

UNINCORPORATED BUSINESS TAX RETURN
FOR INDIVIDUALS, ESTATES AND TRUSTS

2011

NYC - 202

Finance

For CALENDAR YEAR 2011 or FISCAL YEAR beginning _____, 2011 and ending _____

- Check box if you are engaged in an exempt unincorporated business activity
- Amended return ● Final return - Check box if you have ceased operations. Attach copy of your entire federal Form 1040 and statement showing disposition of business property.
- Check box if electing books and records allocation (see inst.) ● Check box if you claim any 9/11/01-related federal tax benefits (see inst.)

First name and initial		Last name	
In Care Of			
Business name			
Business address (number and street)			
City and State		Zip Code	
Business Telephone Number	Date business began (mm-dd-yy)	Date business ended (mm-dd-yy)	

TAXPAYER'S EMAIL ADDRESS	
INDIVIDUALS, ENTER SOCIAL SECURITY NUMBER	
[]-[]-[]-[]-[]-[]	[]-[]-[]-[]-[]-[]
ESTATES, TRUSTS AND LLCs ONLY, ENTER EMPLOYER IDENTIFICATION NUMBER	
[]-[]-[]-[]-[]-[]-[]-[]-[]-[]	[]-[]-[]-[]-[]-[]-[]-[]-[]-[]
NEW YORK STATE SALES TAX ID NUMBER - ENTER 9, 10 OR 11 DIGITS	
[]-[]-[]-[]-[]-[]-[]-[]-[]-[]	[]-[]-[]-[]-[]-[]-[]-[]-[]-[]
BUSINESS CODE NUMBER FROM FEDERAL SCHEDULE C:	
[]-[]-[]-[]-[]-[]-[]-[]-[]-[]	[]-[]-[]-[]-[]-[]-[]-[]-[]-[]

SCHEDULE A Computation of Tax BEGIN WITH SCHEDULE B ON PAGE 2. COMPLETE ALL OTHER SCHEDULES. TRANSFER APPLICABLE AMOUNTS TO SCHEDULE A.

