEN TO FILE: **Corporations – File and Pay by the 15th day of the 4th month following the close of the taxable year.**

S corporations – File and Pay by the 15th day of the 3rd month following the close of the taxable year.

Exempt organizations – File and Pay by the 15th day of the 5th month following the close of the taxable year.

When the due date falls on a weekend or holiday, the deadline to file and pay without penalty is extended to the next business day.

Due to the federal Emancipation Day holiday on April 16, 2018, tax returns filed and payments mailed or submitted on April 17, 2018, will be considered timely.

ONLINE SERVICES: Corporations can make payments online with Web Pay for Businesses. Corporations can make an immediate payment or schedule payments up to a year in advance. Go to **ftb.ca.gov/pay** for more information.

--- DETACH HERE --- IF NO PAYMENT IS DUE, DO NOT MAIL THIS VOUCHER --- DETACH HERE ---

CAUTION: You may be required to pay electronically, see instructions.

TAXABLE YEAR **2017**

Payment Voucher for Corporations and Exempt Organizations e-filed Returns

CALIFORNIA FORM **3586 (e-file)**

WEST 000000000000 17 FORM 3
TYB 01-01-17 TYE 12-31-17
WEST ALAMEDA BUSINESS ASSOCIATION
PATRICIA YOUNG
PO BOX 215
ALAMEDA CA 94501

510-523-5955

AMOUNT OF PAYMENT 10.

TAXABLE YEAR **2017**

California Exempt Organization Annual Information Return

FORM **199**

Calendar Year 2017 or fiscal year beginning (mm/dd/yyyy) , and ending (mm/dd/yyyy)

Corporation/Organization name: WEST ALAMEDA BUSINESS ASSOCIATION

California corporation number:

Additional information. See instructions.

FEIN:

Street address (suite or room): P.O. BOX 215

PMB no.:

City: ALAMEDA | State: CA | Zip code: 94501

Foreign country name | Foreign province/state/county | Foreign postal code

A First Return ... ☐ Yes ☒ No

B Amended Return ... ● ☐ Yes ☒ No

C IRC Section 4947(a)(1) trust ... ☐ Yes ☒ No

D Final Information Return?
● ☐ Dissolved ☐ Surrendered (Withdrawn) ☐ Merged/Reorganized
Enter date (mm/dd/yyyy) ●

E Check accounting method:
1 ☐ Cash 2 ☒ Accrual 3 ☐ Other

F Federal return filed? 1 ● ☐ 990T 2 ● ☐ 990-PF 3 ● ☐ Sch H (990)
4 ☐ Other 990 series

G Is this a group filing? See instructions ... ● ☐ Yes ☒ No

H Is this organization in a group exemption? ... ☐ Yes ☒ No
If 'Yes,' what is the parent's name?

I Did the organization have any changes to its guidelines not reported to the FTB? See instructions ... ● ☐ Yes ☒ No

J If exempt under R&TC Section 23701d, has the organization engaged in political activities? See instructions ... ● ☐ Yes ☐ No

N/A

K Is the organization exempt under R&TC Section 23701g? ... ● ☐ Yes ☒ No
If 'Yes,' enter the gross receipts from nonmember sources ... $

L If organization is exempt under R&TC Section 23701d and meets the filing fee exception, check box. No filing fee is required ... ● ☐

M Is the organization a Limited Liability Company? ... ● ☐ Yes ☒ No

N Did the organization file Form 100 or Form 109 to report taxable income? ... ● ☐ Yes ☒ No

O Is the organization under audit by the IRS or has the IRS audited in a prior year? ... ● ☐ Yes ☒ No

P Is federal Form 1023/1024 pending? ... ☐ Yes ☐ No
Date filed with IRS

CACA1112L 01/02/18

Part I Complete Part I unless not required to file this form. See General Information B and C.

