

**Return of Organization Exempt from Income Tax**

**2004**

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

Open to Public Inspection

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 2004 calendar year, or tax year beginning** Jul 1, 2004, **and ending** Jun 30, 2005

<b>B</b> Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	<b>Please use IRS label or print or type See specific instructions</b>	<b>C Name of organization</b> COMMUNITY HOUSING INITIATIVE, INC.	<b>D Employer Identification Number</b> 59-3142633
		Number and street (or P O box if mail is not delivered to street addr) Room/suite	<b>E Telephone number</b> (407) 253-0053
		P.O. BOX 410522	<b>F Accounting method:</b> <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual
		City, town or country State ZIP code + 4 MELBOURNE FL 32941-0522	<input type="checkbox"/> 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

**H (b)** If 'Yes,' enter number of affiliates \_\_\_\_\_

**H (c)** Are all affiliates included?  Yes  No  
(If 'No,' attach a list See instructions)

**H (d)** Is this a separate return filed by an organization covered by a group ruling?  Yes  No

**G Web site:** N/A

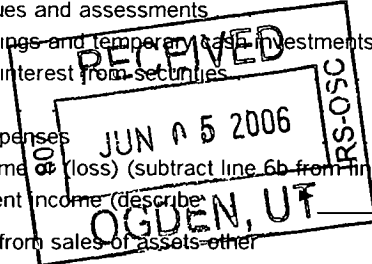
**J Organization type** (check only one)  501(c) 3 (insert no)  4947(a)(1) or  527

**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 **1,219,469.**

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

<b>REVENUE</b>	<b>1</b> Contributions, gifts, grants, and similar amounts received:			
	<b>a</b> Direct public support	<b>1 a</b>	40,995.	
	<b>b</b> Indirect public support	<b>1 b</b>		
	<b>c</b> Government contributions (grants)	<b>1 c</b>		
	<b>d</b> Total (add lines 1a through 1c) (cash \$ 40,995. noncash \$ 0.)	<b>1 d</b>	40,995.	
	<b>2</b> Program service revenue including government fees and contracts (from Part VII, line 93)	<b>2</b>	1,171,353.	
	<b>3</b> Membership dues and assessments	<b>3</b>		
	<b>4</b> Interest on savings and temporary cash investments	<b>4</b>	7,121.	
	<b>5</b> Dividends and interest from securities	<b>5</b>		
	<b>6a</b> Gross rents	<b>6 a</b>		
	<b>b</b> Less rental expenses	<b>6 b</b>		
	<b>c</b> Net rental income or (loss) (subtract line 6b from line 6a)	<b>6 c</b>		
<b>7</b> Other investment income (describe _____)	<b>7</b>			
<b>8a</b> Gross amount from sales of assets other than inventory	(A) Securities	<b>8 a</b>		
	(B) Other	<b>8 b</b>		
		<b>8 c</b>		
	<b>d</b> Net gain or (loss) (combine line 8c, columns (A) and (B))	<b>8 d</b>		
<b>9</b> Special events and activities (attach schedule) If any amount is from gaming, check here <input type="checkbox"/>	<b>a</b> Gross revenue (not including \$ _____ of contributions reported on line 1a)	<b>9 a</b>		
	<b>b</b> Less direct expenses other than fundraising expenses	<b>9 b</b>		
	<b>c</b> Net income or (loss) from special events (subtract line 9b from line 9a)	<b>9 c</b>		
<b>10a</b> Gross sales of inventory, less returns and allowances		<b>10 a</b>		
	<b>b</b> Less cost of goods sold	<b>10 b</b>		
	<b>c</b> Gross profit or (loss) from sales of inventory (attach schedule) (subtract line 10b from line 10a)	<b>10 c</b>		
<b>11</b> Other revenue (from Part VII, line 103)	<b>11</b>			
<b>12 Total revenue</b> (add lines 1d, 2, 3, 4, 5, 6c, 7, 8d, 9c, 10c, and 11)	<b>12</b>	1,219,469.		
<b>EXPENSES</b>	<b>13</b> Program services (from line 44, column (B))	<b>13</b>	1,337,994.	
	<b>14</b> Management and general (from line 44, column (C))	<b>14</b>	131,357.	
	<b>15</b> Fundraising (from line 44, column (D))	<b>15</b>	0.	
	<b>16</b> Payments to affiliates (attach schedule)	<b>16</b>	0.	
	<b>17 Total expenses</b> (add lines 16 and 44, column (A))	<b>17</b>	1,469,351.	
<b>NET ASSETS OR FUND BALANCES</b>	<b>18</b> Excess or (deficit) for the year (subtract line 17 from line 12)	<b>18</b>	-249,882.	
	<b>19</b> Net assets or fund balances at beginning of year (from line 73, column (A))	<b>19</b>	-3,200,225.	
	<b>20</b> Other changes in net assets or fund balances (attach explanation)	<b>20</b>		
	<b>21</b> Net assets or fund balances at end of year (combine lines 18, 19, and 20)	<b>21</b>	-3,450,107.	