A.	Payment	Amount included with Form NYC-200V or being paid electronically..... ●	Payment Enclosed
1.	Business income (from page 2, Schedule B, line 28)..... ●	1.	
2.	Business allocation percentage: check method used to allocate - if not allocating, enter 100% ● <input type="checkbox"/> formula (from Schedule C, line 5) ● <input type="checkbox"/> separate books and records (omit % & attach sch.) ●	2.	
3.	If line 2 is less than 100%, enter income or loss on NYC real property (see instructions)..... ●	3.	
4.	Balance (line 1 less line 3)..... ●	4.	
5.	Multiply line 4 by the business allocation percentage on line 2..... ●	5.	
6.	Amount from line 3 (NYC real property income and gain not subject to allocation) (see instructions).... ●	6.	
7.	Investment income (from page 2, Schedule B, line 27)..... ●	7.	
8.	Investment allocation percentage (from page 3, Schedule D, line 2)..... ●	8.	
9.	Multiply line 7 by the investment allocation percentage from line 8 (see instructions)..... ●	9.	
10.	Total before NOL deduction (sum of lines 5, 6 and 9 or line 1 and line 9) (see instructions for line 2).... ●	10.	
11.	Deduct: NYC net operating loss deduction (from page 4, Schedule E, line 8) (see instructions)..... ●	11.	
12.	Balance before allowance for taxpayer's services (line 10 less line 11)..... ●	12.	
13.	Less: allowance for taxpayer's services - do not enter more than 20% of line 12 or \$10,000, whichever is less (see instr.) ●	13.	
14.	Balance before exemption (line 12 less line 13)..... ●	14.	
15.	Less: exemption - \$5,000 (taxpayer operating more than one business or short period taxpayer, see instructions) ●	15.	
16.	Taxable income (line 14 less line 15) (see instructions)..... ●	16.	
17.	TAX: 4% of amount on line 16..... ●	17.	
18.	Add: Sales tax addback (see instructions)..... ●	18.	
19.	Total tax before business tax credit (add line 17 and line 18)..... ●	19.	
20.	Less: business tax credit (select the applicable credit condition from the Business Tax Credit Computation schedule on the bottom of page 2 and enter amount) (see instructions)..... ●	20.	
21.	UNINCORPORATED BUSINESS TAX (line 19 less line 20) (see instructions)..... ●	21.	
22a.	Credits from Form NYC-114.5 (attach form) (see instructions)..... ●	22a.	
22b.	Credits from Form NYC-114.6 (attach form) (see instructions)..... ●	22b.	
22c.	Credits from Form NYC-114.8 (attach form) (see instructions)..... ●	22c.	
22d.	Credits from Form NYC-114.9, line 14 (attach form) (see instructions)..... ●	22d.	
22e.	Credits from Form NYC-114.10 (attach form) (see instructions)..... ●	22e.	
23.	Net tax after credits (line 21 less sum of lines 22a, 22b, 22c, 22d and 22e)..... ●	23.	
24.	Payment of estimated Unincorporated Business Tax, including carryover credit from preceding year and payment with extension, NYC-EXT (see instructions)..... ●	24.	
25.	If line 23 is larger than line 24, enter balance due..... ●	25.	
26.	If line 23 is smaller than line 24, enter overpayment..... ●	26.	
27a.	Interest (see instructions)..... ●	27a.	
27b.	Additional charges (see instructions)..... ●	27b.	
27c.	Penalty for underpayment of estimated tax (attach form NYC-221)..... ●	27c.	
28.	Total of lines 27a, 27b and 27c..... ●	28.	
29.	Net overpayment (line 26 less line 28) (see instructions)..... ●	29.	
30.	Amount of line 29 to be: (a) Refunded - <input type="checkbox"/> Direct deposit - fill out line 30c OR <input type="checkbox"/> Paper check.. ●	30a.	
	(b) Credited to 2012 Estimated Tax on Form NYC-5UBTI..... ●	30b.	
30c.	Routing Number []-[]-[]-[]-[]-[]-[]-[]-[]-[] Account Number []-[]-[]-[]-[]-[]-[]-[]-[]-[] ACCOUNT TYPE Checking <input type="checkbox"/> Savings <input type="checkbox"/> ●		
31.	Total remittance due (see instructions) Enter payment amount on line A above..... ●	31.	
32.	NYC Rent from Schedule C part 1, or rent deducted on federal return. (THIS LINE MUST BE COMPLETED). ●	32.	
33.	Gross receipts or sales from federal return..... ●	33.	

Name _____ SSN / EIN _____

SCHEDULE B Computation of Total Income - IF ALLOCATING BY SEPARATE BOOKS AND RECORDS, ENTER THE ALLOCATED AMOUNTS

Part 1 Items of business income, gain, loss or deduction

Table with 8 rows for Part 1 items: 1. Net profit (or loss) from business... 2. If entering income from more than one federal Schedule C... 3. Gain (or loss) from sale of business personal property... 4. Net amount of rental or royalty income... 5. Other business income... 6. Total federal income... 7. Subtract net income or gain... 8. Total income before New York City modifications.

Part 2 New York City modifications (see instructions for Schedule B, part 2)

ADDITIONS

Table with 12 rows for Part 2 additions: 9. All income taxes and Unincorporated Business Taxes... 10a. Sales and use tax credit... 10b. Relocation credits... 10c. Expenses related to exempt income... 10d. Depreciation adjustments... 10e. Real estate additions... 11. Other additions... 12. Total additions.

SUBTRACTIONS

Table with 12 rows for Part 2 subtractions: 13. All income tax and Unincorporated Business Tax refunds... 14. Sales and use tax refunds from vendors or NY State... 15. Wages and salaries subject to federal jobs credit... 16. Depreciation adjustment... 17. Exempt income included in part 1... 18. 50% of dividends... 19. Real estate subtractions... 20. Other subtractions... 21. Total subtractions... 22. NYC modifications.

