

Return of Organization Exempt from Income Tax

2003

Open to Public Inspection

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

Department of the Treasury Internal Revenue Service

The organization may have to use a copy of this return to satisfy state reporting requirements.

A For the 2003 calendar year, or tax year beginning Jul 1, 2003, and ending Jun 30, 2004

- B Check if applicable: Address change, Name change, Initial return, Final return, Amended return, Application pending

C Name of organization: COMMUNITY HOUSING INITIATIVE, INC.
Number and street (or P O box if mail is not delivered to street addr) Room/suite: P.O. BOX 410522
City, town or country State ZIP code + 4: MELBOURNE FL 32941-0522

D Employer Identification Number: 59-3142633
E Telephone number: (407) 253-0053
F Accounting method: Cash [ ] Accrual [X] Other (specify) [ ]

Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ).

- H and I are not applicable to section 527 organizations
H (a) Is this a group return for affiliates? Yes [ ] No [X]
H (b) If 'Yes,' enter number of affiliates
H (c) Are all affiliates included? Yes [ ] No [ ]
H (d) Is this a separate return filed by an organization covered by a group ruling? Yes [ ] No [X]
I Group Exemption Number
M Check [X] if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

G Web site: N/A

J Organization type (check only one): [X] 501(c) 3 (insert no) [ ] 4947(a)(1) or [ ] 527

K Check here [ ] if the organization's gross receipts are normally not more than \$25,000. The organization need not file a return with the IRS, but if the organization received a Form 990 Package in the mail, it should file a return without financial data. Some states require a complete return.

L Gross receipts. Add lines 6b, 8b, 9b, and 10b to line 12: 1,057,557.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See Instructions)

Table with 21 rows and 4 columns: Description, (A) Securities, (B) Other, and Total. Includes lines 1 through 21 with numerical values.

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**Part II Statement of Functional Expenses** All organizations must complete column (A). Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others.

Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I	(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
22 Grants and allocations (att sch) (cash \$ _____ non-cash \$ _____)	22			
23 Specific assistance to individuals (att sch)	23			
24 Benefits paid to or for members (att sch)	24			
25 Compensation of officers, directors, etc	25 60,500.	60,500.	0.	0.
26 Other salaries and wages	26 105,024.	30,319.	74,705.	0.
27 Pension plan contributions	27 1,928.	0.	1,928.	0.
28 Other employee benefits	28 1,216.	0.	1,216.	0.
29 Payroll taxes	29 5,770.	0.	5,770.	0.
30 Professional fundraising fees	30			
31 Accounting fees	31 13,592.	12,148.	1,444.	0.
32 Legal fees	32 985.	985.	0.	0.
33 Supplies	33 7,793.	5,115.	2,678.	0.
34 Telephone	34 8,479.	5,682.	2,797.	0.
35 Postage and shipping	35 1,970.	1,340.	630.	0.
36 Occupancy	36			
37 Equipment rental and maintenance	37 3,474.	1,957.	1,517.	0.
38 Printing and publications	38			
39 Travel	39 1,256.	482.	774.	0.
40 Conferences, conventions, and meetings	40			
41 Interest	41 424,426.	424,206.	220.	0.
42 Depreciation, depletion, etc (attach schedule)	42 160,671.	159,560.	1,111.	0.
43 Other expenses not covered above (itemize)				
a REPAIRS AND MAINTENANCE	43a 181,116.	180,316.	800.	0.
b BANK CHARGES	43b 745.	565.	180.	0.
c PROPERTY TAXES	43c 8,070.	8,070.	0.	0.
d UNIFORMS	43d 226.	226.	0.	0.
e See Other Expenses Stmt	43e 507,956.	481,613.	26,343.	0.
44 Total functional expenses (add lines 22 - 43). Organizations completing columns (B) - (D), carry these totals to lines 13 - 15	44 1,495,197.	1,373,084.	122,113.	0.

Joint Costs. Check  if you are following SOP 98-2.

Are any joint costs from a combined educational campaign and fundraising solicitation reported in (B) Program services?  Yes  No  
 If 'Yes,' enter (i) the aggregate amount of these joint costs \$ \_\_\_\_\_, (ii) the amount allocated to Program services \$ \_\_\_\_\_; (iii) the amount allocated to Management and general \$ \_\_\_\_\_, and (iv) the amount allocated to Fundraising \$ \_\_\_\_\_

**Part III Statement of Program Service Accomplishments**

What is the organization's primary exempt purpose? <input type="checkbox"/> SEE STATEMENT 1	Program Service Expenses (Required for 501(c)(3) and (4) organizations and 4947(a)(1) trusts, but optional for others)
a DEVELOPMENT AND OPERATIONS OF WILLOW BROOK VILLAGE - SEE STATEMENT 2  (Grants and allocations \$ 0.)	856,235.
b OPERATION OF PALM POINTE APARTMENTS - SEE STATEMENT 2  (Grants and allocations \$ 0.)	196,696.
c DOWN PAYMENT ASSISTANCE - SEE STATEMENT 2  (Grants and allocations \$ 0.)	320,153.
d  (Grants and allocations \$ )	
e Other program services (Grants and allocations \$ )	
f Total of Program Service Expenses (should equal line 44, column (B), Program services)	1,373,084.