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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	60,456.	60,456.	0.
26 Other salaries and wages	26	116,221.	23,139.	93,082.
27 Pension plan contributions	27	2,768.	0.	2,768.
28 Other employee benefits	28			
29 Payroll taxes	29	7,190.	0.	7,190.
30 Professional fundraising fees	30			
31 Accounting fees	31	10,350.	6,450.	3,900.
32 Legal fees	32	70.	70.	0.
33 Supplies	33	6,855.	1,677.	5,178.
34 Telephone	34	9,392.	5,752.	3,640.
35 Postage and shipping	35	1,243.	570.	673.
36 Occupancy	36			
37 Equipment rental and maintenance	37	4,904.	4,565.	339.
38 Printing and publications	38			
39 Travel	39	718.	223.	495.
40 Conferences, conventions, and meetings	40			
41 Interest	41	423,553.	423,553.	0.
42 Depreciation, depletion, etc (attach schedule)	42	150,676.	149,455.	1,221.
43 Other expenses not covered above (itemize)				
a REPAIRS AND MAINTENANCE	43a	142,680.	142,630.	50.
b BANK CHARGES	43b	354.	197.	157.
c PROPERTY TAXES	43c	7,440.	7,440.	0.
d LICENSES AND PERMITS	43d	1,401.	1,401.	0.
e See Other Expenses Stmt	43e	523,080.	510,416.	12,664.
44 Total functional expenses (add lines 22 - 43). Organizations completing columns (B) - (D), carry these totals to lines 13 - 15	44	1,469,351.	1,337,994.	131,357.

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? <u>SEE STATEMENT 1</u> All organizations must describe their exempt purpose achievements in a clear and concise manner. State the number of clients served, publications issued, etc. Discuss achievements that are not measurable (Section 501(c)(3) & (4) organizations and 4947(a)(1) nonexempt charitable trusts must also enter the amount of grants & allocations to others)	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.)	778,219.
b OPERATION OF PALM POINTE APARTMENTS - SEE STATEMENT 2 _____ _____ (Grants and allocations \$ 0.)	185,882.
c DOWN PAYMENT ASSISTANCE - SEE STATEMENT 2 _____ _____ (Grants and allocations \$ 0.)	373,893.
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)	1,337,994.

