

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/form990

OMB No 1545-0047
2016
Open to Public Inspection

A For the 2016 calendar year, or tax year beginning 10-01-2016, and ending 09-30-2017

- B** Check if applicable
 Address change
 Name change
 Initial return
 Final
 Return/terminated
 Amended return
 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

D Employer identification number
31-1624121
E Telephone number
(813) 558-5212
G Gross receipts \$ 7,851,672

F Name and address of principal officer
SARAH COMBS
14013 NORTH 22ND STREET
TAMPA, FL 33613

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
If "No," attach a list (see instructions)
H(c) Group exemption number ▶

I Tax-exempt status 501(c)(3) 501(c) () ◀ (insert no) 4947(a)(1) or 527

J Website: ▶ WWW.UACDC.ORG

K Form of organization Corporation Trust Association 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

2 Check this box 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)	20
4 Number of independent voting members of the governing body (Part VI, line 1b)	20
5 Total number of individuals employed in calendar year 2016 (Part V, line 2a)	73
6 Total number of volunteers (estimate if necessary)	2,000
7a Total unrelated business revenue from Part VIII, column (C), line 12	24,358
7b Net unrelated business taxable income from Form 990-T, line 34	

	Revenue	
	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	5,878,641	5,814,190
9 Program service revenue (Part VIII, line 2g)	1,215,516	1,164,813
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	10,263	70,964
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	-30,919	661,681
12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	7,073,501	7,711,648
Expenses		
13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	2,288,531	1,723,722
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)	2,838,467	2,958,116
16a Professional fundraising fees (Part IX, column (A), line 11e)		0
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 223,032		
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	1,582,438	2,150,309
18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	6,709,436	6,832,147
19 Revenue less expenses Subtract line 18 from line 12	364,065	879,501
Net Assets or Fund Balances		
	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	10,567,593	11,404,300
21 Total liabilities (Part X, line 26)	3,009,498	2,966,704
22 Net assets or fund balances Subtract line 21 from line 20	7,558,095	8,437,596

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: *****
Date: 2018-03-23
SARAH COMBS EXEC DIRECTOR/CEO
Type or print name and title

Paid Preparer Use Only
Print/Type preparer's name: BYRON C SMITH CPA
Preparer's signature: BYRON C SMITH CPA
Date: 2018-03-27
Check if self-employed
PTIN: P00744293
Firm's name: ▶ GREGORY SHARER & STUART PA
Firm's EIN: ▶ 59-1850025
Firm's address: ▶ 100 2ND AVE SOUTH STE 600
Phone no: (727) 821-6161
SAINT PETERSBURG, FL 337014336

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 [X]

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 [X] 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 [X] 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 \$ 3,581,182 including grants of \$ 1,574,722) (Revenue \$)
See Additional Data

4b (Code) (Expenses \$ 341,625 including grants of \$) (Revenue \$ 265,101)
See Additional Data

4c (Code) (Expenses \$ 507,389 including grants of \$ 149,000) (Revenue \$)
See Additional Data