**Part IV Balance Sheets** (See Instructions)

**Note:** Where required, attached schedules and amounts within the description column should be for end-of-year amounts only

		(A) Beginning of year		(B) End of year
ASSETS	45 Cash — non-interest-bearing	106,632.	45	52,310.
	46 Savings and temporary cash investments	549,016.	46	512,121.
	47a Accounts receivable	24,619.		
	47b Less: allowance for doubtful accounts	0.	53,896.	47c 24,619.
	48a Pledges receivable			
	48b Less: allowance for doubtful accounts			48c
	49 Grants receivable			49
	50 Receivables from officers, directors, trustees, and key employees (attach schedule)			50
	51a Other notes & loans receivable (attach sch)			
	51b Less: allowance for doubtful accounts			51c
	52 Inventories for sale or use			52
	53 Prepaid expenses and deferred charges	7,796.	53	12,847.
	54 Investments — securities (attach schedule)			54
	55a Investments — land, buildings, & equipment. basis			
	55b Less: accumulated depreciation (attach schedule)			55c
56 Investments — other (attach schedule)			56	
57a Land, buildings, and equipment. basis	4,431,984.			
57b Less: accumulated depreciation (attach schedule) L-57 Stmt	1,149,839.	3,440,312.	57c 3,282,145.	
58 Other assets (describe See Line 58 Stmt)	134,756.	58	390,313.	
59 <b>Total assets</b> (add lines 45 through 58) (must equal line 74)	4,292,408.	59	4,274,355.	
LIABILITIES	60 Accounts payable and accrued expenses	2,239,684.	60	2,699,901.
	61 Grants payable		61	
	62 Deferred revenue		62	
	63 Loans from officers, directors, trustees, and key employees (attach schedule)		63	
	64a Tax-exempt bond liabilities (attach schedule)		64a	
	64b Mortgages and other notes payable (attach schedule)	4,761,576.	64b	4,752,464.
	65 Other liabilities (describe SECURITY DEPOSITS)	21,927.	65	22,215.
66 <b>Total liabilities</b> (add lines 60 through 65)	7,023,187.	66	7,474,580.	
NET ASSETS OR FUND BALANCES	<b>Organizations that follow SFAS 117, check here</b> <input checked="" type="checkbox"/> and complete lines 67 through 69 and lines 73 and 74.			
	67 Unrestricted	-2,730,779.	67	-3,200,225.
	68 Temporarily restricted		68	
	69 Permanently restricted		69	
	<b>Organizations that do not follow SFAS 117, check here</b> <input type="checkbox"/> and complete lines 70 through 74			
	70 Capital stock, trust principal, or current funds		70	
	71 Paid-in or capital surplus, or land, building, and equipment fund		71	
	72 Retained earnings, endowment, accumulated income, or other funds		72	
	73 <b>Total net assets or fund balances</b> (add lines 67 through 69 or lines 70 through 72; column (A) must equal line 19, column (B) must equal line 21)	-2,730,779.	73	-3,200,225.
	74 <b>Total liabilities and net assets/fund balances</b> (add lines 66 and 73)	4,292,408.	74	4,274,355.

Form 990 is available for public inspection and, for some people, serves as the primary or sole source of information about a particular organization. How the public perceives an organization in such cases may be determined by the information presented on its return. Therefore, please make sure the return is complete and accurate and fully describes, in Part III, the organization's programs and accomplishments.

BAA

<b>Part IV-A</b> Reconciliation of Revenue per Audited Financial Statements with Revenue per Return (See instructions.)	<b>Part IV-B</b> Reconciliation of Expenses per Audited Financial Statements with Expenses per Return
<p><b>a</b> Total revenue, gains, and other support per audited financial statements ▶ <b>a</b> 1,057,557.</p> <p><b>b</b> Amounts included on line <b>a</b> but not on line 12, Form 990</p> <p>(1) Net unrealized gains on investments \$ _____</p> <p>(2) Donated services and use of facilities \$ _____</p> <p>(3) Recoveries of prior year grants \$ _____</p> <p>(4) Other (specify): _____ \$ _____</p> <p>Add amounts on lines (1) through (4) ▶ <b>b</b> _____</p> <p><b>c</b> Line <b>a</b> minus line <b>b</b> ▶ <b>c</b> 1,057,557.</p> <p><b>d</b> Amounts included on line 12, Form 990 but not on line <b>a</b>:</p> <p>(1) Investment expenses not included on line 6b, Form 990 \$ _____</p> <p>(2) Other (specify): _____ \$ _____</p> <p>Add amounts on lines (1) and (2) ▶ <b>d</b> _____</p> <p><b>e</b> Total revenue per line 12, Form 990 (line <b>c</b> plus line <b>d</b>) ▶ <b>e</b> 1,057,557.</p>	<p><b>a</b> Total expenses and losses per audited financial statements ▶ <b>a</b> 1,527,003.</p> <p><b>b</b> Amounts included on line <b>a</b> but not on line 17, Form 990</p> <p>(1) Donated services and use of facilities \$ _____</p> <p>(2) Prior year adjustments reported on line 20, Form 990 \$ _____</p> <p>(3) Losses reported on line 20, Form 990 \$ _____</p> <p>(4) Other (specify): SEE STATEMENT 7 \$ 31,806.</p> <p>Add amounts on lines (1) through (4) ▶ <b>b</b> 31,806.</p> <p><b>c</b> Line <b>a</b> minus line <b>b</b> ▶ <b>c</b> 1,495,197.</p> <p><b>d</b> Amounts included on line 17, Form 990 but not on line <b>a</b>:</p> <p>(1) Investment expenses not included on line 6b, Form 990 \$ _____</p> <p>(2) Other (specify): _____ \$ _____</p> <p>Add amounts on lines (1) and (2) ▶ <b>d</b> _____</p> <p><b>e</b> Total expenses per line 17, Form 990 (line <b>c</b> plus line <b>d</b>) ▶ <b>e</b> 1,495,197.</p>

**Part V List of Officers, Directors, Trustees, and Key Employees** (List each one even if not compensated, see instructions.)

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (if not paid, enter -0-)	(D) Contributions to employee benefit plans and deferred compensation	(E) Expense account and other allowances
JANICE FITZGERALD MELBOURNE, FL 32901	TREASURER .25	0.	0.	0.
DARLENE MORRIS PALM BAY, FL 32907	SECRETARY/LOW-INCOME REP. 25	0.	0.	0.
LARRY SHOEMAN MERRITT ISLAND, FL 32952	BOARD MEMBER .25	0.	0.	0.
MICHAEL ROGERS PALM BAY, FL 32905	CHAIRPERSON .25	0.	0.	0.
OLIVIA MCCREADY PALM BAY, FL 32905	VICE-CHAIRMAN/LOW-INCOME R 25	0.	0.	0.
See List of Officers, Etc Statement		60,500.	1,815.	0.