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

			(A)		(B)	
			Beginning of year		End of year	
<b>Note:</b> Where required, attached schedules and amounts within the description column should be for end-of-year amounts only						
<b>ASSETS</b>	<b>45</b>	Cash – non-interest-bearing	52,310.	<b>45</b>	106,377.	
	<b>46</b>	Savings and temporary cash investments	512,121.	<b>46</b>	625,565.	
	<b>47a</b>	Accounts receivable	56,559.			
	<b>47b</b>	Less allowance for doubtful accounts	0.	24,619.	<b>47c</b>	56,559.
	<b>48a</b>	Pledges receivable				
	<b>48b</b>	Less allowance for doubtful accounts			<b>48c</b>	
	<b>49</b>	Grants receivable			<b>49</b>	
	<b>50</b>	Receivables from officers, directors, trustees, and key employees (attach schedule)			<b>50</b>	
	<b>51a</b>	Other notes & loans receivable (attach sch)				
	<b>51b</b>	Less: allowance for doubtful accounts			<b>51c</b>	
	<b>52</b>	Inventories for sale or use			<b>52</b>	
	<b>53</b>	Prepaid expenses and deferred charges	12,847.	<b>53</b>	36,103.	
	<b>54</b>	Investments – securities (attach schedule) <input type="checkbox"/> Cost <input type="checkbox"/> FMV		<b>54</b>		
	<b>55a</b>	Investments – land, buildings, & equipment, basis				
	<b>55b</b>	Less accumulated depreciation (attach schedule)			<b>55c</b>	
	<b>56</b>	Investments – other (attach schedule)			<b>56</b>	
	<b>57a</b>	Land, buildings, and equipment basis	4,431,984.			
	<b>57b</b>	Less accumulated depreciation (attach schedule) L-57 Stmt	1,300,516.	3,282,145.	<b>57c</b>	3,131,468.
	<b>58</b>	Other assets (describe <input type="checkbox"/> See Line 58 Stmt )		390,313.	<b>58</b>	223,694.
<b>59</b>	<b>Total assets</b> (add lines 45 through 58) (must equal line 74)		4,274,355.	<b>59</b>	4,179,766.	
<b>LIABILITIES</b>	<b>60</b>	Accounts payable and accrued expenses	2,699,901.	<b>60</b>	2,864,708.	
	<b>61</b>	Grants payable		<b>61</b>		
	<b>62</b>	Deferred revenue		<b>62</b>		
	<b>63</b>	Loans from officers, directors, trustees, and key employees (attach schedule)		<b>63</b>		
	<b>64a</b>	Tax-exempt bond liabilities (attach schedule)		<b>64a</b>		
	<b>64b</b>	Mortgages and other notes payable (attach schedule)	4,752,464.	<b>64b</b>	4,742,491.	
	<b>65</b>	Other liabilities (describe <input type="checkbox"/> SECURITY DEPOSITS )		22,215.	<b>65</b>	22,674.
<b>66</b>	<b>Total liabilities</b> (add lines 60 through 65)		7,474,580.	<b>66</b>	7,629,873.	
<b>NET ASSETS OR FUND BALANCES</b>	<b>Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 67 through 69 and lines 73 and 74</b>					
	<b>67</b>	Unrestricted	-3,200,225.	<b>67</b>	-3,450,107.	
	<b>68</b>	Temporarily restricted		<b>68</b>		
	<b>69</b>	Permanently restricted		<b>69</b>		
	<b>Organizations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 70 through 74</b>					
	<b>70</b>	Capital stock, trust principal, or current funds		<b>70</b>		
	<b>71</b>	Paid-in or capital surplus, or land, building, and equipment fund		<b>71</b>		
	<b>72</b>	Retained earnings, endowment, accumulated income, or other funds		<b>72</b>		
<b>73</b>	<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)		-3,200,225.	<b>73</b>	-3,450,107.	
<b>74</b>	<b>Total liabilities and net assets/fund balances</b> (add lines 66 and 73)		4,274,355.	<b>74</b>	4,179,766.	

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.

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Part IV-A Reconciliation of Revenue per Audited Financial Statements with Revenue per Return (See instructions.)			Part IV-B Reconciliation of Expenses per Audited Financial Statements with Expenses per Return		
<b>a</b> Total revenue, gains, and other support per audited financial statements		1,219,469.	<b>a</b> Total expenses and losses per audited financial statements		1,469,351.
<b>b</b> Amounts included on line a but not on line 12, Form 990			<b>b</b> Amounts included on line a but not on line 17, Form 990.		
<b>(1)</b> Net unrealized gains on investments \$			<b>(1)</b> Donated services and use of facilities \$		
<b>(2)</b> Donated services and use of facilities \$			<b>(2)</b> Prior year adjustments reported on line 20, Form 990 \$		
<b>(3)</b> Recoveries of prior year grants \$			<b>(3)</b> Losses reported on line 20, Form 990 \$		
<b>(4)</b> Other (specify)			<b>(4)</b> Other (specify)		
----- \$			----- \$		
Add amounts on lines (1) through (4)	<b>b</b>		Add amounts on lines (1) through (4)	<b>b</b>	
<b>c</b> Line a minus line b	<b>c</b>	1,219,469.	<b>c</b> Line a minus line b	<b>c</b>	1,469,351.
<b>d</b> Amounts included on line 12, Form 990 but not on line a:			<b>d</b> Amounts included on line 17, Form 990 but not on line a:		
<b>(1)</b> Investment expenses not included on line 6b, Form 990 \$			<b>(1)</b> Investment expenses not included on line 6b, Form 990 \$		
<b>(2)</b> Other (specify)			<b>(2)</b> Other (specify)		
----- \$			----- \$		
Add amounts on lines (1) and (2)	<b>d</b>		Add amounts on lines (1) and (2)	<b>d</b>	
<b>e</b> Total revenue per line 12, Form 990 (line c plus line d)	<b>e</b>	1,219,469.	<b>e</b> Total expenses per line 17, Form 990 (line c plus line d)	<b>e</b>	1,469,351.