Receipts and Revenues	1	Gross sales or receipts from other sources. From Side 2, Part II, line 8 ... ●		1	223.
	2	Gross dues and assessments from members and affiliates ... ●		2	
	3	Gross contributions, gifts, grants, and similar amounts received ... ●		3	112,671.
	4	Total gross receipts for filing requirement test. Add line 1 through line 3. **This line must be completed.** If the result is less than $50,000, see General Information B ... ●		4	112,894.
	5	Cost of goods sold ... ●	5		
	6	Cost or other basis, and sales expenses of assets sold ... ●	6		
	7	Total costs. Add line 5 and line 6 ...		7	
	8	Total gross income. Subtract line 7 from line 4 ... ●		8	112,894.
Expenses	9	Total expenses and disbursements. From Side 2, Part II, line 18 ... ●		9	113,445.
	10	Excess of receipts over expenses and disbursements. Subtract line 9 from line 8 ... ●		10	-551.
Filing Fee	11	Total payments ... ●		11	
	12	Use tax. See General Information K ... ●		12	
	13	Payments balance. If line 11 is more than line 12, subtract line 12 from line 11 ... ●		13	
	14	Use tax balance. If line 12 is more than line 11, subtract line 11 from line 12 ... ●		14	
	15	Filing fee $10 or $25. See General Information F ...		15	10.
	16	Penalties and Interest. See General Information J ...		16	
	17	Balance due. Add line 12, line 15, and line 16. Then subtract line 11 from the result ... ◉		17	10.

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 ► | Title: PRESIDENT | Date | ● Telephone: 510-523-5955

Paid Preparer's Use Only

Preparer's signature ► MAGGIE E CHOW | Date | Check if self-employed ► ☐ | ● PTIN

Firm's name (or yours, if self-employed) and address ► MAGGIE E. CHOW, CPA, A PROFESSIONAL CORP.
2411 SANTA CLARA AVE SUITE # 18
ALAMEDA, CA 94501

● FEIN

● Telephone: 510-523-6600

May the FTB discuss this return with the preparer shown above? See instructions ... ● ☒ Yes ☐ No

WEST ALAMEDA BUSINESS ASSOCIATION

Part II **Organizations with gross receipts of more than $50,000 and private foundations regardless of amount of gross receipts – complete Part II or furnish substitute information.**

Receipts from Other Sources	1	Gross sales or receipts from all business activities. See instructions	1	
	2	Interest	2	223.
	3	Dividends	3	
	4	Gross rents	4	
	5	Gross royalties	5	
	6	Gross amount received from sale of assets (See Instructions)	6	
	7	Other income. Attach schedule	7	
	8	Total gross sales or receipts from other sources. Add line 1 through line 7. Enter here and on Side 1, Part I, line 1	8	223.
Expenses and Disbursements	9	Contributions, gifts, grants, and similar amounts paid. Attach schedule	9	
	10	Disbursements to or for members	10	
	11	Compensation of officers, directors, and trustees. Attach schedule SEE STMT 1	11	4,741.
	12	Other salaries and wages	12	
	13	Interest	13	
	14	Taxes	14	811.
	15	Rents	15	6,100.
	16	Depreciation and depletion (See instructions)	16	550.
	17	Other Expenses and Disbursements. Attach schedule SEE STATEMENT 2	17	101,243.
	18	Total expenses and disbursements. Add line 9 through line 17. Enter here and on Side 1, Part I, line 9	18	113,445.

Schedule L **Balance Sheet**

Assets	Beginning of taxable year (a)	(b)	End of taxable year (c)	(d)
1 Cash		104,726.		106,480.
2 Net accounts receivable				1,400.
3 Net notes receivable				
4 Inventories				
5 Federal and state government obligations				
6 Investments in other bonds				
7 Investments in stock				
8 Mortgage loans				
9 Other investments. Attach schedule				
10a Depreciable assets	2,750.		2,750.	
b Less accumulated depreciation	1,375.	1,375.	1,925.	825.
11 Land				
12 Other assets. Attach schedule STM 3		1,000.		11,892.
13 Total assets		107,101.		120,597.
Liabilities and net worth				
14 Accounts payable				14,047.
15 Contributions, gifts, or grants payable				
16 Bonds and notes payable				
17 Mortgages payable				
18 Other liabilities. Attach schedule STM 4		1.		1.
19 Capital stock or principal fund		107,100.		
20 Paid-in or capital surplus. Attach reconciliation				
21 Retained earnings or income fund				106,549.
22 Total liabilities and net worth		107,101.		120,597.