**75** Did any officer, director, trustee, or key employee receive aggregate compensation of more than \$100,000 from your organization and all related organizations, of which more than \$10,000 was provided by the related organizations? ▶  Yes  No

If 'Yes,' attach schedule— see instructions.

Part VI Other Information (See instructions)		Yes	No
76	Did the organization engage in any activity not previously reported to the IRS? If 'Yes,' attach a detailed description of each activity		X
77	Were any changes made in the organizing or governing documents but not reported to the IRS? If 'Yes,' attach a conformed copy of the changes		X
78a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?		X
78b	If 'Yes,' has it filed a tax return on Form 990-T for this year?		
79	Was there a liquidation, dissolution, termination, or substantial contraction during the year? If 'Yes,' attach a statement		X
80a	Is the organization related (other than by association with a statewide or nationwide organization) through common membership, governing bodies, trustees, officers, etc., to any other exempt or nonexempt organization?		X
	b If 'Yes,' enter the name of the organization _____ and check whether it is <input type="checkbox"/> exempt or <input type="checkbox"/> nonexempt.		
81a	Enter direct and indirect political expenditures. See line 81 instructions	81a	0.
81b	Did the organization file Form 1120-POL for this year?		X
82a	Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?		X
	b If 'Yes,' you may indicate the value of these items here. Do not include this amount as revenue in Part I or as an expense in Part II. (See instructions in Part III.)	82b	
83a	Did the organization comply with the public inspection requirements for returns and exemption applications?	X	
83b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions?	X	
84a	Did the organization solicit any contributions or gifts that were not tax deductible?		X
	b If 'Yes,' did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	84b	
85	501(c)(4), (5), or (6) organizations. a Were substantially all dues nondeductible by members?	85a	
	b Did the organization make only in-house lobbying expenditures of \$2,000 or less? If 'Yes' was answered to either 85a or 85b, do not complete 85c through 85h below unless the organization received a waiver for proxy tax owed for the prior year	85b	
	c Dues, assessments, and similar amounts from members	85c	
	d Section 162(e) lobbying and political expenditures	85d	
	e Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices	85e	
	f Taxable amount of lobbying and political expenditures (line 85d less 85e)	85f	
	g Does the organization elect to pay the section 6033(e) tax on the amount on line 85f?	85g	
	h If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year?	85h	
86	501(c)(7) organizations Enter a Initiation fees and capital contributions included on line 12	86a	
	b Gross receipts, included on line 12, for public use of club facilities	86b	
87	501(c)(12) organizations. Enter. a Gross income from members or shareholders	87a	
	b Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	87b	
88	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If 'Yes,' complete Part IX	88	X
89a	501(c)(3) organizations. Enter. Amount of tax imposed on the organization during the year under: section 4911 ▶ 0., section 4912 ▶ 0., section 4955 ▶ 0.		
89b	501(c)(3) and 501(c)(4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If 'Yes,' attach a statement explaining each transaction		X
	c Enter. Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958		0.
	d Enter. Amount of tax on line 89c, above, reimbursed by the organization		0.
90a	List the states with which a copy of this return is filed▶ NOT REQUIRED		
	b Number of employees employed in the pay period that includes March 12, 2003 (See instructions.)	90b	2
91	The books are in care of ▶ BRENDA WEED Telephone number ▶ (407) 253-0053 Located at ▶ MELBOURNE, FLORIDA ZIP + 4 ▶ 32941-0522		
92	Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041 - Check here and enter the amount of tax-exempt interest received or accrued during the tax year	92	<input type="checkbox"/>

**Part VII Analysis of Income-Producing Activities** (See instructions.)

**Note:** Enter gross amounts unless otherwise indicated.

	Unrelated business income		Excluded by section 512, 513, or 514		(E) Related or exempt function income
	(A) Business code	(B) Amount	(C) Exclusion code	(D) Amount	
<b>93</b> Program service revenue:					
<b>a</b> RENTAL INCOME					578,344.
<b>b</b> PROGRAM FEES					60,668.
<b>c</b> COMMUNITY REINVESTMENTS					384,071.
<b>d</b>					
<b>e</b>					
<b>f</b> Medicare/Medicaid payments					
<b>g</b> Fees & contracts from government agencies					
<b>94</b> Membership dues and assessments					
<b>95</b> Interest on savings & temporary cash invmnts			14	3,585.	
<b>96</b> Dividends & interest from securities					
<b>97</b> Net rental income or (loss) from real estate:					
<b>a</b> debt-financed property					
<b>b</b> not debt-financed property					
<b>98</b> Net rental income or (loss) from pers prop					
<b>99</b> Other investment income					
<b>100</b> Gain or (loss) from sales of assets other than inventory					
<b>101</b> Net income or (loss) from special events					
<b>102</b> Gross profit or (loss) from sales of inventory					
<b>103</b> Other revenue: <b>a</b>					
<b>b</b>					
<b>c</b>					
<b>d</b>					
<b>e</b>					
<b>104</b> Subtotal (add columns (B), (D), and (E))				3,585.	1,023,083.
<b>105</b> Total (add line 104, columns (B), (D), and (E))					1,026,668.

**Note:** Line 105 plus line 1d, Part I, should equal the amount on line 12, Part I.

**Part VIII Relationship of Activities to the Accomplishment of Exempt Purposes** (See instructions.)

Line No.	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes)
93a	TO PROVIDE COMMUNITIES TO SPARK THE ECONOMY, LOWER THE COST OF LIVING, AND OFFER RENTAL RESIDENTS CONFORT, CONVENIENCE AND A DIRECT PATH TOWARDS HOME OWNERSHIP. See Relationship of Activities to the Accomplishment of Exempt Purposes Statement

**Part IX Information Regarding Taxable Subsidiaries and Disregarded Entities** (See instructions.)

(A) Name, address, and EIN of corporation, partnership, or disregarded entity	(B) Percentage of ownership interest	(C) Nature of activities	(D) Total income	(E) End-of-year assets
COMMUNITY HOUSING OF LEWISBURG, INC.	100.0000 %	L-I-H PROJECT	-10,821.	-793.
CHIT COTTONWOOD ESTATES II INC.	100.0000 %	L-I-H PROJECT	-10,654.	-437.
COMMUNITY HOUSING OF LEBANON, INC.	100.0000 %	L-I-H PROJECT	-10,784.	-1,285.