**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
MICHAEL ROGERS PALM BAY, FL 32905	CHAIRPERSON .25	0.	0.	0.
OLIVIA MCCREADY PALM BAY, FL 32905	HONOREE BOARD MEMBER 25	0.	0.	0.
NICOLE TENPENNY PALM BAY, FL 32907	PRESIDENT 40	60,456.	5,092.	0.
BRENDA MALLET MELBOURNE, FL 32935	BOARD MEMBER .25	0.	0.	0.
BJ GARNER MELBOURNE, FL 32935	BOARD MEMBER .25	0.	0.	0.
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**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	b 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
81a	b If 'Yes,' enter the name of the organization <input type="checkbox"/> exempt or <input type="checkbox"/> nonexempt		
81a	Enter direct and indirect political expenditures. See line 81 instructions	81a	0.
81b	b 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
82b	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	b 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
84b	b If 'Yes,' did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
85a	501(c)(4), (5), or (6) organizations a Were substantially all dues nondeductible by members?		
85b	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		
85c	c Dues, assessments, and similar amounts from members	85c	
85d	d Section 162(e) lobbying and political expenditures	85d	
85e	e Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices	85e	
85f	f Taxable amount of lobbying and political expenditures (line 85d less 85e)	85f	
85g	g Does the organization elect to pay the section 6033(e) tax on the amount on line 85f?	85g	
85h	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	
86a	501(c)(7) organizations Enter a Initiation fees and capital contributions included on line 12	86a	
86b	b Gross receipts, included on line 12, for public use of club facilities	86b	
87a	501(c)(12) organizations. Enter a Gross income from members or shareholders	87a	
87b	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 <u>0.</u> , section 4912 <u>0.</u> , section 4955 <u>0.</u>		
89b	b 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	89b	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 <u>NOT REQUIRED</u>		
90b	b Number of employees employed in the pay period that includes March 12, 2004 (See instructions)	90b	2
91	The books are in care of <u>BRENDA WEED</u> Telephone number <u>(407) 253-0053</u> Located at <u>MELBOURNE, FLORIDA</u> ZIP + 4 <u>32941-0522</u>		
92	Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041 - Check here <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the tax year <u>92</u>		

**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	
93 Program service revenue					
a RENTAL INCOME					619,050.
b PROGRAM FEES					86,332.
c COMMUNITY REINVESTMENTS					465,971.
d					
e					
f Medicare/Medicaid payments					
g Fees & contracts from government agencies					
94 Membership dues and assessments					
95 Interest on savings & temporary cash invmnts			14	7,121.	
96 Dividends & interest from securities					
97 Net rental income or (loss) from real estate					
a debt-financed property					
b not debt-financed property					
98 Net rental income or (loss) from pers prop					
99 Other investment income					
100 Gain or (loss) from sales of assets other than inventory					
101 Net income or (loss) from special events					
102 Gross profit or (loss) from sales of inventory					
103 Other revenue					
a					
b					
c					
d					
e					
104 Subtotal (add columns (B), (D), and (E))				7,121.	1,171,353.
105 Total (add line 104, columns (B), (D), and (E))					1,178,474.

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 TO COMMUNITIES TO SPARK THE ECONOMY, LOWER THE COST OF LIVING, AND OFFER RENTAL RESIDENTS COMFORT, 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) N/A

(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
	%			
	%			
	%			
	%			

**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 attachments, if any, and to the best of my knowledge and belief, this return and the accompanying information is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has knowledge.

