

Form **990**
 Department of the Treasury
 Internal Revenue Service

Return of Organization Exempt From Income Tax

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

▶ Do not enter social security numbers on this form as it may be made public
 ▶ Information about Form 990 and its instructions is at www.irs.gov/foi/m990

OMB No 1545-0047
2015
Open to Public Inspection

A For the 2015 calendar year, or tax year beginning 10-01-2015, and ending 09-30-2016

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION INC Doing business as Number and street (or P O box if mail is not delivered to street address) Room/suite 14013 NORTH 22ND STREET City or town, state or province, country, and ZIP or foreign postal code TAMPA, FL 33613 F Name and address of principal officer SARAH COMBS 14013 NORTH 22ND STREET TAMPA, FL 33613	D Employer identification number 31-1624121 E Telephone number (813) 558-5212 G Gross receipts \$ 7,256,321
I Tax-exempt status <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () ◀ (insert no) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list (see instructions) H(c) Group exemption number ▶
J Website: ▶ WWW.UACDC.ORG K Form of organization <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		
		L Year of formation 1998 M State of legal domicile FL

Part I Summary

1	Briefly describe the organization's mission or most significant activities THE UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION INC (UACDC) IS A 501(C)(3) PUBLIC/PRIVATE PARTNERSHIP WHOSE MISSION IS CHILDREN AND FAMILY DEVELOPMENT, CRIME PREVENTION AND COMMERCE GROWTH ITS PRIMARY FOCUS IS THE REDEVELOPMENT AND SUSTAINABILITY OF THE AT-RISK AREAS SURROUNDING THE TAMPA CAMPUS OF THE UNIVERSITY OF SOUTH FLORIDA		
2	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets		
3	Number of voting members of the governing body (Part VI, line 1a)	3	16
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	16
5	Total number of individuals employed in calendar year 2015 (Part V, line 2a)	5	80
6	Total number of volunteers (estimate if necessary)	6	1,500
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	-39,766
7b	Net unrelated business taxable income from Form 990-T, line 34	7b	-39,766
Revenue	8 Contributions and grants (Part VIII, line 1h)	5,952,022	5,878,641
	9 Program service revenue (Part VIII, line 2g)	297,916	1,215,516
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	9,201	10,263
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	982,150	-30,919
	12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	7,241,289	7,073,501
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	2,337,230	2,288,531
	14 Benefits paid to or for members (Part IX, column (A), line 4)		0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	2,180,858	2,838,467
	16a Professional fundraising fees (Part IX, column (A), line 11e)		0
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 219,050		
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	2,137,241	1,582,438
18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	6,655,329	6,709,436	
19 Revenue less expenses Subtract line 18 from line 12	585,960	364,065	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	9,814,356	10,567,593
	21 Total liabilities (Part X, line 26)	2,879,926	3,009,498
	22 Net assets or fund balances Subtract line 21 from line 20	6,934,430	7,558,095

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

Sign Here	***** Signature of officer SARAH COMBS EXEC DIRECTOR/CEO Type or print name and title	2017-06-26 Date
Paid Preparer Use Only	Print/Type preparer's name BYRON C SMITH CPA Preparer's signature BYRON C SMITH CPA Date 2017-07-10	Check <input type="checkbox"/> if self-employed PTIN P00744293
	Firm's name ▶ GREGORY SHARER & STUART PA Firm's address ▶ 100 2ND AVE SOUTH STE 600 SAINT PETERSBURG, FL 337014336	Firm's EIN ▶ 59-1850025 Phone no (727) 821-6161

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

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III Yes No

1 Briefly describe the organization's mission

THE UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION INC (UACDC) IS A 501(C)(3) PUBLIC/PRIVATE PARTNERSHIP WHOSE MISSION IS CHILDREN AND FAMILY DEVELOPMENT, CRIME PREVENTION AND COMMERCE GROWTH ITS PRIMARY FOCUS IS THE REDEVELOPMENT AND SUSTAINABILITY OF THE AT-RISK AREAS SURROUNDING THE TAMPA CAMPUS OF THE UNIVERSITY OF SOUTH FLORIDA

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

If "Yes," describe these changes on Schedule O

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a (Code) (Expenses \$ 4,555,013 including grants of \$ 2,116,981) (Revenue \$)
See Additional Data

4b (Code) (Expenses \$ 473,178 including grants of \$) (Revenue \$ 272,484)
See Additional Data

4c (Code) (Expenses \$ 493,600 including grants of \$ 171,550) (Revenue \$)
See Additional Data
See Additional Data

4d Other program services (Describe in Schedule O)
(Expenses \$ 720,547 including grants of \$) (Revenue \$ 943,032)

4e Total program service expenses ▶ 6,242,338

Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	Yes	
2	Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> (see instructions)?	Yes	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		No
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	Yes	
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		No
9	Did the organization report an amount in Part X, line 21 for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		No
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	Yes	
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		No
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		No
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		No
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>		No
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>		No
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	Yes	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>		No
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?		No
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		No
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		No
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		No
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i> (see instructions)		No
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	Yes	
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		No
20a	Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		No
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		

Part IV Checklist of Required Schedules (continued)

21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21	Yes	
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	22		No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	23		No
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>	24a		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	25b		No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>	27		No
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28a	Yes	
b	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>	28c	Yes	
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29	Yes	
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	33	Yes	
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	34	Yes	
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		No
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b		
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36		No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	37		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O	38	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

Table with columns for question numbers (1a-14b), descriptions, and Yes/No columns. Includes sub-questions for various IRS forms and reporting requirements.

Part VI Governance, Management, and Disclosure

For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI [X]

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a Enter the number of voting members of the governing body at the end of the tax year; 1b Enter the number of voting members included in line 1a, above, who are independent; 2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?; 3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?; 4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?; 5 Did the organization become aware during the year of a significant diversion of the organization's assets?; 6 Did the organization have members or stockholders?; 7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?; 7b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?; 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following; 8a The governing body?; 8b Each committee with authority to act on behalf of the governing body?; 9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O.

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include: 10a Did the organization have local chapters, branches, or affiliates?; 10b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?; 11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?; 11b Describe in Schedule O the process, if any, used by the organization to review this Form 990; 12a Did the organization have a written conflict of interest policy? If "No," go to line 13; 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?; 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done; 13 Did the organization have a written whistleblower policy?; 14 Did the organization have a written document retention and destruction policy?; 15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?; 15a The organization's CEO, Executive Director, or top management official; 15b Other officers or key employees of the organization; 16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?; 16b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?

Section C. Disclosure

Table with 3 columns: Question, Yes, No. Rows include: 17 List the States with which a copy of this Form 990 is required to be filed; 18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply; 19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year; 20 State the name, address, and telephone number of the person who possesses the organization's books and records.

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) GENE MARSHALL CHAIRMAN	10.00	X					0	0	0	
(2) TJ COUCH VICE CHAIRMAN	5.00	X					0	0	0	
(3) DAVID CANTILLO SECRETARY	5.00	X					0	0	0	
(4) TONY COLEMAN TREASURER	5.00	X					0	0	0	
(5) JOSEPH CAETANO DIRECTOR	1.00	X					0	0	0	
(6) DIMA DIDENKO DIRECTOR	1.00	X					0	0	0	
(7) JO EASTON DIRECTOR	1.00	X					0	0	0	
(8) GREG HORWEDEL DIRECTOR	1.00	X					0	0	0	
(9) DAVIN JOSEPH DIRECTOR	1.00	X					0	0	0	
(10) FRANCIS JOSEPH DIRECTOR	1.00	X					0	0	0	
(11) LEON PAIGE DIRECTOR	1.00	X					0	0	0	
(12) K C POULIN DIRECTOR	1.00	X					0	0	0	
(13) MARK SHARPE DIRECTOR	1.00	X					0	0	0	
(14) DARLENE STAUNKO DIRECTOR	1.00	X					0	0	0	

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(15) RENA UPSHAW-FRAZIER DIRECTOR	1 00	X						0	0	0
(16) MAJ SCOTT WELLINGER DIRECTOR	1 00	X						0	0	0
(17) SARAH COMBS EXEC DIRECTO	50 00			X				135,147	0	6,757
(18) ROB ZIMPRICH CPA CFO	50 00			X				58,785	0	0
(19) NESTOR ORTIZ COO	50 00			X				0	0	0
1b Sub-Total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								193,932		6,757

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization ▶ 1

	Yes	No
3 Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		No
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>		No
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization Report compensation for the calendar year ending with or within the organization's tax year