**Part X Information Regarding Transfers Associated with Personal Benefit Contracts** (See instructions.)

**a** Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?  Yes  No

**b** Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?  Yes  No

**Note:** If 'Yes' to (b), file Form 8870 and Form 4720 (see instructions)

**Please Sign Here**

Under penalties of perjury, I declare that I have examined this return, including any schedules or attachments, and the information therein is true, correct, and complete. Declaration of preparer (other than officer) is based on information furnished by the taxpayer.

Signature of officer: *Nicole Tenpenny*

Type or print name and title: Nicole Tenpenny

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**Paid Preparer's Use Only**

Preparer's signature: *[Signature]*

Firm's name (or yours if self-employed) address, and ZIP + 4: TSCHOPP, WHITCOMB & ORR, P  
2600 Maitland Center Parkway  
Maitland

**SCHEDULE A**  
**(Form 990 or 990-EZ)**

Department of the Treasury  
Internal Revenue Service

**Organization Exempt Under  
Section 501(c)(3)**

**(Except Private Foundation) and Section 501(e), 501(f), 501(k),  
501(n), or Section 4947(a)(1) Nonexempt Charitable Trust**  
**Supplementary Information— (See separate instructions.)**

▶ **MUST be completed by the above organizations and attached to their Form 990 or 990-EZ.**

OMB No 1545-0047

**2003**

Name of the organization

COMMUNITY HOUSING INITIATIVE, INC.

Employer identification number

59-3142633

**Part I Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees**

(See instructions. List each one. If there are none, enter 'None.')

(a) Name and address of each employee paid more than \$50,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account and other allowances
NONE				
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Total number of other employees paid over \$50,000 ▶ None				

**Part II Compensation of the Five Highest Paid Independent Contractors for Professional Services**

(See instructions. List each one (whether individuals or firms). If there are none, enter 'None.')

(a) Name and address of each independent contractor paid more than \$50,000	(b) Type of service	(c) Compensation
NONE		
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Total number of others receiving over \$50,000 for professional services ▶ None		

**Part III** Statements About Activities (See instructions)

	Yes	No
<b>1</b> During the year, has the organization attempted to influence national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum? If 'Yes,' enter the total expenses paid or incurred in connection with the lobbying activities <b>▶</b> \$ _____ (Must equal amounts on line 38, Part VI-A, or line i of Part VI-B) Organizations that made an election under section 501(h) by filing Form 5768 must complete Part VI-A. Other organizations checking 'Yes,' must complete Part VI-B AND attach a statement giving a detailed description of the lobbying activities.		X
<b>2</b> During the year, has the organization, either directly or indirectly, engaged in any of the following acts with any substantial contributors, trustees, directors, officers, creators, key employees, or members of their families, or with any taxable organization with which any such person is affiliated as an officer, director, trustee, majority owner, or principal beneficiary? (If the answer to any question is 'Yes,' attach a detailed statement explaining the transactions)		
<b>a</b> Sale, exchange, or leasing of property?		X
<b>b</b> Lending of money or other extension of credit?		X
<b>c</b> Furnishing of goods, services, or facilities?		X
<b>d</b> Payment of compensation (or payment or reimbursement of expenses if more than \$1,000)?	X	
<b>e</b> Transfer of any part of its income or assets?		X
<b>3a</b> Do you make grants for scholarships, fellowships, student loans, etc? (If 'Yes,' attach an explanation of how you determine that recipients qualify to receive payments)		X
<b>b</b> Do you have a section 403(b) annuity plan for your employees?		X
<b>4</b> Did you maintain any separate account for participating donors where donors have the right to provide advice on the use or distribution of funds?		X

**Part IV** Reason for Non-Private Foundation Status (See instructions)

The organization is not a private foundation because it is: (Please check only **ONE** applicable box.)

- 5**  A church, convention of churches, or association of churches Section 170(b)(1)(A)(i).
- 6**  A school. Section 170(b)(1)(A)(ii) (Also complete Part V.)
- 7**  A hospital or a cooperative hospital service organization Section 170(b)(1)(A)(iii)
- 8**  A Federal, state, or local government or governmental unit Section 170(b)(1)(A)(v)
- 9**  A medical research organization operated in conjunction with a hospital Section 170(b)(1)(A)(iii) **Enter the hospital's name, city, and state ▶** \_\_\_\_\_
- 10**  An organization operated for the benefit of a college or university owned or operated by a governmental unit Section 170(b)(1)(A)(iv). (Also complete the **Support Schedule** in Part IV-A.)
- 11a**  An organization that normally receives a substantial part of its support from a governmental unit or from the general public Section 170(b)(1)(A)(vi). (Also complete the **Support Schedule** in Part IV-A.)
- 11b**  A community trust. Section 170(b)(1)(A)(vi) (Also complete the **Support Schedule** in Part IV-A.)
- 12**  An organization that normally receives **(1) more than 33-1/3%** of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc. functions— subject to certain exceptions, and **(2) no more than 33-1/3%** of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See section 509(a)(2) (Also complete the **Support Schedule** in Part IV-A.)
- 13**  An organization that is not controlled by any disqualified persons (other than foundation managers) and supports organizations described in **(1)** lines 5 through 12 above; or **(2)** section 501(c)(4), (5), or (6), if they meet the test of section 509(a)(2) (See section 509(a)(3) )

Provide the following information about the supported organizations (See instructions)

(a) Name(s) of supported organization(s)	(b) Line number from above

- 14**  An organization organized and operated to test for public safety. Section 509(a)(4) (See instructions.)