Signature of officer: Nicole Tenpenny

Type or print name and title: Nicole Tenpenny / Director

**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.C. 2600 Maitland Center Parkway Maitland

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

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

OMB No 1545-0047

**(Except Private Foundation) and Section 501(e), 501(f), 501(k),  
501(n), or Section 4947(a)(1) Nonexempt Charitable Trust**

**2004**

Department of the Treasury  
Internal Revenue Service

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

Name of the organization <b>COMMUNITY HOUSING INITIATIVE, INC.</b>	Employer identification number <b>59-3142633</b>
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**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		
-----		
-----		
-----		
-----		
-----		
-----		
-----		
Total number of others receiving over \$50,000 for professional services	None	

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

**1** 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 ▶ \$ \_\_\_\_\_  
(Must equal amounts on line 38, Part VI-A, or line i of Part VI-B)

	Yes	No
<b>1</b>		X

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

**2** 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)

**a** Sale, exchange, or leasing of property?

**b** Lending of money or other extension of credit?

**c** Furnishing of goods, services, or facilities?

See Part V, Form 990

**d** Payment of compensation (or payment or reimbursement of expenses if more than \$1,000)?

**e** Transfer of any part of its income or assets?

**3a** 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)

**b** Do you have a section 403(b) annuity plan for your employees?

**4a** Did you maintain any separate account for participating donors where donors have the right to provide advice on the use or distribution of funds?

**b** Do you provide credit counseling, debt management, credit repair, or debt negotiation services?

<b>2a</b>		X
<b>2b</b>		X
<b>2c</b>		X
<b>2d</b>	X	
<b>2e</b>		X
<b>3a</b>		X
<b>3b</b>		X
<b>4a</b>		X
<b>4b</b>		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) 2003	(b) 2002	(c) 2001	(d) 2000	(e) Total
<b>15</b> Gifts, grants, and contributions received (Do not include unusual grants. See line 28.)	30,889.	89,938.	19,700.	44,700.	185,227.
<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	1,023,083.	1,100,184.	1,162,598.	1,243,581.	4,529,446.
<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	3,585.	8,078.	12,793.	12,882.	37,338.
<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	1,057,557.	1,198,200.	1,195,091.	1,301,163.	4,752,011.
<b>24</b> Line 23 minus line 17	34,474.	98,016.	32,493.	57,582.	222,565.
<b>25</b> Enter 1% of line 23	10,576.	11,982.	11,951.	13,012.	

**26 Organizations described on lines 10 or 11:**

**a** Enter 2% of amount in column (e), line 24

<b>26a</b>	4,451.
<b>26b</b>	11,098.
<b>26c</b>	222,565.
<b>26d</b>	48,436.
<b>26e</b>	174,129.
<b>26f</b>	78.24 %

**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 2000 through 2003 exceeded the amount shown in line 26a. Do not file this list with your return. Enter the total of all these excess amounts

**c** Total support for section 509(a)(1) test. Enter line 24, column (e)

**d** Add: Amounts from column (e) for lines

<b>18</b>	37,338.	<b>19</b>	0.
<b>22</b>	0.	<b>26b</b>	11,098.