(A) Name and business address	(B) Description of services	(C) Compensation
CRITICAL INTERVENTION SERVICES 13777 S BELCHER ROAD LARGO, FL 33771	SECURITY	197,613
ROBERT M LEVY AND ASSOCIATES 780 NE 69TH STREET SUITE 1703 MIAMI, FL 33138	CONSULTING	146,667

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization ▶ 2

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns 1a					
	b	Membership dues 1b					
	c	Fundraising events 1c	98,662				
	d	Related organizations 1d					
	e	Government grants (contributions) 1e	4,320,703				
	f	All other contributions, gifts, grants, and similar amounts not included above 1f	1,459,276				
	g	Noncash contributions included in lines 1a-1f \$	1,459,276				
	h	Total. Add lines 1a-1f ▶	5,878,641				
Program Service Revenue	2a	FACILITY REVENUE	943,032	943,032			
	b	LOW INCOME HOUSING	272,484	272,484			
	c						
	d						
	e						
	f	All other program service revenue					
	g	Total. Add lines 2a-2f ▶	1,215,516				
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts) ▶	10,263			10,263	
	4	Income from investment of tax-exempt bond proceeds . . . ▶					
	5	Royalties ▶					
	6a	Gross rents	(i) Real	106,832			
			(ii) Personal				
			b Less rental expenses	146,598			
			c Rental income or (loss)	-39,766			
	d	Net rental income or (loss) ▶	-39,766		-39,766		
	7a	Gross amount from sales of assets other than inventory	(i) Securities				
			(ii) Other				
			b Less cost or other basis and sales expenses				
			c Gain or (loss)				
	d	Net gain or (loss) ▶					
	8a	Gross income from fundraising events (not including \$ 98,662 of contributions reported on line 1c) See Part IV, line 18	a				
			b Less direct expenses b	36,222			
			c Net income or (loss) from fundraising events . . . ▶	-36,222		-36,222	
	9a	Gross income from gaming activities See Part IV, line 19	a				
b Less direct expenses b							
c Net income or (loss) from gaming activities ▶							
10a	Gross sales of inventory, less returns and allowances	a					
		b Less cost of goods sold b					
		c Net income or (loss) from sales of inventory . . . ▶					
Miscellaneous Revenue		Business Code					
11a	MISCELLANEOUS REVENUE		41,935	41,935			
		b VENDING MACHINE INCOME	3,134	3,134			
		c					
		d All other revenue					
		e Total. Add lines 11a-11d ▶	45,069				
12	Total revenue. See Instructions ▶		7,073,501	1,260,585	-39,766	-25,959	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A)

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	2,288,531	2,288,531		
2	Grants and other assistance to domestic individuals. See Part IV, line 22				
3	Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees	200,689	169,763	30,926	
6	Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7	Other salaries and wages	2,112,799	1,951,540	12,538	148,721
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	20,824	19,034	-1,229	3,019
9	Other employee benefits	317,964	301,460	7,867	8,637
10	Payroll taxes	186,191	170,826	2,913	12,452
11	Fees for services (non-employees)				
a	Management				
b	Legal	5,354	2,097	3,200	57
c	Accounting	51,097	50,538		559
d	Lobbying	146,667		146,667	
e	Professional fundraising services. See Part IV, line 17				
f	Investment management fees				
g	Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	100,129	102,657	-4,125	1,597
12	Advertising and promotion	37,359	1,610	3,119	32,630
13	Office expenses	24,949	17,540	4,932	2,477
14	Information technology	32,728	32,728		
15	Royalties				
16	Occupancy	479,257	473,491	4,475	1,291
17	Travel				
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	26,928	6,497	19,594	837
20	Interest				
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	185,511	185,313		198
23	Insurance	91,611	90,200	783	628
24	Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a	SECURITY	179,525	177,680		1,845
b	OTHER PROGRAM SERVICES	98,934	97,448	365	1,121
c	VEHICLES EXPENSE	43,285	41,902	1,092	291
d	EQUIPMENT EXPENSE	42,892	41,050	760	1,082
e	All other expenses	36,212	20,433	14,171	1,608
25	Total functional expenses. Add lines 1 through 24e	6,709,436	6,242,338	248,048	219,050
26	Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A)		(B)
		Beginning of year		End of year
Assets	1 Cash—non-interest-bearing	222	1	272
	2 Savings and temporary cash investments	2,603,404	2	4,759,690
	3 Pledges and grants receivable, net	2,591,099	3	
	4 Accounts receivable, net	118,958	4	11,231
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	108,205	9	90,755
	10a Land, buildings, and equipment—cost or other basis. Complete Part VI of Schedule D	10a 9,293,803		
	b Less: accumulated depreciation	10b 3,596,606	4,384,198	10c 5,697,197
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	8,270	15	8,448
16 Total assets. Add lines 1 through 15 (must equal line 34)	9,814,356	16	10,567,593	
Liabilities	17 Accounts payable and accrued expenses	405,238	17	485,723
	18 Grants payable		18	
	19 Deferred revenue		19	49,087
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties	2,474,688	23	2,474,688
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		25	
	26 Total liabilities. Add lines 17 through 25	2,879,926	26	3,009,498
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	3,910,131	27	7,328,963
	28 Temporarily restricted net assets	3,024,299	28	229,132
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
33 Total net assets or fund balances	6,934,430	33	7,558,095	
34 Total liabilities and net assets/fund balances	9,814,356	34	10,567,593	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	7,073,501
2	Total expenses (must equal Part IX, column (A), line 25)	2	6,709,436
3	Revenue less expenses Subtract line 2 from line 1	3	364,065
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	6,934,430
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	259,600
9	Other changes in net assets or fund balances (explain in Schedule O)	9	
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	7,558,095

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990 <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O		
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		No
2b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	Yes	
2c	If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	Yes	
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	Yes	
3b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	Yes	

Additional Data

Software ID:

Software Version:

EIN: 31-1624121

Name: UNIVERSITY AREA COMMUNITY
DEVELOPMENT CORPORATION INC

Form 990, Part III, Line 4a

4a (Code) (Expenses \$ 4,555,013 including grants of \$ 2,116,981) (Revenue \$)

PRODIGY CULTURAL ARTS PROGRAM PRODIGY IS A RESEARCH-BASED PREVENTION, INTERVENTION AND DIVERSION PROGRAM FOR AT-RISK YOUTH AGES 7-17 PRODIGY USES VISUAL AND PERFORMING ARTS AS A WAY TO REACH YOUTH WHO LIVE IN HIGH RISK NEIGHBORHOODS OR WHO HAVE BEEN DIVERTED OR ADJUDICATED FROM THE JUVENILE JUSTICE SYSTEM THIS PROGRAM HAS BEEN CREATED BASED ON PROVEN RESEARCH THAT YOUTH INVOLVED IN THE ARTS ARE LESS LIKELY TO PARTICIPATE IN CRIMINAL ACTIVITY PRODIGY SERVES YOUTH AND FAMILIES IN SEVEN COUNTIES IN WEST CENTRAL FLORIDA (HILLSBOROUGH, PASCO, PINELLAS, SARASOTA, MANATEE, POLK AND ORANGE) AT MORE THAN 30 PROGRAMMING LOCATIONS

Form 990, Part III, Line 4b

4b (Code) (Expenses \$ 473,178 including grants of \$) (Revenue \$ 272,484)

AFFORDABLE HOUSING IT HAS LONG BEEN A GOAL OF THE UACDC TO INCREASE THE SUPPLY OF DECENT AND TRULY AFFORDABLE HOUSING IN OUR TARGET NEIGHBORHOOD IN DECEMBER 2008, GOLDENGLADE WAS PURCHASED AND COMPLETELY RENOVATED BY THE UACDC CONCENTRATING ON ENERGY EFFICIENCY EIGHTEEN OF THE TWENTY FOUR UNITS ARE SET ASIDE FOR LOW AND VERY LOW INCOME HOUSEHOLDS THE UNITS WERE RENOVATED TO PROVIDE CLEAN, SAFE AND VERY INEXPENSIVE HOUSING IN THE NEIGHBORHOOD

Form 990, Part III, Line 4c

4c (Code) (Expenses \$ 493,600 including grants of \$ 171,550) (Revenue \$)