**Part IV-A Support Schedule** (Complete only if you checked a box on line 10, 11, or 12 *Use cash method of accounting.*)

**Note:** You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting

Calendar year (or fiscal year beginning in)	(a) 2002	(b) 2001	(c) 2000	(d) 1999	(e) Total
<b>15</b> Gifts, grants, and contributions received. (Do not include unusual grants. See line 28.)	89,938.	19,700.	44,700.	20,700.	175,038.
<b>16</b> Membership fees received	0.	0.	0.	0.	0.
<b>17</b> Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc, purpose	1,100,184.	1,162,598.	1,243,581.	985,916.	4,492,279.
<b>18</b> Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(5)), rents, royalties, and unrelated business taxable income (less section 511 taxes) from businesses acquired by the organization after June 30, 1975	8,078.	12,793.	12,882.	10,821.	44,574.
<b>19</b> Net income from unrelated business activities not included in line 18	0.	0.	0.	0.	0.
<b>20</b> Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf	0.	0.	0.	0.	0.
<b>21</b> The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge	0.	0.	0.	0.	0.
<b>22</b> Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets	0.	0.	0.	0.	0.
<b>23</b> Total of lines 15 through 22	1,198,200.	1,195,091.	1,301,163.	1,017,437.	4,711,891.
<b>24</b> Line 23 minus line 17	98,016.	32,493.	57,582.	31,521.	219,612.
<b>25</b> Enter 1% of line 23	11,982.	11,951.	13,012.	10,174.	
<b>26 Organizations described on lines 10 or 11:</b>					
<b>a</b> Enter 2% of amount in column (e), line 24					<b>26a</b> 4,392.
<b>b</b> Prepare a list for your records to show the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 1999 through 2002 exceeded the amount shown in line 26a. Do not file this list with your return. Enter the total of all these excess amounts					<b>26b</b> 9,416.
<b>c</b> Total support for section 509(a)(1) test: Enter line 24, column (e)					<b>26c</b> 219,612.
<b>d</b> Add: Amounts from column (e) for lines:	<b>18</b> 44,574.	<b>19</b> 0.			<b>26d</b> 53,990.
	<b>22</b> 0.	<b>26b</b> 9,416.			<b>26e</b> 165,622.
<b>e</b> Public support (line 26c minus line 26d total)					<b>26e</b> 165,622.
<b>f</b> Public support percentage (line 26e (numerator) divided by line 26c (denominator))					<b>26f</b> 75.42 %
<b>27 Organizations described on line 12:</b>					
<b>a</b> For amounts included in lines 15, 16, and 17 that were received from a 'disqualified person,' prepare a list for your records to show the name of, and total amounts received in each year from, each 'disqualified person' Do not file this list with your return. Enter the sum of such amounts for each year: (2002) _____ (2001) _____ (2000) _____ (1999) _____					
<b>b</b> For any amount included in line 17 that was received from each person (other than 'disqualified persons'), prepare a list for your records to show the name of, and amount received for each year, that was more than the larger of (1) the amount on line 25 for the year or (2) \$5,000. (Include in the list organizations described in lines 5 through 11, as well as individuals. Do not file this list with your return. After computing the difference between the amount received and the larger amount described in (1) or (2), enter the sum of these differences (the excess amounts) for each year: (2002) _____ (2001) _____ (2000) _____ (1999) _____					
<b>c</b> Add: Amounts from column (e) for lines:	<b>15</b> _____	<b>16</b> _____			<b>27c</b> _____
	<b>17</b> _____	<b>20</b> _____	<b>21</b> _____		
<b>d</b> Add: Line 27a total _____ and line 27b total _____					<b>27d</b> _____
<b>e</b> Public support (line 27c total minus line 27d total)					<b>27e</b> _____
<b>f</b> Total support for section 509(a)(2) test. Enter amount from line 23, column (e)					<b>27f</b> _____
<b>g</b> Public support percentage (line 27e (numerator) divided by line 27f (denominator))					<b>27g</b> _____ %
<b>h</b> Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))					<b>27h</b> _____ %
<b>28 Unusual Grants:</b> For an organization described in line 10, 11, or 12 that received any unusual grants during 1999 through 2002, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not file this list with your return. Do not include these grants in line 15.					

**Part V Private School Questionnaire** (See instructions.)  
 (To be completed ONLY by schools that checked the box on line 6 in Part IV)

N/A

	Yes	No
<b>29</b> Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body?		
<b>30</b> Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions, programs, and scholarships?		
<b>31</b> Has the organization publicized its racially nondiscriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves? If 'Yes,' please describe; if 'No,' please explain (If you need more space, attach a separate statement.) ----- ----- -----		
<b>32</b> Does the organization maintain the following.		
<b>a</b> Records indicating the racial composition of the student body, faculty, and administrative staff?		
<b>b</b> Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?		
<b>c</b> Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?		
<b>d</b> Copies of all material used by the organization or on its behalf to solicit contributions?  If you answered 'No' to any of the above, please explain (If you need more space, attach a separate statement.) ----- -----		
<b>33</b> Does the organization discriminate by race in any way with respect to.		
<b>a</b> Students' rights or privileges?		
<b>b</b> Admissions policies?		
<b>c</b> Employment of faculty or administrative staff?		
<b>d</b> Scholarships or other financial assistance?		
<b>e</b> Educational policies?		
<b>f</b> Use of facilities?		
<b>g</b> Athletic programs?		
<b>h</b> Other extracurricular activities?  If you answered 'Yes' to any of the above, please explain. (If you need more space, attach a separate statement.) ----- ----- -----		
<b>34a</b> Does the organization receive any financial aid or assistance from a governmental agency?		
<b>b</b> Has the organization's right to such aid ever been revoked or suspended? If you answered 'Yes' to either 34a or b, please explain using an attached statement.		
<b>35</b> Does the organization certify that it has complied with the applicable requirements of sections 4.01 through 4.05 of Rev Proc 75-50, 1975-2 C B 587, covering racial nondiscrimination? If 'No,' attach an explanation		

**Part VI-A Lobbying Expenditures by Electing Public Charities** (See instructions.)  
 (To be completed ONLY by an eligible organization that filed Form 5768)

N/A

Check  **a** if the organization belongs to an affiliated group. Check  **b** if you checked **a** and 'limited control' provisions apply.