**e** Public support (line 26c minus line 26d total)

**f** Public support percentage (line 26e (numerator) divided by line 26c (denominator))

**27 Organizations described on line 12:**

**a** 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

(2003) \_\_\_\_\_ (2002) \_\_\_\_\_ (2001) \_\_\_\_\_ (2000) \_\_\_\_\_

**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

(2003) \_\_\_\_\_ (2002) \_\_\_\_\_ (2001) \_\_\_\_\_ (2000) \_\_\_\_\_

**c** Add: Amounts from column (e) for lines

<b>15</b>		<b>16</b>	
<b>17</b>	<b>20</b>	<b>21</b>	

**d** Add: Line 27a total \_\_\_\_\_ and line 27b total \_\_\_\_\_

**e** Public support (line 27c total minus line 27d total)

**f** Total support for section 509(a)(2) test. Enter amount from line 23, column (e)

<b>27f</b>	
------------	--

**g** Public support percentage (line 27e (numerator) divided by line 27f (denominator))

<b>27g</b>	%
------------	---

**h** Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))

<b>27h</b>	%
------------	---

**28 Unusual Grants:** For an organization described in line 10, 11, or 12 that received any unusual grants during 2000 through 2003, 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
29 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?		
30 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?		
31 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 ) ----- ----- -----		
32 Does the organization maintain the following:		
a Records indicating the racial composition of the student body, faculty, and administrative staff?		
b Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?		
c Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?		
d 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 ) ----- -----		
33 Does the organization discriminate by race in any way with respect to:		
a Students' rights or privileges?		
b Admissions policies?		
c Employment of faculty or administrative staff?		
d Scholarships or other financial assistance?		
e Educational policies?		
f Use of facilities?		
g Athletic programs?		
h Other extracurricular activities?  If you answered 'Yes' to any of the above, please explain (If you need more space, attach a separate statement ) ----- -----		
34 a Does the organization receive any financial aid or assistance from a governmental agency?		
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		
35 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>		<b>(a)</b> Affiliated group totals	<b>(b)</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>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) 2004	(b) 2003	(c) 2002	(d) 2001	(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

	Yes	No	Amount
<b>a</b> Volunteers		X	
<b>b</b> Paid staff or management (Include compensation in expenses reported on lines c through h.)		X	
<b>c</b> Media advertisements		X	
<b>d</b> Mailings to members, legislators, or the public		X	
<b>e</b> Publications, or published or broadcast statements		X	
<b>f</b> Grants to other organizations for lobbying purposes		X	
<b>g</b> Direct contact with legislators, their staffs, government officials, or a legislative body		X	
<b>h</b> Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means		X	
<b>i</b> Total lobbying expenditures (add lines c through h.)			

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



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**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**STATEMENT 2 - PROGRAM SERVICE ACCOMPLISHMENTS

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.

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.

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

**Miscellaneous Statement**

STATEMENT 3 - MORTGAGES AND NOTES PAYABLE	6/30/04	6/30/05
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	201,136.	191,971.
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	43,325.	42,517.
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"		
<b>Total</b>	<u>4,752,464.</u>	<u>4,742,491.</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
ADVERTISING	3,638.	3,638.	0.	0.
UTILITIES	43,128.	42,978.	150.	0.
INSURANCE	32,524.	24,765.	7,759.	0.
MEALS & ENTERTAINMENT	182.	78.	104.	0.
DUES AND SUBSCRIPTIONS	980.	156.	824.	0.
MANAGEMENT FEES	25,405.	25,405.	0.	0.
TRAINING	400.	400.	0.	0.
INTERNET FEES	1,285.	1,021.	264.	0.
ANSWERING SERVICE	1,573.	1,573.	0.	0.
BEEPER	153.	153.	0.	0.
CABLE TV	11,796.	11,796.	0.	0.
COMPLIANCE FEES	14,852.	14,852.	0.	0.
COMMUNITY REINVESTMENT	373,893.	373,893.	0.	0.
HOME BUYER INCENTIVE PROGRAM	729.	0.	729.	0.
MISCELLANEOUS EXPENSES	1,281.	290.	991.	0.
TAXES	350.	0.	350.	0.
CONTRACT LABOR	224.	224.	0.	0.
MILEAGE	1,161.	272.	889.	0.
PROGRAM INSPECTION FEES	3,990.	0.	3,990.	0.
APPLICATION PROCESS	962.	962.	0.	0.
EVICION FEES	885.	885.	0.	0.
FINANCE CHARGES	11.	2.	9.	0.
PENALTIES	25.	25.	0.	0.
INFILL EXPENSES	-4,185.	0.	-4,185.	0.
RESIDENT GOODWILL	1,642.	1,642.	0.	0.
Amortization	5,406.	5,406.	0.	0.
ESPANOL AVENUE	790.	0.	790.	0.
<b>Total</b>	<b>523,080.</b>	<b>510,416.</b>	<b>12,664.</b>	<b>0.</b>

Form 990, Page 3, Part IV, Lines 57a &amp; 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.	1,219,708.	2,881,533.
OFFICE FURNITURE & EQUIPMENT	82,095.	80,808.	1,287.
<b>Total</b>	<b>4,431,984.</b>	<b>1,300,516.</b>	<b>3,131,468.</b>

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.	95,158.

statement 4



Form 990, Page 3, Part IV, Line 58

Continued

**Other Assets Statement**

<b>Line 58 - Other Assets:</b>	<b>Beginning of Year</b>	<b>End of Year</b>
ACCUM AMORT-LOAN COSTS-CHIT	-63,437.	-68,452.
DEPOSITS	460.	460.
SECURITY DEPOSITS	22,215.	22,692.
REPLACEMENT RESERVE	63,700.	44,812.
HOME INVENTORY	271,826.	129,024.
<b>Total</b>	<u>390,313.</u>	<u>223,694.</u>

Form 990, Page 6, Part VIII

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

<b>Line Number ▼</b>	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.