Schedule M-1 **Reconciliation of income per books with income per return**

Do not complete this schedule if the amount on Schedule L, line 13, column (d), is less than $50,000.

1 Net income per books	-551.	7 Income recorded on books this year not included in this return. Attach schedule	
2 Federal income tax		8 Deductions in this return not charged against book income this year. Attach schedule	
3 Excess of capital losses over capital gains			
4 Income not recorded on books this year. Attach schedule		9 Total. Add line 7 and line 8	
5 Expenses recorded on books this year not deducted in this return. Attach schedule		10 Net income per return. Subtract line 9 from line 6	-551.
6 Total. Add line 1 through line 5	-551.		

TAXABLE YEAR

2017

Corporation Depreciation and Amortization

CALIFORNIA FORM

3885

Attach to Form 100 or Form 100W. FORM 199

Corporation name	California corporation number
WEST ALAMEDA BUSINESS ASSOCIATION	

Part I Election To Expense Certain Property Under IRC Section 179

1	Maximum deduction under IRC Section 179 for California	1	$25,000
2	Total cost of IRC Section 179 property placed in service	2	
3	Threshold cost of IRC Section 179 property before reduction in limitation	3	$200,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for taxable year. Subtract line 4 from line 1. If zero or less, enter -0-	5	

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost

7	Listed property (elected IRC Section 179 cost)	7	
8	Total elected cost of IRC Section 179 property. Add amounts in column (c), line 6 and line 7	8	
9	Tentative deduction. Enter the **smaller** of line 5 or line 8	9	
10	Carryover of disallowed deduction from prior taxable years	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	IRC Section 179 expense deduction. Add line 9 and line 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2018. Add line 9 and line 10, less line 12	13	

Part II Depreciation and Election of Additional First Year Depreciation Deduction Under R&TC Section 24356

14 (a) Description of property	(b) Date acquired (mm/dd/yyyy)	(c) Cost or other basis	(d) Depreciation allowed or allowable in earlier years	(e) Depreciation method	(f) Life or rate	(g) Depreciation for this year	(h) Additional first year depreciation
COMPUTER EQUIPM	6/30/2014	2,750.	1,375.	S/L	5	550.	

15	Add the amounts in column (g) and column (h). The total of column (h) may not exceed $2,000. See instructions for line 14, column (h)	15	550.

Part III Summary

16	Total: If the corporation is electing: IRC Section 179 expense, add the amount on line 12 and line 15, column (g) **or** Additional first year depreciation under R&TC Section 24356, add the amounts on line 15, columns (g) and (h) **or** Depreciation (if no election is made), enter the amount from line 15, column (g)	16	
17	Total depreciation claimed for federal purposes from federal Form 4562, line 22	17	
18	Depreciation adjustment. If line 17 is greater than line 16, enter the difference here and on Form 100 or Form 100W, Side 1, line 6. If line 17 is less than line 16, enter the difference here and on Form 100 or Form 100W, Side 2, line 12. (If California depreciation amounts are used to determine net income before state adjustments on Form 100 or Form 100W, no adjustment is necessary.)	18	

Part IV Amortization

19 (a) Description of property	(b) Date acquired (mm/dd/yyyy)	(c) Cost or other basis	(d) Amortization allowed or allowable in earlier years	(e) R&TC section (see instr)	(f) Period or percentage	(g) Amortization for this year

20	Total. Add the amounts in column (g)	20	
21	Total amortization claimed for federal purposes from federal Form 4562, line 44	21	
22	Amortization adjustment. If line 21 is greater than line 20, enter the difference here and on Form 100 or Form 100W, Side 1, line 6. If line 21 is less than line 20, enter the difference here and on Form 100 or Form 100W, Side 2, line 12	22	

WEST ALAMEDA BUSINESS ASSOCIATION

Statement 1
Form 199, Part II, Line 11
Compensation of Officers, Directors, Trustees and Key Employees

Current Officers:

Name and Address	Title and Average Hours Per Week Devoted	Total Compen-sation	Contri-bution to EBP & DC	Expense Account/ Other
JD PARKER 2750 5TH STREET ALAMEDA, CA 94501	BOARD MEMBER 0	$ 0.	$ 0.	$ 0.
MATTHEW FALZONE 1536 WEBSTER ALAMEDA, CA 94501	COMMITTEE MEMBE 0	0.	0.	0.
SANDRA RUSSELL 1453 WEBSTER ST. ALAMEDA, CA 94501	President 0	0.	0.	0.
TANOA STEWART 909 MARINA VILLAGE PKWY, #357 ALAMEDA, CA 94501	BOARD MEMBER 0	0.	0.	0.
SAM KOKA 650 PACIFIC AVENUE ALAMEDA, CA 94501	Secretary 0	0.	0.	0.
KENT ROSENBLUM 2301 MONARCH ALAMEDA, CA 94501	EMERITUS BD MBR 0	0.	0.	0.
RACHEL CAMPOS DE IVANOV 804 CENTRAL AVE ALAMEDA, CA 94501	Vice President 0	0.	0.	0.
MARIE ORTEGA 1506 WEBSTER ST ALAMEDA, CA 94501	BOARD MEMBER 0	0.	0.	0.
MARIE RICCOBENE 707 WEST HORNET AVE ALAMEDA, CA 94501	Treasurer 0	0.	0.	0.
LINDA ASBURY 1509-1/2 WEBSTER ST. ALAMEDA, CA 94501	Executive Dir. 17.00	0.	0.	0.
	Total	$ 0.	$ 0.	$ 0.

WEST ALAMEDA BUSINESS ASSOCIATION

Statement 1 (continued)
Form 199, Part II, Line 11
Compensation of Officers, Directors, Trustees and Key Employees

Key Employees:

Name	Title and Average Hours Per Week Devoted	Compensation	Contribution to EBP & DC	Expense Account/ Other
PATRICIA YOUNG 1509 1/2 WEBSTER ST ALAMEDA, CA 94501	ACCOUNTING MANAGE 40	$ 0.	$ 0.	$ 0.
MICHELLE BERNER 1509 1/2 WEBSTER ST ALAMEDA, CA 94501	OFFICE MANAGER 30	4,741.	0.	0.
	Total	$ 4,741.	$ 0.	$ 0.

Statement 2
Form 199, Part II, Line 17
Other Expenses

Accounting Fees	$ 4,157.
Advertising and Promotion	4,821.
Insurance	1,042.
Office Expenses	3,085.
Other fees	62,959.
P.O. BOX RENTAL	160.
PAYROLL PROCESSING	678.
Printing and Publications	983.
TAXES	35.
TEMPORARY STAFFING	21,765.
UTILITIES	1,558.
Total	$ 101,243.

Statement 3
Form 199, Schedule L, Line 12
Other Assets

Prepaid Expenses and Deferred Charges	11,892.
Total	$ 11,892.

Statement 4
Form 199, Schedule L, Line 18
Other Liabilities

ROUNDING	1.
Total	$ 1.

IN

MAIL TO:
Registry of Charitable Trusts
P.O. Box 903447
Sacramento, CA 94203-4470
Telephone: (916) 445-2021

WEBSITE ADDRESS:
http://ag.ca.gov/charities/

ANNUAL REGISTRATION RENEWAL FEE REPORT TO ATTORNEY GENERAL OF CALIFORNIA

Sections 12586 and 12587, California Government Code
11 Cal. Code Regs. sections 301-307, 311 and 312

Failure to submit this report annually no later than four months and fifteen days after the end of the organization's accounting period may result in the loss of tax exemption and the assessment of a minimum tax of $800, plus interest, and/or fines or filing penalties as defined in Government Code Section 12586.1. IRS extensions will be honored.

State Charity Registration Number _____

Check if:
☐ Change of address
☐ Amended report

WEST ALAMEDA BUSINESS ASSOCIATION
Name of Organization

P.O. BOX 215
Address (Number and Street)

Corporate or Organization No. _____

ALAMEDA, CA 94501
City or Town State ZIP Code

Federal Employer I.D. No. _____

ANNUAL REGISTRATION RENEWAL FEE SCHEDULE (11 Cal. Code Regs. sections 301-307, 311 and 312)
Make Check Payable to Attorney General's Registry of Charitable Trusts

Gross Annual Revenue	Fee	*Gross Annual Revenue*	Fee	*Gross Annual Revenue*	Fee
Less than $25,000	0	Between $100,001 and $250,000	$50	Between $1,000,001 and $10 million	$150
Between $25,000 and $100,000	$25	Between $250,001 and $1 million	$75	Between $10,000,001 and $50 million	$225
				Greater than $50 milllon	$300

PART A – ACTIVITIES

For your most recent full accounting period (beginning 1/01/17 ending 12/31/17) list:
Gross annual revenue $ 112,894. Total assets $ 120,597.