<b>Limits on Lobbying Expenditures</b>		(a) Affiliated group totals	(b) To be completed for ALL electing organizations
(The term 'expenditures' means amounts paid or incurred )			
<b>36</b>	Total lobbying expenditures to influence public opinion (grassroots lobbying)	<b>36</b>	
<b>37</b>	Total lobbying expenditures to influence a legislative body (direct lobbying)	<b>37</b>	
<b>38</b>	Total lobbying expenditures (add lines 36 and 37)	<b>38</b>	
<b>39</b>	Other exempt purpose expenditures	<b>39</b>	
<b>40</b>	Total exempt purpose expenditures (add lines 38 and 39)	<b>40</b>	
<b>41</b>	Lobbying nontaxable amount Enter the amount from the following table-		
	<b>If the amount on line 40 is--</b>		
	Not over \$500,000		
	Over \$500,000 but not over \$1,000,000		
	Over \$1,000,000 but not over \$1,500,000		
	Over \$1,500,000 but not over \$17,000,000		
	Over \$17,000,000		
	<b>The lobbying nontaxable amount is--</b>		
	20% of the amount on line 40		
	\$100,000 plus 15% of the excess over \$500,000		
	\$175,000 plus 10% of the excess over \$1,000,000		
	\$225,000 plus 5% of the excess over \$1,500,000		
	\$1,000,000	<b>41</b>	
<b>42</b>	Grassroots nontaxable amount (enter 25% of line 41)	<b>42</b>	
<b>43</b>	Subtract line 42 from line 36 Enter -0- if line 42 is more than line 36	<b>43</b>	
<b>44</b>	Subtract line 41 from line 38. Enter -0- if line 41 is more than line 38	<b>44</b>	
<b>Caution:</b> If there is an amount on either line 43 or line 44, you must file Form 4720.			

**4 -Year Averaging Period Under Section 501(h)**

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below.  
 See the instructions for lines 45 through 50.)

Calendar year (or fiscal year beginning in) ▶	Lobbying Expenditures During 4 -Year Averaging Period				
	(a) 2003	(b) 2002	(c) 2001	(d) 2000	(e) Total
<b>45</b> Lobbying nontaxable amount					
<b>46</b> Lobbying ceiling amount (150% of line 45(e))					
<b>47</b> Total lobbying expenditures					
<b>48</b> Grassroots non-taxable amount					
<b>49</b> Grassroots ceiling amount (150% of line 48(e))					
<b>50</b> Grassroots lobbying expenditures					

**Part VI-B Lobbying Activity by Nonelecting Public Charities**  
 (For reporting only by organizations that did not complete Part VI-A) (See instructions.)

During the year, did the organization attempt to influence national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:

- a** Volunteers
- b** Paid staff or management (Include compensation in expenses reported on lines ~~36~~ through **h**.)
- c** Media advertisements
- d** Mailings to members, legislators, or the public
- e** Publications, or published or broadcast statements
- f** Grants to other organizations for lobbying purposes
- g** Direct contact with legislators, their staffs, government officials, or a legislative body
- h** Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means
- i** Total lobbying expenditures (add lines ~~c~~ through **h**.)

Yes	No	Amount
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	

If 'Yes' to any of the above, also attach a statement giving a detailed description of the lobbying activities

**Part VII Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations** (See instructions)

**51** Did the reporting organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?

**a** Transfers from the reporting organization to a noncharitable exempt organization of

	Yes	No
<b>51 a (i)</b>		X
<b>a (ii)</b>		X
<b>b (i)</b>		X
<b>b (ii)</b>		X
<b>b (iii)</b>		X
<b>b (iv)</b>		X
<b>b (v)</b>		X
<b>b (vi)</b>		X
<b>c</b>		X

- (i) Cash
- (ii) Other assets
- b** Other transactions.
  - (i) Sales or exchanges of assets with a noncharitable exempt organization
  - (ii) Purchases of assets from a noncharitable exempt organization
  - (iii) Rental of facilities, equipment, or other assets.
  - (iv) Reimbursement arrangements
  - (v) Loans or loan guarantees
  - (vi) Performance of services or membership or fundraising solicitations

**c** Sharing of facilities, equipment, mailing lists, other assets, or paid employees

**d** If the answer to any of the above is 'Yes,' complete the following schedule. Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting organization. If the organization received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received.

(a) Line no.	(b) Amount involved	(c) Name of noncharitable exempt organization	(d) Description of transfers, transactions, and sharing arrangements

**52 a** Is the organization directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527?  Yes  No

**b** If 'Yes,' complete the following schedule:

(a) Name of organization	(b) Type of organization	(c) Description of relationship

**Additional Information**

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STATEMENT 1 - EXEMPT PURPOSE

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PROVIDES AFFORDABLE HOUSING TO THE VERY LOW, LOW AND MODERATE INCOME  
HOUSEHOLDS IN THE USA.

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**Additional Information**

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**STATEMENT 2 - PROGRAM SERVICE ACCOMPLISHMENTS**

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WILLOW BROOK- DEVELOPED AND NOW OPERATES AN AFFORDABLE HOUSING APARTMENT COMPLEX WITH 24 2-BR AND 32 3-BR UNITS. THE UNITS ARE LEASED TO FAMILIES OF LOW AND MODERATE INCOMES. IN ADDITION, THE COMPANY PROVIDES VARIOUS PROGRAMS FOR THEIR RESIDENTS WHICH INCLUDE COUNSELING IN BUDGETING AND FINANCE, CONSUMER CREDIT, HOME MAINTENANCE AND AFFORDABLE DAYCARE COORDINATION. THE COMPANY ALSO OFFERS HOME OWNERSHIP OPPORTUNITIES TO THEIR RESIDENTS BY ALLOWING THEM TO QUALIFY A PORTION OF THEIR RENT TOWARDS A DOWN PAYMENT.