THE STEPS FOR SUCCESS PROGRAM AND ITS CORE ELEMENTS, SUSTAINABILITY TRAINING EDUCATION PLANNING AND SUPPORT, USE THREE KEY PLANNING TOOLS TO SUPPORT ITS PARTICIPANT'S JOURNEY OUT OF POVERTY THE PRESCRIPTION FOR PROSPERITY, BASED ON THE APPLICATION AND INTERVIEW PROCESS DEVELOPS A PATHWAY TO SUCCESS AND IDENTIFIES BARRIERS AND GAPS IN THE PATH THE INDIVIDUALIZED GOAL PLAN GIVES SPECIFIC GOALS AND DEADLINES FOR LIFE IMPROVEMENTS THE NETWORK OF SUPPORT IS MADE UP OF THE INDIVIDUAL, PEERS, MENTORS AND UACDC STAFF THE PROGRAM NAVIGATES PARTICIPANTS THROUGH THEIR PLAN WITH THE HELP OF PARTNER RESOURCES AND OTHER SERVICES CONTINUED ON SCHEDULE O CONTINUED FROM PAGE 2, 4C THE PROGRAM PREVENTED TEN CASES OF HOMELESSNESS, GUIDED SEVEN INDIVIDUALS TO NEW EMPLOYMENT AT HIGHER WAGES THAN PREVIOUSLY EARNED, SEVENTEEN PARTICIPANTS REDUCED THEIR DEBT, AND TWO HIGH SCHOOL AGE PARTICIPANTS ARE CONTINUING INTO COLLEGE

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

(Code) (Expenses \$ 720,547 including grants of \$) (Revenue \$ 943,032)

WORKFORCE PROGRAM (INVEST)-THE INVEST INITIATIVE ADOPTS PROVEN TECHNIQUES AND BEST PRACTICES FROM OTHER DISCIPLINES IN ORDER TO HELP INDIVIDUALS IMPROVE THEIR EMPLOYMENT OPPORTUNITIES IN A WAY THAT'S HOLISTIC, HIGHLY INVOLVED AND DRIVEN BY THE INDIVIDUALITY, STRENGTHS AND DREAMS OF THE PEOPLE BEING SERVED THESE TECHNIQUES AND PRACTICES HAVE HAD REMARKABLE RESULTS IN THE FIELDS OF NURSING, DISEASE MANAGEMENT, EX-OFFENDER REINTEGRATION AND DEVELOPMENTAL DISABILITIES SERVICES HERE IN THE UNITED STATES AND ABROAD INVEST USES THESE SAME STRATEGIES AND PRINCIPLES TO ADDRESS THE DESPERATE NEED FOR MORE AND BETTER WORKFORCE AND ENTREPRENEURIAL OPPORTUNITIES FOR UAC RESIDENTS HARVEST HOPE KITCHEN-THE HARVEST HOPE KITCHEN OFFERS COMMUNITY COOKING AND NUTRITIONAL EDUCATION CLASSES FOR THE PREPARATION OF MEALS THAT ARE DELICIOUS, NUTRITIOUS, SEASONAL AND AFFORDABLE THE HARVEST HOPE KITCHEN IS A PLACE WHERE COMMUNITY MEMBERS AND FAMILIES OF ALL AGES CAN COME TOGETHER TO LEARN SKILLS AND SELF-SUFFICIENCY IN PREPARING HEALTHY, ECONOMICAL MEALS, LAUGH, COOK, AND ENJOY FOOD TOGETHER PARTICIPANTS WILL ALSO HAVE THE OPPORTUNITY TO LEARN MORE ABOUT GROWING THEIR OWN FOOD THROUGH WORKSHOPS THAT ARE HELD MONTHLY AT THE COMMUNITY GARDEN GOOD NUTRITION IS A KEY COMPONENT IN KEEPING OUR COMMUNITY RESIDENTS HEALTHY AND STRONG AND THROUGH THE HARVEST HOPE KITCHEN, WE CAN MAKE IT HAPPEN COMMUNITY GARDEN-THE UNIVERSITY AREA COMMUNITY GARDEN WAS CREATED TO PROVIDE RESIDENTS OF OUR COMMUNITY WITH THE OPPORTUNITY TO GROW THEIR OWN FRUITS AND VEGETABLES, INCREASING ACCESS AND AFFORDABILITY LIMITED ACCESS TO HEALTHY FOODS, SUCH AS FRUITS AND VEGETABLES, IS A MAJOR BARRIER TO HEALTHY EATING FOR MOST OF OUR RESIDENTS HERE IN THE UNIVERSITY AREA COMMUNITY COMMUNITY GARDENS STRENGTHEN COMMUNITY BONDS AND CREATE RECREATIONAL AND THERAPEUTIC OPPORTUNITIES FOR A COMMUNITY THEY ALSO PROMOTE ENVIRONMENTAL AWARENESS AND WILL PROVIDE FOOD SECURITY FOR MANY OF OUR LOW INCOME RESIDENTS THE SAFETY AND VITALITY OF A HEALTHY COMMUNITY RELIES HEAVILY UPON THE INVESTED PRIDE AND OWNERSHIP THAT RESIDENTS HAVE FOR THEIR NEIGHBORHOOD THE UA COMMUNITY GARDEN OFFERS A FOCAL POINT FOR NEIGHBORHOOD ORGANIZING AND IS HELPING LEAD COMMUNITY BASED EFFORTS TO DEAL WITH OTHER SOCIAL CONCERNS DREAMCATCHERS SUMMER CAMP-THE DREAMCATCHERS SUMMER CAMP PROVIDES A WIDE VARIETY OF ACTIVITIES DESIGNED TO KEEP CHILDREN ACTIVE THROUGH THE SUMMER, WHILE MAINTAINING SKILLS ACQUIRED DURING THE RECENT SCHOOL YEAR THE ALL INCLUSIVE CAMP FEATURES SWIMMING LESSONS, SPORTS, ARTS AND CRAFTS, MUSIC LESSONS, GAMES, PERFORMING ARTS, LESSONS IN TECHNOLOGY AND FIELD TRIPS TO LOCAL MUSEUMS AND PARKS IN KEEPING WITH FIRST LADY MICHELLE OBAMA'S "LET'S MOVE" INITIATIVE, A "FIT KIDS" ELEMENT HAS ALSO BEEN INCORPORATED INTO THE CAMP'S CURRICULUM "LET'S MOVE" IS ABOUT PUTTING CHILDREN ON THE PATH TO A HEALTHY FUTURE AND REVERSING THE TREND OF CHILDHOOD OBESITY IN OUR COUNTRY

SCHEDULE A (Form 990 or 990EZ)

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

Attach to Form 990 or Form 990-EZ.

Information about Schedule A (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

2015

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Name of the organization UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION INC

Employer identification number

31-1624121

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

- 1 A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i).
2 A school described in section 170(b)(1)(A)(ii).
3 A hospital or a cooperative hospital service organization described in section 170(b)(1)(A)(iii).
4 A medical research organization operated in conjunction with a hospital described in section 170(b)(1)(A)(iii).
5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in section 170(b)(1)(A)(iv).
6 A federal, state, or local government or governmental unit described in section 170(b)(1)(A)(v).
7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in section 170(b)(1)(A)(vi).
8 A community trust described in section 170(b)(1)(A)(vi).
9 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 exempt functions...
10 An organization organized and operated exclusively to test for public safety.
11 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations...
a Type I. A supporting organization operated, supervised, or controlled by its supported organization(s)...
b Type II. A supporting organization supervised or controlled in connection with its supported organization(s)...
c Type III functionally integrated. A supporting organization operated in connection with, and functionally integrated with, its supported organization(s)...
d Type III non-functionally integrated. A supporting organization operated in connection with its supported organization(s) that is not functionally integrated...
e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
f Enter the number of supported organizations.
g Provide the following information about the supported organization(s).

Table with 6 columns: (i) Name of supported organization, (ii) EIN, (iii) Type of organization, (iv) Is the organization listed in your governing document?, (v) Amount of monetary support, (vi) Amount of other support. Includes a Total row at the bottom.