PART B – STATEMENTS REGARDING ORGANIZATION DURING THE PERIOD OF THIS REPORT

Note: If you answer 'yes' to any of the questions below, you must attach a separate sheet providing an explanation and details for each 'yes' response. Please review RRF-1 instructions for information required.

		Yes	No
1	During this reporting period, were there any contracts, loans, leases or other financial transactions between the organization and any officer, director or trustee thereof either directly or with an entity in which any such officer, director or trustee had any financial interest?	☐	☒
2	During this reporting period, was there any theft, embezzlement, diversion or misuse of the organization's charitable property or funds?	☐	☒
3	During this reporting period, did non-program expenditures exceed 50% of gross revenues?	☐	☒
4	During this reporting period, were any organization funds used to pay any penalty, fine or judgment? If you filed a Form 4720 with the Internal Revenue Service, attach a copy.	☐	☒
5	During this reporting period, were the services of a commercial fundraiser or fundraising counsel for charitable purposes used? If 'yes,' provide an attachment listing the name, address, and telephone number of the service provider.	☐	☒
6	During this reporting period, did the organization receive any governmental funding? If so, provide an attachment listing the name of the agency, mailing address, contact person, and telephone number.	☐	☒
7	During this reporting period, did the organization hold a raffle for charitable purposes? If 'yes,' provide an attachment indicating the number of raffles and the date(s) they occurred.	☐	☒
8	Does the organization conduct a vehicle donation program? If 'yes,' provide an attachment indicating whether the program is operated by the charity or whether the organization contracts with a commercial fundraiser for charitable purposes.	☐	☒
9	Did your organization have prepared an audited financial statement in accordance with generally accepted accounting principles for this reporting period?	☐	☒

Organization's area code and telephone number 510-523-5955

Organization's e-mail address _____

I declare under penalty of perjury that I have examined this report, including accompanying documents, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of authorized officer	SANDIP JARIWALA Printed Name	PRESIDENT Title	Date

Form **990-EZ**

Short Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

► Do not enter social security numbers on this form as it may be made public.

► Go to *www.irs.gov/Form990EZ* for instructions and the latest information

OMB No. 1545-1150

2017

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

A For the 2017 calendar year, or tax year beginning , 2017, and ending ,

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C
WEST ALAMEDA BUSINESS ASSOCIATION
P.O. BOX 215
ALAMEDA, CA 94501

D Employer identification number

E Telephone number
510-523-5955

F Group Exemption Number ►

G Accounting Method: ☐ Cash ☒ Accrual Other (specify) ►

I Website: ► www.westalamedabusiness.com

J Tax-exempt status (check only one) — ☐ 501(c)(3) ☒ 501(c) (6) ◄(insert no.) ☐ 4947(a)(1) or ☐ 527

H Check ► ☒ if the organization is **not** required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are $200,000 or more, or if total assets (Part II, column (B) below) are $500,000 or more, file Form 990 instead of Form 990-EZ ► $ 112,894.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)

Check if the organization used Schedule O to respond to any question in this Part I ☒