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PALM POINTE APARTMENTS - THE COMPANY CONTINUES TO OPERATE THIS AFFORDABLE HOUSING APARTMENT COMPLEX WITH 20 2-BR AND 26 1-BR UNITS. THE UNITS ARE LEASED TO FAMILIES OF LOW AND MODERATE INCOMES. AS WITH WILLOW BROOK APARTMENTS, THE COMPANY PROVIDES VARIOUS PROGRAMS FOR THEIR RESIDENTS WHICH INCLUDE COUNSELING IN BUDGETING AND FINANCE, CONSUMER CREDIT, HOME MAINTENANCE AND AFFORDABLE DAYCARE COORDINATION. THE COMPANY ALSO OFFERS HOME OWNERSHIP OPPORTUNITIES TO THEIR RESIDENTS BY ALLOWING THEM TO QUALIFY A PORTION OF THEIR RENT TOWARDS A DOWN PAYMENT.

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DOWN PAYMENT ASSISTANCE - PROVIDES DOWN PAYMENT ASSISTANCES FOR LOW AND VERY LOW INCOME HOME BUYERS IN BREVARD COUNTY AREA.

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**Miscellaneous Statement**

STATEMENT 3 - MORTGAGES AND NOTES PAYABLE	6/30/03	6/30/04
FHFA-SAIL	4,305,103.	4,305,103.
DATE OF NOTE: 02/13/96 FOR \$4,305,103		
INTEREST AT 3% AND ADDITIONAL 6%, COLLATERALIZED BY REAL PROPERTY, MATURING 4/13/2012.		
SUNTRUST	209,440.	201,136.
DATE OF NOTE: 11/15/02 ORIGINALLY FOR \$214,109		
INTEREST AT 7.6%, MONTHLY PAYMENTS OF \$2,010		
COLLATERALIZED BY REAL PROPERTY, MATURING 11/15/2017.		
CITY OF PALM BAY	44,133.	43,325.
DATE OF NOTE: 04/10/95 ORIGINALLY FOR \$50,000		
INTEREST AT 3%, MONTHLY PAYMENTS OF \$179		
COLLATERALIZED BY SECOND MORTGAGE, MATURING 05/31/2035		
CITY OF PALM BAY	125,000.	125,000.
DATE OF NOTE: 07/06/99 ORIGINALLY FOR \$125,000		
INTEREST AT 0.00%, NO PRINCIPAL PAYMENTS		
FORGIVEN AFTER 15 YEARS MEETING REQUIREMENTS FOR "HOME MONEY"		
CITY OF PALM BAY	77,900.	77,900.
DATE OF NOTE: 11/19/02 ORIGINALLY FOR \$77,900		
INTEREST AT 0.00%, NO PRINCIPAL PAYMENTS		
FORGIVEN AFTER 15 YEARS MEETING REQUIREMENTS FOR "HOME MONEY"		
Total	<u>4,761,576.</u>	<u>4,752,464.</u>

Form 990, Page 2, Part II, Line 43

**Other Expenses Stmt**

Other expenses not covered above (itemize):	(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
LICENSES AND PERMITS	416.	416.	0.	0.
ADVERTISING	14,641.	14,636.	5.	0.
UTILITIES	35,005.	34,924.	81.	0.
CREDIT REPORT	47.	47.	0.	0.
INSURANCE	31,230.	23,267.	7,963.	0.
MEALS & ENTERTAINMENT	513.	207.	306.	0.
DUES AND SUBSCRIPTIONS	743.	0.	743.	0.
MANAGEMENT FEES	24,082.	24,082.	0.	0.
TRAINING	297.	297.	0.	0.
MANDATED BENEFITS	2,748.	2,748.	0.	0.
ANSWERING SERVICE	3,170.	3,170.	0.	0.
BEEPER	163.	163.	0.	0.
CABLE	10,418.	10,418.	0.	0.
COMPLIANCE FEES	14,785.	14,785.	0.	0.
COMMUNITY REINVESTMENT	320,153.	320,153.	0.	0.
HOME BUYER INCENTIVE PROGRAM	3,526.	2,621.	905.	0.
CLEANING SUPPLIES	2,651.	2,651.	0.	0.
LEASING AND RENTING	65.	65.	0.	0.
LOAN CHARGES	1,744.	0.	1,744.	0.
MISCELLANEOUS OPERATING EXPENSES	249.	209.	40.	0.
TAXES	618.	0.	618.	0.
CONTRACT LABOR	4,170.	4,170.	0.	0.
EMPLOYEE INCENTIVES	2,815.	2,815.	0.	0.
IRRIGATION	992.	992.	0.	0.
MILEAGE	2,071.	124.	1,947.	0.
TRASH REMOVAL	3,802.	3,802.	0.	0.
PROGRAM INSPECTION FEES	4,317.	0.	4,317.	0.
INTERNET FEES	885.	885.	0.	0.
AMORTIZATION	7,317.	7,317.	0.	0.
APPLICATION PROCESS	1,169.	1,169.	0.	0.
EVICITION FEES	3,220.	3,220.	0.	0.
FINANCE CHARGES	2.	2.	0.	0.
GENERATOR EXPENSES	1,374.	1,374.	0.	0.
PENALTIES	61.	61.	0.	0.
INFILL EXPENSES	7,138.	0.	7,138.	0.
MISCELLANEOUS EXPENSES	536.	0.	536.	0.
RESIDENT GOODWILL	387.	387.	0.	0.
SIGNS AND BANNERS	200.	200.	0.	0.
TECHNICAL SUPPORT	236.	236.	0.	0.
<b>Total</b>	<b>507,956.</b>	<b>481,613.</b>	<b>26,343.</b>	<b>0.</b>

Statement 4



Form 990, Page 3, Part IV, Lines 57a & 57b  
**Land, Buildings and Equipment Statement**

	(a) Cost/Other Basis	(b) Accumulated Depreciation	(c) Book Value
LAND	248,648.	0.	248,648.
BUILDINGS	4,101,241.	1,070,573.	3,030,668.
OFFICE FURNITURE & EQUIPMENT	82,095.	79,266.	2,829.
Total	<u>4,431,984.</u>	<u>1,149,839.</u>	<u>3,282,145.</u>