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
 (Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any unusual grants.)						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

14 Public support percentage for 2015 (line 6, column (f) divided by line 11, column (f))	14	
15 Public support percentage for 2014 Schedule A, Part II, line 14	15	
16a 33 1/3% support test—2015. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
b 33 1/3% support test—2014. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
17a 10%-facts-and-circumstances test—2015. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
b 10%-facts-and-circumstances test—2014. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions <input type="checkbox"/>		

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	5,161,975	4,613,531	4,123,240	5,952,022	5,878,641	25,729,409
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	1,272,815	1,206,543	1,144,440	1,190,918	1,260,585	6,075,301
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	6,434,790	5,820,074	5,267,680	7,142,940	7,139,226	31,804,710
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support. (Subtract line 7c from line 6)						31,804,710

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
9 Amounts from line 6	6,434,790	5,820,074	5,267,680	7,142,940	7,139,226	31,804,710
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	8,023	3,896	3,856	9,201	10,263	35,239
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975			115,227	99,565	106,832	321,624
c Add lines 10a and 10b	8,023	3,896	119,083	108,766	117,095	356,863
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12)	6,442,813	5,823,970	5,386,763	7,251,706	7,256,321	32,161,573

14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ►

Section C. Computation of Public Support Percentage

15 Public support percentage for 2015 (line 8, column (f) divided by line 13, column (f))	15	98.890 %
16 Public support percentage from 2014 Schedule A, Part III, line 15	16	99.250 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2015 (line 10c, column (f) divided by line 13, column (f))	17	1.000 %
18 Investment income percentage from 2014 Schedule A, Part III, line 17	18	1.000 %

19a 33 1/3% support tests—2015. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ►

b 33 1/3% support tests—2014. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ►

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ►

Part IV Supporting Organizations

(Complete only if you checked a box on line 11 of Part I. If you checked 11a of Part I, complete Sections A and B. If you checked 11b of Part I, complete Sections A and C. If you checked 11c of Part I, complete Sections A, D, and E. If you checked 11d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked 11a or 11b in Part I, answer (b) and (c) below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (a) its supported organizations, (b) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (c) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in IRC 4958(c)(3)(C)), a family member of a substantial contributor, or a 35-percent controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part II of Schedule L (Form 990).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined in line 9(a)) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined in line 9(a)) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of IRC 4943 because of IRC 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b A family member of a person described in (a) above?		
c A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI.</i>		

Part IV Supporting Organizations (continued)**Section B. Type I Supporting Organizations**

- 1** Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? *If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.*
- 2** Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.*

	Yes	No
1		
2		

Section C. Type II Supporting Organizations

- 1** Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*

	Yes	No
1		

Section D. All Type III Supporting Organizations

- 1** Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (1) a written notice describing the type and amount of support provided during the prior tax year, (2) a copy of the Form 990 that was most recently filed as of the date of notification, and (3) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?
- 2** Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).*
- 3** By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.*

	Yes	No
1		
2		
3		

Section E. Type III Functionally-Integrated Supporting Organizations

- 1** Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (**see instructions**)
- a** The organization satisfied the Activities Test. Complete **line 2** below.
- b** The organization is the parent of each of its supported organizations. Complete **line 3** below.
- c** The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).
- 2** Activities Test **Answer (a) and (b) below.**

- a** Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*
- b** Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*
- 3** Parent of Supported Organizations **Answer (a) and (b) below.**
- a** Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *Provide details in Part VI.*
- b** Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? *If "Yes," describe in Part VI the role played by the organization in this regard.*

	Yes	No
2a		
2b		
3a		
3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

- 1** Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970. **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income

	(A) Prior Year	(B) Current Year (optional)
1 Net short-term capital gain	1	
2 Recoveries of prior-year distributions	2	
3 Other gross income (see instructions)	3	
4 Add lines 1 through 3	4	
5 Depreciation and depletion	5	
6 Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7 Other expenses (see instructions)	7	
8 Adjusted Net Income (subtract lines 5, 6 and 7 from line 4)	8	

Section B - Minimum Asset Amount

	(A) Prior Year	(B) Current Year (optional)
1 Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)	1	
a Average monthly value of securities	1a	
b Average monthly cash balances	1b	
c Fair market value of other non-exempt-use assets	1c	
d Total (add lines 1a, 1b, and 1c)	1d	
e Discount claimed for blockage or other factors (explain in detail in Part VI) _____		
2 Acquisition indebtedness applicable to non-exempt use assets	2	
3 Subtract line 2 from line 1d	3	
4 Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions)	4	
5 Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6 Multiply line 5 by .035	6	
7 Recoveries of prior-year distributions	7	
8 Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount

		Current Year
1 Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2 Enter 85% of line 1	2	
3 Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4 Enter greater of line 2 or line 3	4	
5 Income tax imposed in prior year	5	
6 Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7 Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions) <input type="checkbox"/>		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 Total annual distributions. Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2015 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2015	(iii) Distributable Amount for 2015
1 Distributable amount for 2015 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2015 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2015			
a			
b			
c			
d From 2013. _____			
e From 2014. _____			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2015 distributable amount			
i Carryover from 2010 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2015 from Section D, line 7 \$ _____			
a Applied to underdistributions of prior years			
b Applied to 2015 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2015, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2015 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 Excess distributions carryover to 2016. Add lines 3j and 4c			
8 Breakdown of line 7			
a			
b			
c Excess from 2013. _____			
d From 2014. _____			
e From 2015. _____			

Part VI Supplemental Information.

Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

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

Department of the
Treasury
Internal Revenue
Service

Political Campaign and Lobbying Activities

OMB No 1545-0047

2015

**Open to Public
Inspection**

For Organizations Exempt From Income Tax Under section 501(c) and section 527

- ▶ Complete if the organization is described below. ▶ Attach to Form 990 or Form 990-EZ.
- ▶ Information about Schedule C (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

If the organization answered "Yes" on Form 990, Part IV, Line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations Complete Parts I-A and B Do not complete Part I-C
- Section 501(c) (other than section 501(c)(3)) organizations Complete Parts I-A and C below Do not complete Part I-B
- Section 527 organizations Complete Part I-A only

If the organization answered "Yes" on Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)) Complete Part II-A Do not complete Part II-B
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)) Complete Part II-B Do not complete Part II-A

If the organization answered "Yes" on Form 990, Part IV, Line 5 (Proxy Tax) (see separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then

- Section 501(c)(4), (5), or (6) organizations Complete Part III

Name of the organization UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION INC	Employer identification number 31-1624121
--	--

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV
- 2 Political expenditures ▶ \$ _____
- 3 Volunteer hours _____

Part I-B Complete if the organization is exempt under section 501(c)(3).

- 1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ \$ _____
- 2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ \$ _____
- 3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? Yes No
- 4a Was a correction made? Yes No
- b If "Yes," describe in Part IV

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ \$ _____
- 2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ▶ \$ _____
- 3 Total exempt function expenditures Add lines 1 and 2 Enter here and on Form 1120-POL, line 17b ▶ \$ _____
- 4 Did the filing organization file Form 1120-POL for this year? Yes No
- 5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments For each organization listed, enter the amount paid from the filing organization's funds Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC) If additional space is needed, provide information in Part IV

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds If none, enter -0-	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization If none, enter -0-
2				
3				
4				
5				
6				

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**A** Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures)**B** Check if the filing organization checked box A and "limited control" provisions apply**Limits on Lobbying Expenditures**
(The term "expenditures" means amounts paid or incurred.)**(a) Filing organization's totals** **(b) Affiliated group totals**

1a	Total lobbying expenditures to influence public opinion (grass roots lobbying)														
b	Total lobbying expenditures to influence a legislative body (direct lobbying)	146,667													
c	Total lobbying expenditures (add lines 1a and 1b)	146,667													
d	Other exempt purpose expenditures	6,312,256													
e	Total exempt purpose expenditures (add lines 1c and 1d)	6,458,923													
f	Lobbying nontaxable amount Enter the amount from the following table in both columns	472,946													
<table border="1"> <thead> <tr> <th>If the amount on line 1e, column (a) or (b) is:</th> <th>The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000</td> </tr> </tbody> </table>		If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000	Over \$17,000,000	\$1,000,000		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:														
Not over \$500,000	20% of the amount on line 1e														
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000														
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000														
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000														
Over \$17,000,000	\$1,000,000														
g	Grassroots nontaxable amount (enter 25% of line 1f)	118,237													
h	Subtract line 1g from line 1a If zero or less, enter -0-														
i	Subtract line 1f from line 1c If zero or less, enter -0-														
j	If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?														