REVENUE	1	Contributions, gifts, grants, and similar amounts received	1	112,671.
	2	Program service revenue including government fees and contracts	2	
	3	Membership dues and assessments	3	
	4	Investment income	4	223.
	5a	Gross amount from sale of assets other than inventory — 5a		
	b	Less: cost or other basis and sales expenses — 5b		
	c	Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)	5c	
	6	Gaming and fundraising events		
	a	Gross income from gaming (attach Schedule G if greater than $15,000) — 6a		
	b	Gross income from fundraising events (not including $ _____ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds $15,000) — 6b		
	c	Less: direct expenses from gaming and fundraising events — 6c		
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	
	7a	Gross sales of inventory, less returns and allowances — 7a		
	b	Less: cost of goods sold — 7b		
	c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	7c	
	8	Other revenue (describe in Schedule O)	8	
	9	**Total revenue.** Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ►	9	112,894.
EXPENSES	10	Grants and similar amounts paid (list in Schedule O)	10	
	11	Benefits paid to or for members	11	
	12	Salaries, other compensation, and employee benefits	12	5,552.
	13	Professional fees and other payments to independent contractors	13	67,116.
	14	Occupancy, rent, utilities, and maintenance	14	6,100.
	15	Printing, publications, postage, and shipping	15	983.
	16	Other expenses (describe in Schedule O) See Schedule O	16	33,694.
	17	**Total expenses.** Add lines 10 through 16 ►	17	113,445.
NET ASSETS	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18	-551.
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	107,100.
	20	Other changes in net assets or fund balances (explain in Schedule O)	20	
	21	Net assets or fund balances at end of year. Combine lines 18 through 20 ►	21	106,549.

Part II Balance Sheets (see the instructions for Part II)
Check if the organization used Schedule O to respond to any question in this Part II. X

		(A) Beginning of year		(B) End of year
22	Cash, savings, and investments	104,726.	22	106,480.
23	Land and buildings		23	
24	Other assets (describe in Schedule O) See Schedule O	2,375.	24	14,117.
25	**Total assets**	107,101.	25	120,597.
26	**Total liabilities** (describe in Schedule O) See Schedule O	1.	26	14,048.
27	**Net assets or fund balances** (line 27 of column (B) **must** agree with line 21)	107,100.	27	106,549.

Part III Statement of Program Service Accomplishments (see the instructions for Part III)
Check if the organization used Schedule O to respond to any question in this Part III. X

What is the organization's primary exempt purpose? See Schedule O

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

Expenses (Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)

28 TO PROMOTE INTERESTS OF ITS MEMBERS - THE BUSINESS & PROFESSIONAL PERSONS ASSOCIATED WITH THE WEST ALAMEDA BUSINESS ASSOCIATION.

(Grants $) If this amount includes foreign grants, check here ▶ ☐ 28a

29

(Grants $) If this amount includes foreign grants, check here ▶ ☐ 29a

30

(Grants $) If this amount includes foreign grants, check here ▶ ☐ 30a

31 Other program services (describe in Schedule O)
(Grants $) If this amount includes foreign grants, check here ▶ ☐ 31a

32 **Total program service expenses** (add lines 28a through 31a) ▶ 32

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated – see the instructions for Part IV)
Check if the organization used Schedule O to respond to any question in this Part IV ☐

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (If not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
JD PARKER BOARD MEMBER	0	0.	0.	0.
MATTHEW FALZONE COMMITTEE MEMBE	0	0.	0.	0.
SANDRA RUSSELL President	0	0.	0.	0.
TANOA STEWART BOARD MEMBER	0	0.	0.	0.
SAM KOKA Secretary	0	0.	0.	0.
KENT ROSENBLUM EMERITUS BD MBR	0	0.	0.	0.
RACHEL CAMPOS DE IVANOV Vice President	0	0.	0.	0.
MARIE ORTEGA BOARD MEMBER	0	0.	0.	0.
MARIE RICCOBENE Treasurer	0	0.	0.	0.
LINDA ASBURY Executive Dir.	17	0.	0.	0.
PATRICIA YOUNG ACCOUNTING MANAGER	40	0.	0.	0.
MICHELLE BERNER OFFICE MANAGER	30	4,741.	0.	0.

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V. ☐

			Yes	No
33	Did the organization engage in any significant activity not previously reported to the IRS? If 'Yes,' provide a detailed description of each activity in Schedule O.	33		X
34	Were any significant changes made to the organizing or governing documents? If 'Yes,' attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O (see instructions)	34		X
35a	Did the organization have unrelated business gross income of $1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a		X
b	If 'Yes,' to line 35a, has the organization filed a Form 990-T for the year? *If 'No,' provide an explanation in Schedule O*	35b		
c	Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If 'Yes,' complete Schedule C, Part III	35c		X
36	Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If 'Yes,' complete applicable parts of Schedule N	36		X
37a	Enter amount of political expenditures, direct or indirect, as described in the instructions. ► 37a 0.			
b	Did the organization file **Form 1120-POL** for this year?	37b		X
38a	Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee **or** were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a		X
b	If 'Yes,' complete Schedule L, Part II and enter the total amount involved 38b N/A			
39	Section 501(c)(7) organizations. Enter:			
a	Initiation fees and capital contributions included on line 9 39a N/A			
b	Gross receipts, included on line 9, for public use of club facilities 39b N/A			
40a	Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: N/A section 4911 ► N/A ; section 4912 ► N/A ; section 4955 ► N/A			
b	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If 'Yes,' complete Schedule L, Part I	40b		
c	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 ► 0.			
d	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization ► 0.			
e	All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If 'Yes,' complete Form 8886-T	40e		X
41	List the states with which a copy of this return is filed ► None			