Table with 11 rows for Part 2 totals and investment income: 23. Total income... 24. Less: Charitable contributions... 25. Balance... 26. Investment income - (complete lines a through g below)... 26a. Dividends from stocks held for investment... 26b. Interest from investment capital... 26c. Net capital gain (loss) from sales or exchanges of securities... 26d. Income from assets included on line 3 of Schedule D... 26e. Add lines 26a through 26d inclusive... 26f. Deductions directly or indirectly attributable to investment capital... 26g. Interest on bank accounts... 27. Investment income (line 26e less line 26f)... 28. BUSINESS INCOME (line 25 less line 27).



Business Tax Credit Computation

- 1. If the amount on page 1, line 19, is \$3,400 or less, your credit on line 20 is the entire amount of tax on line 19. (NO TAX WILL BE DUE.)
- 2. If the amount on page 1, line 19, is \$5,400 or over, no credit is allowed. Enter "0" on line 20.
- 3. If the amount on page 1, line 19, is over \$3,400 but less than \$5,400, your credit is computed by the following formula:
amount on pg. 1, line 19 X $\frac{(\$5,400 \text{ minus tax on line 19})}{\$2,000}$ = your credit

Name _____ SSN / EIN _____

ALLOCATION OF BUSINESS INCOME - Taxpayers who carry on business both inside and outside New York City should complete Schedule C, Parts 1, 2 and 3 (below). Attach separate schedule if allocating by separate books and records. See "Highlights of Recent Tax Law Changes for Unincorporated Businesses." On Schedule A, line 2, check method used to allocate and enter percentage from Part 3, line 5 rounded to the nearest one hundredth of a percentage point. Taxpayers who do not carry on business both inside and outside New York City should omit Schedule C, Parts 1 and 2 (below), enter 100% on Part 3, line 5 and enter 100% on Schedule A, line 2.

SCHEDULE C Complete this schedule if business is carried on both inside and outside New York City

Part 1 List location of each place of business **INSIDE** New York City, nature of activities at each location (manufacturing, sales office, executive office, public warehouse, contractor, converter, etc.), and number of employees, their wages, salaries and duties at each location.

Complete Address	Rent	Nature of Activities	No. of Employees	Wages, Salaries, Etc.	Duties
NUMBER AND STREET					
CITY STATE ZIP					
NUMBER AND STREET					
CITY STATE ZIP					
NUMBER AND STREET					
CITY STATE ZIP					
NUMBER AND STREET					
CITY STATE ZIP					
Total					

Part 2 List location of each place of business **OUTSIDE** New York City, nature of activities at each location (manufacturing, sales office, executive office, public warehouse, contractor, converter, etc.), and number of employees, their wages, salaries and duties at each location.

Complete Address	Rent	Nature of Activities	No. of Employees	Wages, Salaries, Etc.	Duties
NUMBER AND STREET					
CITY STATE ZIP					
NUMBER AND STREET					
CITY STATE ZIP					
NUMBER AND STREET					
CITY STATE ZIP					
NUMBER AND STREET					
CITY STATE ZIP					
Total					

Part 3 Formula Basis Allocation of Income

DESCRIPTION OF ITEMS USED AS FACTORS	● COLUMN A - NEW YORK CITY	● COLUMN B - EVERYWHERE	● COLUMN C
1. Average value of the real and tangible personal property of the business (see instr)			PERCENTAGE IN NEW YORK CITY (COLUMN A DIVIDED BY COLUMN B)
a. Business real property owned 1a.			
b. Business real property rented from others (rent x 8). 1b.			
c. Business tangible personal property owned 1c.			
d. Business tangible personal property rented from others (rent x 8) 1d.			
e. Total of lines 1a - 1d 1e.			
f. Multiply Column C of line 1e by 23.5..... 1f.			%
2a. Wages, salaries and other personal service compensation paid to employees during the year..... 2a.			%
2b. Multiply Column C of line 2a by 23.5..... 2b.			
3a. Gross sales of merchandise or charges for services during the year 3a.			%
3b. Multiply Column C of line 3a by 53..... 3b.			
Weighted Factor Allocation			
4a. Add Column C, lines 1f, 2b and 3b..... 4a.			
4b. Divide line 4a by 100 if no factors are missing. If a factor is missing, divide line 4a by the total of the weights of the factors present. Enter as percentage. Round to the nearest one hundredth of a percentage point..... 4b.			%
Business Allocation Percentage			
5. Enter percentage from line 4b. Transfer to page 1, Schedule A, line 2. See instructions..... 5.			%
6. IS ANY PLACE OF BUSINESS LISTED IN PARTS 1 AND 2 LOCATED IN YOUR HOME? ● <input type="checkbox"/> YES ● <input type="checkbox"/> NO			
7. DID YOU CLAIM A DEDUCTION FOR EXPENSES OF AN OFFICE IN YOUR HOME? ● <input type="checkbox"/> YES ● <input type="checkbox"/> NO			