 Y e s **N o****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 separate instructions for lines 2a through 2f.)**Lobbying Expenditures During 4-Year Averaging Period**

Calendar year (or fiscal year beginning in)	(a)2012	(b)2013	(c)2014	(d)2015	(e) Total
2a Lobbying nontaxable amount	449,745	372,341	430,837	472,946	1,725,869
b Lobbying ceiling amount (150% of line 2a, column(e))					2,588,804
c Total lobbying expenditures	195,996	154,999	173,331	146,667	670,993
d Grassroots nontaxable amount	112,436	93,085	107,709	118,237	431,467
e Grassroots ceiling amount (150% of line 2d, column (e))					647,201
f Grassroots lobbying expenditures					

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

For each "Yes" response on lines 1a through 1j below, provide in Part IV a detailed description of the lobbying activity

	(a)		(b)
	Yes	No	Amount
1 During the year, did the filing organization attempt to influence foreign, 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 1c through 1i)?			
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 similar means?			
i Other activities?			
j Total Add lines 1c through 1i			
2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

	Yes	No
1 Were substantially all (90% or more) dues received nondeductible by members?	1	
2 Did the organization make only in-house lobbying expenditures of \$2,000 or less?	2	
3 Did the organization agree to carry over lobbying and political expenditures from the prior year?	3	

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No" OR (b) Part III-A, line 3, is answered "Yes."

1 Dues, assessments and similar amounts from members	1	
2 Section 162(e) nondeductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).		
a Current year	2a	
b Carryover from last year	2b	
c Total	2c	
3 Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	
4 If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4	
5 Taxable amount of lobbying and political expenditures (see instructions)	5	

Part IV Supplemental Information

Provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, Part II-A (affiliated group list), Part II-A, lines 1 and 2 (see instructions), and Part II-B, line 1 Also, complete this part for any additional information

Return Reference	Explanation
SCHEDULE C, PART IV	THE UACDC ADVOCATES THE SUCCESS AND IMPACT OF ALL PROGRAMS TO STATE OF FLORIDA ELECTED OFFICIALS AND EMPLOYEES

SCHEDULE D
(Form 990)

Supplemental Financial Statements

OMB No 1545-0047
2015
Open to Public Inspection

▶ Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.

Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990.

Department of the Treasury
Internal Revenue Service

Name of the organization
UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION INC
Employer identification number
31-1624121

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

(a) Donor advised funds (b) Funds and other accounts

1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? Yes No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? Yes No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)

Preservation of land for public use (e.g., recreation or education) Preservation of an historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

	Held at the End of the Year
a	Total number of conservation easements
b	Total acreage restricted by conservation easements
c	Number of conservation easements on a certified historic structure included in (a)
d	Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year
▶ _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year
▶ \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? Yes No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

(ii) Assets included in Form 990, Part X ▶ \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items

a Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

b Assets included in Form 990, Part X ▶ \$ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets

(continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)
a Public exhibition
b Scholarly research
c Preservation for future generations
d Loan or exchange programs
e Other
4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII
5 During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?
b If "Yes," explain the arrangement in Part XIII and complete the following table
c Beginning balance
d Additions during the year
e Distributions during the year
f Ending balance
2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?
b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Table with 2 columns: Description (1c-1f) and Amount

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

Table with 6 columns: (a) Current year, (b) Prior year, (c) Two years back, (d) Three years back, (e) Four years back. Rows include 1a-1g: Beginning of year balance, Contributions, Net investment earnings, gains, and losses, Grants or scholarships, Other expenditures for facilities and programs, Administrative expenses, End of year balance.

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as

- a Board designated or quasi-endowment
b Permanent endowment
c Temporarily restricted endowment
The percentages on lines 2a, 2b, and 2c should equal 100%

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

- (i) unrelated organizations
(ii) related organizations

Table with 2 columns: Yes, No. Rows: 3a(i), 3a(ii), 3b

b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIII the intended uses of the organization's endowment funds

Part VI Land, Buildings, and Equipment.

Complete if the organization answered 'Yes' to Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Table with 5 columns: Description of property, (a) Cost or other basis (investment), (b) Cost or other basis (other), (c) Accumulated depreciation, (d) Book value. Rows include 1a Land, 1b Buildings, 1c Leasehold improvements, 1d Equipment, 1e Other, Total.

Part VII Investments—Other Securities. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
Total. (Column (b) must equal Form 990, Part X, col (B) line 12)		

Part VIII Investments—Program Related. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Total. (Column (b) must equal Form 990, Part X, col (B) line 13)		

Part IX Other Assets. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d. See Form 990, Part X, line 15

(a) Description	(b) Book value
Total. (Column (b) must equal Form 990, Part X, col (B) line 15)	

Part X Other Liabilities. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
Federal income taxes	
Total. (Column (b) must equal Form 990, Part X, col (B) line 25)	

2. Liability for uncertain tax positions In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740) Check here if the text of the footnote has been provided in Part XIII

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	7,826,561
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12			
a	Net unrealized gains (losses) on investments	2a		
b	Donated services and use of facilities	2b	23,048	
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII)	2d	730,282	
e	Add lines 2a through 2d		2e	753,330
3	Subtract line 2e from line 1		3	7,073,231
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII)	4b	270	
c	Add lines 4a and 4b		4c	270
5	Total revenue Add lines 3 and 4c . (This must equal Form 990, Part I, line 12)		5	7,073,501

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	7,462,496
2	Amounts included on line 1 but not on Form 990, Part IX, line 25			
a	Donated services and use of facilities	2a	23,048	
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII)	2d	730,282	
e	Add lines 2a through 2d		2e	753,330
3	Subtract line 2e from line 1		3	6,709,166
4	Amounts included on Form 990, Part IX, line 25, but not on line 1 :			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII)	4b	270	
c	Add lines 4a and 4b		4c	270
5	Total expenses Add lines 3 and 4c . (This must equal Form 990, Part I, line 18)		5	6,709,436

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b Also complete this part to provide any additional information

Return Reference	Explanation
See Additional Data Table	

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

Additional Data

Software ID:

Software Version:

EIN: 31-1624121

Name: UNIVERSITY AREA COMMUNITY
DEVELOPMENT CORPORATION INC

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XI, LINE 2D	BAD DEBT 54,227 FACILITY RENTAL EXPENSE 146,598 HILLSBOROUGH LEASEHOLD IMPROVEMENT 529,457

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XI, LINE 4B	SPECIAL EVENT EXPENSES 270

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XII, LINE 2D	BAD DEBT 54,227 FACILITY RENTAL EXPENSE 146,598 HILLSBOROUGH LEASEHOLD IMPROVEMENT 529,457

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XII, LINE 4B	SPECIAL EVENT EXPENSES 270