42a The organization's books are in care of ► PATRICIA YOUNG Telephone no. ► 510-523-5955

Located at ► 1509 1/2 WEBSTER STREET ALAMEDA CA ZIP + 4 ► 94501

			Yes	No
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If 'Yes,' enter the name of the foreign country: ►	42b		X
	See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).			
c	At any time during the calendar year, did the organization maintain an office outside the United States? If 'Yes,' enter the name of the foreign country: ►	42c		X

43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of **Form 1041** – Check here ► ☐ N/A and enter the amount of tax-exempt interest received or accrued during the tax year ► 43 N/A

			Yes	No
44a	Did the organization maintain any donor advised funds during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ	44a		X
b	Did the organization operate one or more hospital facilities during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ	44b		X
c	Did the organization receive any payments for indoor tanning services during the year?	44c		X
d	If 'Yes' to line 44c, has the organization filed a Form 720 to report these payments? *If 'No,' provide an explanation in Schedule O*	44d		
45a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a		X
b	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If 'Yes,' Form 990 and Schedule R may need to be completed instead of Form 990-EZ (see instructions)	45b		X

		Yes	No
46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If 'Yes,' complete Schedule C, Part I	46		X

Part VI Section 501(c)(3) organizations only

All section 501(c)(3) organizations must answer questions 47-49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI ☐

		Yes	No
47 Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If 'Yes,' complete Schedule C, Part II	47		
48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If 'Yes,' complete Schedule E	48		
49a Did the organization make any transfers to an exempt non-charitable related organization?	49a		
b If 'Yes,' was the related organization a section 527 organization?	49b		

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees and key employees) who each received more than $100,000 of compensation from the organization. If there is none, enter 'None.'

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation

f Total number of other employees paid over $100,000 ►

51 Complete this table for the organization's five highest compensated independent contractors who each received more than $100,000 of compensation from the organization. If there is none, enter 'None.'

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation

d Total number of other independent contractors each receiving over $100,000 ►

52 Did the organization complete Schedule A? **Note:** All section 501(c)(3) organizations must attach a completed Schedule A ► ☐ Yes ☐ No

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 officer) is based on all information of which preparer has any knowledge.

Sign Here

► Signature of officer Date

► SANDIP JARIWALA President
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Maggie E Chow	Maggie E Chow			

Firm's name ► Maggie E. Chow, CPA, A Professional Corp.
Firm's address ► 2411 Santa Clara Ave Suite # 18
Alameda, CA 94501
Firm's EIN ►
Phone no. 510-523-6600

May the IRS discuss this return with the preparer shown above? See instructions ► ☒ Yes ☐ No

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
► Attach to Form 990 or 990-EZ.
► Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2017

Open to Public Inspection

Name of the organization

WEST ALAMEDA BUSINESS ASSOCIATION

Employer identification number

Form 990-EZ, Part I, Line 16
Other Expenses

Advertising and Promotion	$	4,821.
Depreciation		550.
Insurance		1,042.
Office Expenses		3,085.
P.O. BOX RENTAL		160.
PAYROLL PROCESSING		678.
TAXES		35.
TEMPORARY STAFFING		21,765.
UTILITIES		1,558.
Total	$	33,694.

Form 990-EZ, Part II, Line 24
Other Assets

	Beginning	Ending
Accounts Receivable	$ 0.	$ 1,400.
Furniture and Fixtures	1,375.	825.
Prepaid Expenses and Deferred Charges	1,000.	11,892.
Total	$ 2,375.	$ 14,117.