 Form 990, Page 3, Part IV, Line 58  
**Other Assets Statement**

Line 58 - Other Assets:	Beginning of Year	End of Year
LOAN COSTS-CHIT	95,549.	95,549.
ACCUM AMORT-LOAN COSTS-CHIT	-56,120.	-63,437.
DEPOSITS	2,100.	460.
SECURITY DEPOSITS	21,927.	22,215.
REPLACEMENT RESERVE	55,300.	63,700.
HOME INVENTORY	16,000.	271,826.
Total	<u>134,756.</u>	<u>390,313.</u>

 Form 990, Page 4, Part V  
**List of Officers, Etc. Statement**

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (if not paid, enter -0-)	(D) Contributions to employee benefit plans and deferred compensation	(E) Expense account and other allowances
RICHARD CURTIS MELBOURNE, FL 32934	BOARD MEMBER .25	0.	0.	0.
NICOLE TENPENNY PALM BAY, FL 32907	PRESIDENT 40	60,500.	1,815.	0.
CHRISTINA MALDONADO MALABAR, FL 32950	BOARD MEMBER/LOW-INCO .25	0.	0.	0.
WILLIAM DEATRICK ROCKLEDGE, FL 32955	BOARD MEMBER .25	0.	0.	0.
BRENDA MALLET MELBOURNE, FL 32935	BOARD MEMBER .25	0.	0.	0.

Form 990, Page 4, Part V

Continued

**List of Officers, Etc. Statement**

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (if not paid, enter -0-)	(D) Contributions to employee benefit plans and deferred compensation	(E) Expense account and other allowances
-------------------------	---	--	--	---

Total

60,500.    1,815.    0.

Form 990, Page 6, Part VIII

**Relationship of Activities to the Accomplishment of Exempt Purposes Statement**

Line Number ▼	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes).
93b	TO PROVIDE ADDITIONAL SERVICES THAT LOW INCOME FAMILIES MIGHT NOT OTHERWISE BE ABLE TO AFFORD.
93c	TO PROVIDE DOWN PAYMENT ASSISTANCE FOR LOW INCOME HOME BUYERS IN THE BREVARD COUNTY AREA.

*Statement 6*

**Supporting Statement of:**

Form 990 p 1/Line 20

Description	Amount
EXPENSES REPORTED ON A CONSOLIDATED BASIS FOR BOOK	-31,806.
Total	<u>-31,806.</u>

**Supporting Statement of:**

Form 990 p 3/Line 53, column (A)

Description	Amount
PREPAID INSURANCE	7,796.
Total	<u>7,796.</u>

**Supporting Statement of:**

Form 990 p 3/Line 53, column (B)

Description	Amount
PREPAID INSURANCE	12,847.
Total	<u>12,847.</u>

**Supporting Statement of:**

Form 990 p 4/Part IV-B, Line b(4)

Description	Amount
EXPENSES REPORTED ON A CONSOLIDATED BASIS FOR BOOK	31,806.
Total	<u>31,806.</u>

Statement 7

# Application for Extension of Time to File an Exempt Organization Return

Department of the Treasury  
Internal Revenue Service

▶ File a separate application for each return.

- If you are filing for an **Automatic 3-Month Extension**, complete only **Part I** and check this box
- If you are filing for an **Additional (not automatic) 3-Month Extension**, complete only **Part II** (on page 2 of this form)

**Note: Do not complete Part II unless you have already been granted an automatic 3-month extension on a previously filed Form 8868.**

## Part I Automatic 3-Month Extension of Time — Only submit original (no copies needed)

**Note: Form 990-T corporations requesting an automatic 6-month extension— check this box and complete Part I only**

All other corporations (including Form 990-C filers) must use Form 7004 to request an extension of time to file income tax returns. Partnerships, REMICs and trusts must use Form 8736 to request an extension of time to file Form 1065, 1066, or 1041

<b>Type or print</b> File by the due date for filing your return. See instructions.	Name of Exempt Organization		Employer identification number	
	COMMUNITY HOUSING INITIATIVE, INC.		59-3142633	
	Number, street, and room or suite number. If a P.O. box, see instructions			
	P.O. BOX 410522,		state	ZIP code
City, town or post office. For a foreign address, see instructions		FL	32941-0522	

**Check type of return to be filed** (file a separate application for each return):

- |  |  |                                    |
|--|--|------------------------------------|
| <input checked="" type="checkbox"/> Form 990 | <input type="checkbox"/> Form 990-T (corporation)                    | <input type="checkbox"/> Form 4720 |
| <input type="checkbox"/> Form 990-BL         | <input type="checkbox"/> Form 990-T (Section 401(a) or 408(a) trust) | <input type="checkbox"/> Form 5227 |
| <input type="checkbox"/> Form 990-EZ         | <input type="checkbox"/> Form 990-T (trust other than above)         | <input type="checkbox"/> Form 6069 |
| <input type="checkbox"/> Form 990-PF         | <input type="checkbox"/> Form 1041-A                                 | <input type="checkbox"/> Form 8870 |

- If the organization does **not** have an office or place of business in the United States, check this box
- If this is for a **Group Return**, enter the organization's four digit Group Exemption Number (GEN) \_\_\_\_\_. If this is for the **whole** group, check this box . If it is for part of the group, check this box  and attach a list with the names and EINs of all members the extension will cover.

1 I request an automatic 3-month (6-month, for **990-T corporation**) extension of time until Feb 15, 20 05, to file the exempt organization return for the organization named above. The extension is for the organization's return for:

▶  calendar year 20\_\_\_\_ or

▶  tax year beginning Jul 1, 20 03, and ending Jun 30, 20 04.

2 If this tax year is for less than 12 months, check reason.  Initial return  Final return  Change in accounting period

3a If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions. \$ \_\_\_\_\_

b If this application is for Form 990-PF or 990-T, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit. \$ \_\_\_\_\_

c **Balance Due.** Subtract line 3b from line 3a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions. \$ \_\_\_\_\_

### Signature and Verification

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, and that I am authorized to prepare this form.

Signature  Title ▶ CPA Date ▶ 11-10-04

**BAA For Paperwork Reduction Act Notice, see instructions.**