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XIII	CONTINGENCY REPAYMENT PLAN GOLDEN GLADE MORTGAGE PAYABLE OF 1,300,000 TO HILLSBOROUGH COUNTY, NO PRINCIPAL PAYMENTS REQUIRED, INTEREST ACCRUED AT 1 5% PER ANNUM ON THE OUTSTANDING PRINCIPAL BALANCE STARTING AT THE END OF YEAR 10 OF THE AGREEMENT, THE ORIGINAL PRINCIPAL BALANCE WILL BE REDUCED BY THE LENDER BY 1/10 PER YEAR, PROVIDED UACDC IS NOT IN BREACH THE ENTIRE MORTGAGE BALANCE WILL BE FORGIVEN IF THE PROPERTY CONTINUES TO BE USED FOR ITS INTENDED PURPOSE THROUGH DECEMBER 2028 THE MORTGAGE IS COLLATERALIZED BY THE SHADOWOOD PROPERTY, WHICH WAS SUBSEQUENTLY RENAMED GOLDEN GLADE RESTRICTIONS ON THE PROPERTY BY THE LENDER REQUIRE THE PROPERTY NOT BE SOLD, MORTGAGED, LIENED, REFINANCED, FORECLOSED UPON, OR OTHERWISE TRANSFERRED WITHOUT WRITTEN CONSENT FROM THE COUNTY IN ADDITION, UACDC IS REQUIRED TO ADHERE TO THE GUIDELINES OUTLINED IN THE LAND USE RESTRICTIVE AGREEMENTS (LURA) MORTGAGE PAYABLE OF 170,000 TO HILLSBOROUGH COUNTY, NO PRINCIPAL PAYMENTS REQUIRED, INTEREST ACCRUED AT 1 5% PER ANNUM ON THE OUTSTANDING PRINCIPAL BALANCE STARTING AT THE END OF YEAR 10 OF THE AGREEMENT, THE ORIGINAL PRINCIPAL BALANCE WILL BE REDUCED BY THE LENDER BY 1/10 PER YEAR, PROVIDED UACDC IS NOT IN BREACH THE ENTIRE MORTGAGE BALANCE WILL BE FORGIVEN IF THE PROPERTY CONTINUES TO BE USED FOR ITS INTENDED PURPOSE THROUGH OCTOBER 2028 THE MORTGAGE IS COLLATERALIZED BY THE SHADOWOOD PROPERTY, WHICH WAS SUBSEQUENTLY RENAMED GOLDEN GLADE RESTRICTIONS ON THE PROPERTY BY THE LENDER REQUIRE THE PROPERTY NOT BE SOLD, MORTGAGED, LIENED, REFINANCED, FORECLOSED UPON, OR OTHERWISE TRANSFERRED WITHOUT WRITTEN CONSENT FROM THE COUNTY IN ADDITION, UACDC IS REQUIRED TO ADHERE TO THE GUIDELINES OUTLINED IN THE LURA CONTINGENCY REPAYMENT PLAN GOLDEN PALMS MORTGAGE PAYABLE OF 320,370 TO HILLSBOROUGH COUNTY, NO PRINCIPAL PAYMENTS REQUIRED, NO INTEREST, FORGIVEN IF THE PROPERTY CONTINUES TO BE USED FOR ITS INTENDED PURPOSE THROUGH OCTOBER 2032 THE MORTGAGE IS COLLATERALIZED BY THE PINES 1 APARTMENTS, WHICH WAS SUBSEQUENTLY RENAMED GOLDEN PALMS RESTRICTIONS ON THE PROPERTY BY THE LENDER REQUIRE THE PROPERTY NOT BE SOLD, MORTGAGED, LIENED, REFINANCED, FORECLOSED UPON, OR OTHERWISE TRANSFERRED WITHOUT WRITTEN CONSENT FROM THE COUNTY IN ADDITION, UACDC IS REQUIRED TO ADHERE TO THE GUIDELINES OUTLINED IN THE LURA MORTGAGE PAYABLE OF 684,318 TO HILLSBOROUGH COUNTY, NO PRINCIPAL PAYMENTS REQUIRED UNTIL THE COMPLETION OF THREE YEARS AFTER COMPLETION OF THE PROJECT, PRINCIPAL PAYMENTS OF 1/30 OF THE ORIGINAL BALANCE DUE ANNUALLY, THEREAFTER UP TO AVAILABLE PROJECT CASH FLOWS, NO INTEREST, REMAINING BALANCE FORGIVEN AT THE END OF 30 YEARS IF THE PROPERTY CONTINUES TO BE USED FOR ITS INTENDED PURPOSE THROUGH OCTOBER 2043 THE MORTGAGE IS COLLATERALIZED BY THE PINES 1 APARTMENTS, WHICH WAS SUBSEQUENTLY RENAMED GOLDEN PALMS RESTRICTIONS ON THE PROPERTY BY THE LENDER REQUIRE THE PROPERTY NOT BE SOLD, MORTGAGED, LIENED, REFINANCED, FORECLOSED UPON, OR OTHERWISE TRANSFERRED WITHOUT WRITTEN CONSENT FROM THE COUNTY IN ADDITION, UACDC IS REQUIRED TO ADHERE TO THE GUIDELINES OUTLINED IN THE LURA

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XIII	WITHOUT WRITTEN CONSENT FROM THE COUNTY IN ADDITION, UACDC IS REQUIRED TO ADHERE TO THE GUIDELINES OUTLINED IN THE LURA

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

**Supplemental Information Regarding
Fundraising or Gaming Activities**

OMB No 1545-0047

2015

**Open to Public
Inspection**

Complete if the organization answered "Yes" on Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a

▶ Attach to Form 990 or Form 990-EZ

▶ Information about Schedule G (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990

Department of the Treasury
Internal Revenue Service

Name of the organization
UNIVERSITY AREA COMMUNITY
DEVELOPMENT CORPORATION INC

Employer identification number
31-1624121

Part I Fundraising Activities. Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a** Mail solicitations
- b** Internet and email solicitations
- c** Phone solicitations
- d** In-person solicitations
- e** Solicitation of non-government grants
- f** Solicitation of government grants
- g** Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? Yes No

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
Total				▶		

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing

Part II Fundraising Events.

Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a)Event #1	(b)Event #2	(c)Other events	(d)
		ANNUAL DINNER (event type)	(event type)	(total number)	Total events (add col (a) through col (c))
Revenue	1 Gross receipts	98,662			98,662
	2 Less Contributions	98,662			98,662
	3 Gross income (line 1 minus line 2)				
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages	3,033			3,033
	8 Entertainment				
	9 Other direct expenses	33,189			33,189
	10 Direct expense summary Add lines 4 through 9 in column (d) ▶				36,222
	11 Net income summary Subtract line 10 from line 3, column (d) ▶				-36,222

Part III Gaming.

Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a)Bingo	(b)Pull tabs/Instant bingo/progressive bingo	(c)Other gaming	(d)
					Total gaming (add col (a) through col (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes % <input type="checkbox"/> No	<input type="checkbox"/> Yes % <input type="checkbox"/> No	<input type="checkbox"/> Yes % <input type="checkbox"/> No	
7 Direct expense summary Add lines 2 through 5 in column (d) ▶					
8 Net gaming income summary Subtract line 7 from line 1, column (d). ▶					

9 Enter the state(s) in which the organization conducts gaming activities _____

a Is the organization licensed to conduct gaming activities in each of these states? Yes No

b If "No," explain _____

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? Yes No

b If "Yes," explain _____

11 Does the organization conduct gaming activities with nonmembers? Yes No

12 Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming? Yes No

13 Indicate the percentage of gaming activity conducted in

a	The organization's facility		%
b	An outside facility		%

14 Enter the name and address of the person who prepares the organization's gaming/special events books and records

Name ▶ _____

Address ▶ _____

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? Yes No

b If "Yes," enter the amount of gaming revenue received by the organization ▶ \$ _____ and the amount of gaming revenue retained by the third party ▶ \$ _____

c If "Yes," enter name and address of the third party

Name ▶ _____

Address ▶ _____

16 Gaming manager information

Name ▶ _____

Gaming manager compensation ▶ \$ _____

Description of services provided ▶ _____

Director/officer Employee Independent contractor

17 Mandatory distributions

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? Yes No

b Enter the amount of distributions required under state law distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ \$ _____

Part IV Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also complete this part to provide any additional information (see instructions).

Return Reference	Explanation
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Schedule I (Form 990)

Grants and Other Assistance to Organizations, Governments and Individuals in the United States

OMB No 1545-0047

2015

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Complete if the organization answered "Yes," on Form 990, Part IV, line 21 or 22.

Attach to Form 990.

Information about Schedule I (Form 990) and its instructions is at www.irs.gov/form990.

Name of the organization

UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION INC

Employer identification number

31-1624121

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?
2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000 Part II can be duplicated if additional space is needed

Table with 8 columns: (a) Name and address of organization or government, (b) EIN, (c) IRC section if applicable, (d) Amount of cash grant, (e) Amount of non-cash assistance, (f) Method of valuation, (g) Description of non-cash assistance, (h) Purpose of grant or assistance. Row 1 contains 'See Additional Data Table'.

- 2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table.
3 Enter total number of other organizations listed in the line 1 table.

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22
 Part III can be duplicated if additional space is needed

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of non-cash assistance

Part IV Supplemental Information. Provide the information required in Part I, line 2, Part III, column (b), and any other additional information.

Return Reference	Explanation
SCHEDULE I, PAGE 1, PART I, LINE 2	THE RECIPIENT ORGANIZATIONS ARE REQUIRED TO SUBMIT TO UACDC MONTHLY EXPENDITURE REPORTS ALONG WITH ALL BACK UP DOCUMENTS TO SUBSTANTIATE THE EXPENSES

Additional Data**Software ID:****Software Version:****EIN:** 31-1624121**Name:** UNIVERSITY AREA COMMUNITY
DEVELOPMENT CORPORATION INC**Form 990, Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.**

(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
ORLANDO NEIGHBORHOOD IMPROVEMENT CORPORATION 101 S TERRY AVE ORLANDO, FL 32128	59-2669952	501C3	367,754				PRODIGY
FLORIDA INSTITUTE OF COMMUNITY STUDIES 6704 HANLEY ROAD TAMPA, FL 33634	59-3712006	501C3	278,505				PRODIGY
SAINT LEO UNIVERSITY PO BOX 6665 SAINT LEO, FL 33574	59-1237047	501C3	259,543				PRODIGY

Form 990, Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.

(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
YMCA OF GREATER ST PETE 201 34TH STREET N ST PETERSBURG, FL 33713	59-0624468	501C3	255,990				PRODIGY
BOYS & GIRLS CLUB- LACOOCHIEE 1307 N MACDILL AVENUE TAMPA, FL 33607	59-0624368	501C3	189,100				PRODIGY
BOYS & GIRLS CLUB- BRANDON 1307 N MACDILL AVENUE TAMPA, FL 33607	59-0624368	501C3	149,471				PRODIGY

Form 990, Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.