SCHEDULE D Investment Capital and Allocation and Cash Election

A DESCRIPTION OF INVESTMENT	B No. of Shares or Amount of Securities	C Average Value	D Liabilities Attributable to Investment Capital	E Net Average Value (column C minus column D)	F Issuer's Allocation Percentage	G Value Allocated to NYC (column E x column F)
LIST EACH STOCK AND SECURITY (USE RIDER IF NECESSARY)					%	
1. Totals (including items on rider)						
2. Investment allocation percentage (line 1G divided by line 1E, round to the nearest one hundredth of a percentage point) ●					%	
3. Cash - (To treat cash as investment capital, you must include it on this line.)	●	●	●	●		
4. Investment capital. Total of lines 1E and 3E				●		

Name _____ SSN / EIN _____

SCHEDULE E New York City Net Operating Loss Carryforward Deduction

COMPLETE A SEPARATE SCHEDULE FOR EACH LOSS YEAR. ATTACH A DETAILED SCHEDULE FOR EACH APPLICABLE LINE.

Table with 8 rows for entering allocated NYC net operating loss amount, previously absorbed amounts, and net operating loss deduction.

SCHEDULE F The following information must be entered for this return to be complete. (See Instructions)

- 1. Nature of business or profession: _____
2. Did you file a New York City Unincorporated Business Tax Return for the following years: 2009 YES NO, 2010 YES NO
3. Enter home address: _____ Zip Code: _____
4. If business terminated during the current taxable year, state date terminated. (mm-dd-yy) _____
5. Has the Internal Revenue Service or the New York State Department of Taxation and Finance increased or decreased any taxable income (loss) reported in any tax period, or are you currently being audited?
6. Has Form NYC-115 (Report of Federal/State Change in Taxable Income) been filed?
7. Did you calculate a depreciation deduction by the application of the federal Accelerated Cost Recovery System (ACRS) (see instr.)?
8. Were you a participant in a "Safe Harbor Leasing" transaction during the period covered by this return?
9. Is this taxpayer subject to the Commercial Rent Tax?
10. If "YES", were all required Commercial Rent Tax Returns filed?

Table with 3 columns: PREPAYMENTS CLAIMED ON SCHEDULE A, LINE 24, DATE, AMOUNT. Rows include various tax payments and a total row.

CERTIFICATION

Certification section containing signature lines for taxpayer and preparer, dates, and checkboxes for firm's name, address, zip code, and self-employed status.

Attach copy of federal Form 1040, Schedule C or Schedule C-EZ. If this is a final return, attach an entire copy of federal Form 1040. To receive proper credit, you must enter your correct Social Security Number or Employer Identification Number on your tax return and remittance.

RETURNS CLAIMING REFUNDS
NYC DEPARTMENT OF FINANCE
UNINCORPORATED BUSINESS TAX
P.O. BOX 5050
KINGSTON, NY 12402-5050

REMITTANCES
PAY ONLINE WITH FORM NYC-200V
AT NYC.GOV/FINANCE OR
Mail Payment and Form NYC-200V ONLY to:
NYC DEPARTMENT OF FINANCE
P.O. BOX 3646
NEW YORK, NY 10008-3646

ALL OTHER RETURNS EXCEPT REFUND RETURNS
NYC DEPARTMENT OF FINANCE
UNINCORPORATED BUSINESS TAX
P.O. BOX 5060
KINGSTON, NY 12402-5060

The due date for the calendar year 2011 is on or before April 17, 2012. For fiscal years beginning in 2011, file on or before the 15th day of the fourth month following the close of the fiscal year.