Form 990-EZ, Part II, Line 26
Total Liabilities

	Beginning	Ending
ROUNDING	$ 1.	$ 0.
Total	$ 1.	$ 0.

Form 990-EZ, Part III - Organization's Primary Exempt Purpose

TO PROMOTE LOCAL BUSINESSES.

059

Date Accepted

DO NOT MAIL THIS FORM TO THE FTB

TAXABLE YEAR **2017**

California e-file Return Authorization for Exempt Organizations

FORM **8453-EO**

Exempt Organization name: WEST ALAMEDA BUSINESS ASSOCIATION

Identifying number:

Part I Electronic Return Information (whole dollars only)

1	Total gross receipts (Form 199, line 4)	1	112,894.
2	Total gross income (Form 199, line 8)	2	112,894.
3	Total expenses and disbursements (Form 199, Line 9)	3	113,445.

Part II Settle Your Account Electronically for Taxable Year 2017

4 ☐ Electronic funds withdrawal **4a** Amount _____ **4b** Withdrawal date (mm/dd/yyyy) _____

Part III Banking Information (Have you verified the exempt organization's banking information?)

5 Routing number _____

6 Account number _____ **7** Type of account: ☐ Checking ☐ Savings

Part IV Declaration of Officer

I authorize the exempt organization's account to be settled as designated in Part II. If I check Part II, Box 4, I authorize an electronic funds withdrawal for the amount listed on line 4a.

Under penalties of perjury, I declare that I am an officer of the above exempt organization and that the information I provided to my electronic return originator (ERO), transmitter, or intermediate service provider and the amounts in Part I above agree with the amounts on the corresponding lines of the exempt organization's 2017 California electronic return. To the best of my knowledge and belief, the exempt organization's return is true, correct, and complete. If the exempt organization is filing a balance due return, I understand that if the Franchise Tax Board (FTB) does not receive full and timely payment of the exempt organization's fee liability, the exempt organization will remain liable for the fee liability and all applicable interest and penalties. I authorize the exempt organization return and accompanying schedules and statements be transmitted to the FTB by the ERO, transmitter, or intermediate service provider. **If the processing of the exempt organization's return or refund is delayed, I authorize the FTB to disclose to the ERO or intermediate service provider, the reason(s) for the delay.**

Sign Here ▶ _____ (Signature of officer) _____ (Date) ▶ PRESIDENT (Title)

Part V Declaration of Electronic Return Originator (ERO) and Paid Preparer. See instructions.

I declare that I have reviewed the above exempt organization's return and that the entries on form FTB 8453-EO are complete and correct to the best of my knowledge. (If I am only an intermediate service provider, I understand that I am not responsible for reviewing the exempt organization's return. I declare, however, that form FTB 8453-EO accurately reflects the data on the return.) I have obtained the organization officer's signature on form FTB 8453-EO before transmitting this return to the FTB; I have provided the organization officer with a copy of all forms and information that I will file with the FTB, and I have followed all other requirements described in FTB Pub. 1345, 2017 e-file Handbook for Authorized e-file Providers. I will keep form FTB 8453-EO on file for **four** years from the due date of the return or **four** years from the date the exempt organization return is filed, whichever is later, and I will make a copy available to the FTB upon request. If I am also the paid preparer, under penalties of perjury, I declare that I have examined the above exempt organization's return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I make this declaration based on all information of which I have knowledge.

ERO Must Sign

ERO's signature ▶ MAGGIE E CHOW | Date | Check if also paid preparer [X] | Check if self-employed ☐ | ERO's PTIN

Firm's name (or yours if self-employed) and address ▶ MAGGIE E. CHOW, CPA, A PROFESSIONAL CORP.
2411 SANTA CLARA AVE SUITE # 18
ALAMEDA CA ZIP Code 94501

FEIN

Under penalties of perjury, I declare that I have examined the above organization's return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I make this declaration based on all information of which I have knowledge.

Paid Preparer Must Sign

Paid preparer's signature ▶ | Date | Check if self-employed ☐ | Paid preparer's PTIN

Firm's name (or yours if self-employed) and address ▶ | FEIN | ZIP code

For Privacy Notice, get FTB 1131 ENG/SP.

FTB 8453-EO 2017