(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
OASIS COMMUNITY CHURCH OF LAKELAND 3330 WINTER LAKE RD LAKELAND, FL 33803	59-3427535	501C3	140,592				PRODIGY
HEARTLAND FOR CHILDREN 1239 EAST MAIN STREET BARTOW, FL 33830	02-0619609	501C3	126,602				PRODIGY
EDUCATION FOUNDATION - OSCEOLA 2310 NEW BEGINNINGS ROAD STE 118 KISSIMMEE, FL 34744	59-2960396	501C3	125,406				PRODIGY

Form 990, Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.

(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
GIRLS INC OF LAKELAND PO BOX 1975 LAKELAND, FL 33802	23-7101551	501C3	106,986				PRODIGY
TAMPA HOUSING AUTHORITY 5301 WEST CYPRESS STREET TAMPA, FL 33607	20-3350724	501C3	100,943				GRANT
TEMPLE TERRACE UNITED METHODIST CHURCH 5030 EAST BUSCH BOULEVARD TAMPA, FL 33617	59-6045231	501C3	64,000				PRODIGY

Form 990, Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.

(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
CROSSOVER CHURCH 8870 NORTH HIMES AVE STE 654 TAMPA, FL 33614	05-0535890	501C3	57,050				STEPS GRANT
POSITIVE SPIN 5118 NORTH 56TH ST STE 224 TAMPA, FL 33610	80-0167391	501C3	44,000				STEPS GRANT
NEW LIFE TABERNACLE 6912 WILLIAMS ROAD SEFFNER, FL 33584	59-3488412	501C3	6,500				STEPS GRANT

Form 990, Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.

(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
SECOND CHANCE LAST OPPORTUNITY PO BOX 1027 SARASOTA, FL 34230	65-0699257	501C3	6,089				PRODIGY

Part IV Business Transactions Involving Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
(1) KARL C POULIN	BOARD MEMBER	197,613	SECURITY		No

Part V Supplemental Information

Provide additional information for responses to questions on Schedule L (see instructions)

Return Reference	Explanation
SCHEDULE L, PART V	KARL C POULIN IS A BOARD MEMBER HE IS THE PRESIDENT AND CEO OF CRITICAL INTERVENTION SERVICES, INC WHICH PROVIDE SECURITY SERVICES TO THE ORGANIZATION

SCHEDULE M
(Form 990)

Department of the Treasury
Internal Revenue Service

Noncash Contributions

OMB No 1545-0047

2015

Open to Public Inspection

▶ **Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.**
▶ **Attach to Form 990.**
▶ **Information about Schedule M (Form 990) and its instructions is at www.irs.gov/form990**

Name of the organization
UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION INC

Employer identification number
31-1624121

Part I **Types of Property**

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art—Works of art				
2 Art—Historical treasures				
3 Art—Fractional interests				
4 Books and publications				
5 Clothing and household goods				
6 Cars and other vehicles				
7 Boats and planes				
8 Intellectual property				
9 Securities—Publicly traded				
10 Securities—Closely held stock				
11 Securities—Partnership, LLC, or trust interests				
12 Securities—Miscellaneous				
13 Qualified conservation contribution—Historic structures				
14 Qualified conservation contribution—Other				
15 Real estate—Residential				
16 Real estate—Commercial				
17 Real estate—Other				
18 Collectibles				
19 Food inventory				
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ▶ (BIKE EQUIPMENT)	X	1	4,075	FMV
26 Other ▶ (AUCTION ITEMS)	X	1	17,327	FMV
27 Other ▶ (SUPPLIES)	X	1	5,098	FMV
28 Other ▶ (LEASEHOLD IMPRO)	X	1	1,432,776	FMV

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part IV, Donee Acknowledgement

	Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which is not required to be used for exempt purposes for the entire holding period?		No
b If "Yes," describe the arrangement in Part II		
31 Does the organization have a gift acceptance policy that requires the review of any non-standard contributions?	Yes	
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?		No
b If "Yes," describe in Part II		
33 If the organization did not report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II		

Part II Supplemental Information.

Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

Return Reference

Explanation

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

Department of the
Treasury
Internal Revenue
Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at
www.irs.gov/form990.

OMB No 1545-0047

2015

**Open to Public
Inspection**

Name of the organization
UNIVERSITY AREA COMMUNITY
DEVELOPMENT CORPORATION INC

Employer identification number

31-1624121

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990 - ORGANIZATION'S MISSION	THE UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION INC (UACDC) IS A 501(C)(3) PUBLIC/Private PARTNERSHIP WHOSE MISSION IS CHILDREN AND FAMILY DEVELOPMENT, CRIME PREVENTION AND COMMERCE GROWTH ITS PRIMARY FOCUS IS THE REDEVELOPMENT AND SUSTAINABILITY OF THE AT-RISK AREAS SURROUNDING THE TAMPA CAMPUS OF THE UNIVERSITY OF SOUTH FLORIDA

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 2, PART III, LINE 4C	CONTINUED FROM PAGE 2, 4C THE PROGRAM PREVENTED TEN CASES OF HOMELESSNESS, GUIDED SEVEN INDIVIDUALS TO NEW EMPLOYMENT AT HIGHER WAGES THAN PREVIOUSLY EARNED, SEVENTEEN PARTICIPANTS REDUCED THEIR DEBT, AND TWO HIGH SCHOOL AGE PARTICIPANTS ARE CONTINUING INTO COLLEGE

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 2, PART III, LINE 4D	<p>WORKFORCE PROGRAM (INVEST)-THE INVEST INITIATIVE ADOPTS PROVEN TECHNIQUES AND BEST PRACTICES FROM OTHER DISCIPLINES IN ORDER TO HELP INDIVIDUALS IMPROVE THEIR EMPLOYMENT OPPORTUNITIES IN A WAY THAT'S HOLISTIC, HIGHLY INVOLVED AND DRIVEN BY THE INDIVIDUALITY, STRENGTHS AND DREAMS OF THE PEOPLE BEING SERVED THESE TECHNIQUES AND PRACTICES HAVE HAD REMARKABLE RESULTS IN THE FIELDS OF NURSING, DISEASE MANAGEMENT, EX-OFFENDER REINTEGRATION AND DEVELOPMENTAL DISABILITIES SERVICES HERE IN THE UNITED STATES AND ABROAD INVEST USES THESE SAME STRATEGIES AND PRINCIPLES TO ADDRESS THE DESPERATE NEED FOR MORE AND BETTER WORKFORCE AND ENTREPRENEURIAL OPPORTUNITIES FOR UAC RESIDENTS HARVEST HOPE KITCHEN-THE HARVEST HOPE KITCHEN OFFERS COMMUNITY COOKING AND NUTRITIONAL EDUCATION CLASSES FOR THE PREPARATION OF MEALS THAT ARE DELICIOUS, NUTRITIOUS, SEASONAL AND AFFORDABLE THE HARVEST HOPE KITCHEN IS A PLACE WHERE COMMUNITY MEMBERS AND FAMILIES OF ALL AGES CAN COME TOGETHER TO LEARN SKILLS AND SELF-SUFFICIENCY IN PREPARING HEALTHY, ECONOMICAL MEALS, LAUGH, COOK, AND ENJOY FOOD TOGETHER PARTICIPANTS WILL ALSO HAVE THE OPPORTUNITY TO LEARN MORE ABOUT GROWING THEIR OWN FOOD THROUGH WORKSHOPS THAT ARE HELD MONTHLY AT THE COMMUNITY GARDEN GOOD NUTRITION IS A KEY COMPONENT IN KEEPING OUR COMMUNITY RESIDENTS HEALTHY AND STRONG AND THROUGH THE HARVEST HOPE KITCHEN, WE CAN MAKE IT HAPPEN COMMUNITY GARDEN-THE UNIVERSITY AREA COMMUNITY GARDEN WAS CREATED TO PROVIDE RESIDENTS OF OUR COMMUNITY WITH THE OPPORTUNITY TO GROW THEIR OWN FRUITS AND VEGETABLES, INCREASING ACCESS AND AFFORDABILITY LIMITED ACCESS TO HEALTHY FOODS, SUCH AS FRUITS AND VEGETABLES, IS A MAJOR BARRIER TO HEALTHY EATING FOR MOST OF OUR RESIDENTS HERE IN THE UNIVERSITY AREA COMMUNITY COMMUNITY GARDENS STRENGTHEN COMMUNITY BONDS AND CREATE RECREATIONAL AND THERAPEUTIC OPPORTUNITIES FOR A COMMUNITY THEY ALSO PROMOTE ENVIRONMENTAL AWARENESS AND WILL PROVIDE FOOD SECURITY FOR MANY OF OUR LOW INCOME RESIDENTS THE SAFETY AND VITALITY OF A HEALTHY COMMUNITY RELIES HEAVILY UPON THE INVESTED PRIDE AND OWNERSHIP THAT RESIDENTS HAVE FOR THEIR NEIGHBORHOOD THE UNIVERSITY AREA COMMUNITY GARDEN OFFERS A FOCAL POINT FOR NEIGHBORHOOD ORGANIZING AND IS HELPING LEAD COMMUNITY BASED EFFORTS TO DEAL WITH OTHER SOCIAL CONCERNS DREAMCATCHERS SUMMER CAMP-THE DREAMCATCHERS SUMMER CAMP PROVIDES A WIDE VARIETY OF ACTIVITIES DESIGNED TO KEEP CHILDREN ACTIVE THROUGH THE SUMMER, WHILE MAINTAINING SKILLS ACQUIRED DURING THE RECENT SCHOOL YEAR THE ALL INCLUSIVE CAMP FEATURES SWIMMING LESSONS, SPORTS, ARTS AND CRAFTS, MUSIC LESSONS, GAMES, PERFORMING ARTS, LESSONS IN TECHNOLOGY AND FIELD TRIPS TO LOCAL MUSEUMS AND PARKS IN KEEPING WITH FIRST LADY MICHELLE OBAMA'S "LET'S MOVE" INITIATIVE, A "FIT KIDS" ELEMENT HAS ALSO BEEN INCORPORATED INTO THE CAMP'S CURRICULUM "LET'S MOVE" IS ABOUT PUTTING CHILDREN ON THE PATH TO A HEALTHY FUTURE AND REVERSING THE TREND OF CHILDHOOD OBESITY IN OUR COUNTRY</p>