**Supporting Statement of:**

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

Description	Amount
PREPAID INSURANCE	36,103.
Total	<u>36,103.</u>

## 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)

**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)**

**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*

**Electronic Filing (e-file).** Form 8868 can be filed electronically if you want a 3-month automatic extension of time to file one of the returns noted below (6-months for corporate Form 990-T filers). However, you cannot file it electronically if you want the additional (not automatic) 3-month extension, instead you must submit the fully completed signed page 2 (Part II) of Form 8868. For more details on the electronic filing of this form, visit [www.irs.gov/efile](http://www.irs.gov/efile)

<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

• The books are in the care of ▶ BRENDA WEED

Telephone No ▶ (407) 253-0053 FAX No ▶ (407) 253-1575

- 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-months for a **Form 990-T corporation**) extension of time until Feb 15, 20 06, 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 04, and ending Jun 30, 20 05.

**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. \$ \_\_\_\_\_ 0.

**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. \$ \_\_\_\_\_ 0.

**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. \$ \_\_\_\_\_ 0.

**Caution.** If you are going to make an electronic fund withdrawal with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions.

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

Form **8868** (Rev 12-2004)

If you are filing for an Additional (not automatic) 3-Month Extension, complete only Part II and check this box

Note. Only complete Part II if you have already been granted an automatic 3-month extension on a previously filed Form 8868

If you are filing for an Automatic 3-Month Extension, complete only Part I (on page 1).

0506 [X]

Part II Additional (not automatic) 3-Month Extension of Time - Must File Original and One Copy.

Name of Exempt Organization: COMMUNITY HOUSING INITIATIVE, INC.
Employer identification number: 59-3142633
Address: P.O. BOX 410522, MELBOURNE FL 32941-0522

Check type of return to be filed (File a separate application for each return).

- Form 990 [X]
Form 990-T (section 401(a) or 408(a) trust)
Form 990-T (trust other than above)
Form 1041-A
Form 4720
Form 5227
Form 6069
Form 8870

STOP: Do not complete Part II if you were not already granted an automatic 3-month extension on a previously filed Form 8868.

- The books are in care of BRENDA WEED
Telephone No (407) 253-0053 FAX No (407) 253-1575
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 organizations four digit Group Exemption Number (GEN)
whole group, check this box
If it is part of the group, check this box and attach a list with the names and EINs of all members the extension is for.

4 I request an additional 3-month extension of time until May 15, 20 06.
5 For calendar year, or other tax year beginning Jul 1, 20 04, and ending Jun 30, 20 05.
6 If this tax year is for less than 12 months, check reason Initial return Final return Change in accounting period
7 State in detail why you need the extension: More information is needed in order to file a complete and accurate tax return.
8a 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 \$ 0.
8b If this application is for Form 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit and any amount paid previously with Form 8868 \$ 0.
8c Balance Due. Subtract line 8b from line 8a. 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 \$ 0.

Signature and Verification

Under penalties of perjury, I declare that I have examined this form, 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 [Signature] Title CPA Date 2.15.06

Notice to Applicant - To be Completed by the IRS

- We have approved this application. Please attach this form to the organization's return
We have not approved this application. However, we have granted a 10-day grace period from the later of the date shown below or the due date of the organization's return (including any prior extensions). This grace period is considered to be a valid extension of time for elections otherwise required to be made on a timely filed return. Please attach this form to the organization's return
We have not approved this application. After considering the reasons stated in item 7, we cannot grant your request for an extension of time to file. We are not granting a 10-day grace period.
We cannot consider this application because it was filed after the extended due date of the return for which an extension was requested.
Other

Director By Date

Alternate Mailing Address - Enter the address if you want the copy of this application for an additional 3-month extension returned to an address different than the one entered above

Name: Thomas R. Tschopp, CPA
Address: 2600 Maitland Center Parkway, Suite 330, Maitland
EXTENSION APPROVED
MAR 13 2006
FIELD DIRECTOR, SUBMISSION PROCESSING, OGDEM