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 1A	THE OFFICERS OF THE CORPORATION SHALL CONSTITUTE THE EXECUTIVE COMMITTEE. THE EXECUTIVE COMMITTEE SHALL HAVE THE AUTHORITY TO ACT ON BEHALF OF THE CORPORATION IN BETWEEN REGULAR BOARD OF DIRECTORS' MEETINGS. THE BOARD OF DIRECTORS MUST VALIDATE THE ACTIONS OF THE EXECUTIVE COMMITTEE AT ITS NEXT REGULAR OR SPECIAL MEETING. ANY SUCH ACTION NOT SO VALIDATED SHALL NOT BE LEGALLY BINDING ON THE CORPORATION. THE CHAIR SHALL ACT AS CHAIRPERSON OF THE EXECUTIVE COMMITTEE.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 11B	THE PREPARATION OF THE 990 IS OVERSEEN BY BOTH THE EXECUTIVE DIRECTOR/CEO AND CHIEF FINANCIAL OFFICER AFTER IT IS PREPARED THE BOARD OF DIRECTORS WILL REVIEW THE RETURN AS COMPARED TO THE AUDITED FINANCIAL STATEMENTS BEFORE IT IS FILED WITH THE IRS

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 12C	THE ORGANIZATION REQUIRES IT OFFICERS, DIRECTORS AND KEY EMPLOYEES TO ANNUALLY COMPLETE CONFLICT OF INTEREST AND CONFIDENTIALITY FORMS

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 15A	THE BOARD OF DIRECTORS REVIEW AND APPROVE THE COMPENSATION OF THE EXECUTIVE DIRECTOR/CHIEF EXECUTIVE OFFICER (CEO) THE BOARD OF DIRECTORS AND THE FINANCE COMMITTEE ESTABLISH THE BUDGET FOR THE POSITION WITH THE CONCURRENCE OF THE BOARD THE EXECUTIVE COMMITTEE MAY ADJUST THE SALARY OF THE EXECUTIVE DIRECTOR/CEO BASED ON PERFORMANCE

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 15B	THE BOARD OF DIRECTORS REVIEW AND APPROVE THE COMPENSATION OF THE OFFICERS. THE EXECUTIVE DIRECTOR/CEO AND FINANCE COMMITTEE ESTABLISH THE BUDGET FOR EACH POSITION WITH THE CONCURRANCE OF THE BOARD. THE EXECUTIVE DIRECTOR/CEO MAY ADJUST THE SALARY OF THE OFFICERS OR KEY EMPLOYEES BASED ON PERFORMANCE.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 19	THE ORGANIZATION WILL PROVIDE COPIES OF THE ORGANIZATION'S GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY AND FINANCIAL STATEMENTS UPON REQUEST

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VII	NESTOR ORTIZ, CHIEF OPERATING OFFICER, WAS HIRED ON FEBRUARY 1, 2016 HIS WAGES ARE INCLUDED ON LINE 7, OTHER SALARIES AND WAGES, ON PART IX OF THE FORM 990

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART X	LINE 23 - SEE SCHEDULE D, PART XIII - SUPPLEMENTAL INFORMATION

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XI, LINE 9	BAD DEBT 54,227 FACILITY RENTAL EXPENSE 146,598 HILLSBOROUGH LEASEHOLD IMPROVEMENT 529,457 SPECIAL EVENT EXPENSES -270 BAD DEBT -54,227 FACILITY RENTAL EXPENSE -146,598 HILLSBOROUGH H LEASEHOLD IMPROVEMENT -529,457 SPECIAL EVENT EXPENSES 270

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No 1545-0047

2015

Open to Public Inspection

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.

▶ Attach to Form 990.

▶ Information about Schedule R (Form 990) and its instructions is at www.irs.gov/form990.

Department of the Treasury
Internal Revenue Service

Name of the organization
UNIVERSITY AREA COMMUNITY
DEVELOPMENT CORPORATION INC

Employer identification number

31-1624121

Part I Identification of Disregarded Entities Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) UACDC TAMPA PINES 14013 NORTH 22ND ST SUITE A TAMPA, FL 33613 46-1077490	LOW INCOME	FL	90,495	1,013,416	N/A
(2) UACDC PINES ONE LLC 14013 NORTH 22ND ST SUITE A TAMPA, FL 33613 46-1067929	LOW INCOME	FL	182,694	1,505,882	N/A

Part II Identification of Related Tax-Exempt Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
(1)USF AREA COMMUNITY CIVIC ASSOC 14013 NORTH 22ND ST SUITE B TAMPA, FL 33613 59-3110958	CIVIC ASSO	FL	501C 4	5	N/A		No

Part III Identification of Related Organizations Taxable as a Partnership Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

Part IV Identification of Related Organizations Taxable as a Corporation or Trust Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end- of-year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No

Part V Transactions With Related Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

- a** Receipt of **(i)** interest, **(ii)** annuities, **(iii)** royalties, or **(iv)** rent from a controlled entity
- b** Gift, grant, or capital contribution to related organization(s)
- c** Gift, grant, or capital contribution from related organization(s)
- d** Loans or loan guarantees to or for related organization(s)
- e** Loans or loan guarantees by related organization(s)

- f** Dividends from related organization(s)
- g** Sale of assets to related organization(s)
- h** Purchase of assets from related organization(s)
- i** Exchange of assets with related organization(s)
- j** Lease of facilities, equipment, or other assets to related organization(s)

- k** Lease of facilities, equipment, or other assets from related organization(s)
- l** Performance of services or membership or fundraising solicitations for related organization(s)
- m** Performance of services or membership or fundraising solicitations by related organization(s)
- n** Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)
- o** Sharing of paid employees with related organization(s)

- p** Reimbursement paid to related organization(s) for expenses
- q** Reimbursement paid by related organization(s) for expenses

- r** Other transfer of cash or property to related organization(s)
- s** Other transfer of cash or property from related organization(s)

	Yes	No
1a		No
1b		No
1c		No
1d		No
1e		No
1f		No
1g		No
1h		No
1i		No
1j		No
1k		No
1l		No
1m		No
1n	Yes	
1o		No
1p		No
1q		No
1r		No
1s		No

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)USF AREA COMMUNITY CIVIC ASSOC	N		SHARE FACILITIES

Part VII **Supplemental Information**

Provide additional information for responses to questions on Schedule R (see instructions)

Return Reference	Explanation
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