(Code) (Expenses \$ 1,764,139 including grants of \$) (Revenue \$ 1,538,335)
WORKFORCE DEVELOPMENT INVEST WORKFORCE PROGRAM IS TO ASSIST IN THE INDIVIDUALS/FAMILIES BY CONNECTING AND BUILDING KNOWLEDGE OF AND HOW TO ACCESS RESOURCE THAT WILL POSITIVELY CONTRIBUTE TO THEIR PERSONAL PLAN OF LONG TERM SELF-SUFFICIENCY THE COMMUNITY BASED WORKFORCE PROGRAM PROVIDES RESIDENTS (INCLUDING NON-FLUENT ENGLISH SPEAKERS) INTERNET ACCESS, TOOLS, INDUSTRY SPECIFIC TRAININGS AND PROGRAMS THEY NEED TO BEGIN AND COMPLETE A SUCCESSFUL JOB SEARCH EVEN THOSE WHO ARE EMPLOYED ARE ABLE TO ENHANCE THEIR SKILLS, WHICH WILL CONTRIBUTE TO OBTAINING BETTER JOBS AND/OR CAREER ADVANCEMENT UNIVERSITY AREA INVEST WORKFORCE PROVIDED ACCESS TO OUR COMPUTER LAB AND GUIDANCE 3,594 TIMES, 640 NEW RESIDENTS ACCESSED THE COMPUTER LAB RESOURCES OF WHICH 90% WERE FROM THE UNIVERSITY AREA, 10 VOCATIONAL SCHOLARSHIPS WERE GIVEN, PARTNERED WITH 3 COMMUNITY ORGANIZATIONS FOR SUPPORT, CONDUCTED 3,350 JOB SEARCHES, PROVIDED 244 MICROSOFT OFFICE CERTIFICATIONS AND 25 JOB READINESS AND SOFT SKILLS TRAININGS 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, LITERACY THROUGH READING BOOKS AND JOURNALING, VISUAL AND PERFORMING ART, MANDARIN CHINESE, BALLET, VIDEOGRAPHY, STEMS, AND FIELD TRIPS TO LOCAL MUSEUMS AND PARKS THE PROGRAM PARTNERS WITH UACDC'S GET MOVING PROGRAM GET MOVING IS ABOUT ENGAGING CHILDREN IN AGE APPROPRIATE SPORTS, WHILE PROVIDING THEM EDUCATIONAL INFORMATION AND WORKSHOPS TO PREVENT AND/OR REDUCE AT-RISK BEHAVIORS AND CHILDHOOD OBESITY AMONG THE UNDERSERVED OVER 250 CHILDREN, LIVING IN AT- RISK COMMUNITIES, ARE PROVIDED A SAFE, FUN AND EDUCATIONAL PROGRAM AT 3 CONVENIENT LOCATIONS, UNDER THE SUPERVISION OF ADULTS WHO GENUINELY CARE ABOUT THEM HARVEST HOPE CENTER THE HARVEST HOPE CENTER OFFERS A COMMUNITY KITCHEN AND EDUCATION CLASSROOM WHERE RESIDENTS CAN LEARN HOW TO PREPARE AND COOK DELICIOUS AND NUTRITIOUS MEALS FOR THEIR FAMILIES WITH A COMPLETE COMMERCIAL KITCHEN, COMMUNITY MEMBERS ARE WELCOME TO USE THE AMENITIES TO PREPARE HEALTHY FOOD AND ENJOY A MEAL IN THE CLASSROOM NUTRITION CLASSES AND WORKSHOPS ARE ALSO HELD AT THE CENTER WHERE RESIDENTS CAN LEARN MORE ABOUT HOLISTIC HEALTH THE KITCHEN IS A PLACE WHERE COMMUNITY MEMBERS COME TOGETHER TO LEARN ABOUT HOW TO GROW, BUY, PREPARE, COOK, AND EAT TOGETHER PARTICIPANTS WILL ALSO HAVE AN OPPORTUNITY TO LEARN MORE ABOUT THE COMMUNITY GARDEN THROUGH WEEKLY GARDENING CLASSES GOOD NUTRITION AND ACCESS TO HEALTHY FOOD IS THE KEY TO HEALTH AND HAPPINESS SO COMMUNITY MEMBERS CAN LIVE UP TO THEIR FULL POTENTIAL HARVEST HOPE GARDEN THE HARVEST HOPE GARDEN WAS CREATED TO PROVIDE RESIDENTS WITH THE OPPORTUNITY TO GROW THEIR OWN FRUITS AND VEGETABLES TO INCREASE ACCESS AND AFFORDABILITY OF ORGANIC PRODUCE LIMITED ACCESS TO HEALTHY FOODS IS A MAJOR BARRIER TO HEALTHY EATING FOR MOST OF OUR RESIDENTS IN THE UNIVERSITY AREA COMMUNITY THE GARDEN HOSTS UP TO 50 GARDENING CLASSES PER YEAR WHERE VOLUNTEERS CAN LEARN MORE ABOUT HEALTH AND NUTRITION AS THEY CONTINUALLY ATTEND CLASSES EACH WEEK IN ADDITION TO COMMUNITY ENGAGEMENT, THE GARDEN ALSO PARTNERS WITH LOCAL BUSINESSES AND STUDENTS TO ENRICH THE LEARNING EXPERIENCE AND FACILITATE DISCUSSIONS THAT COULD POTENTIALLY LEAD TO GREATER OPPORTUNITIES OUR GOAL IS TO ENGAGE 10 NEW PARTNERS EACH YEAR, SO WE CAN CONTINUE TO SHARE THE ORGANIZATION'S MISSION AND ENGAGE STAKEHOLDERS IN MAKING A POSITIVE IMPACT ON THE COMMUNITY TO DATE, THE HARVEST HOPE GARDEN HAS AN AVERAGE OF 57 VOLUNTEERS PER MONTH WITH AN AVERAGE HARVEST OF 93 LBS PER MONTH WITH A TOTAL OF OVER 300 FAMILIES BENEFITING FROM HEALTHY ORGANIC PRODUCE FROM THE GARDEN IN THEIR VERY OWN COMMUNITY SOME OF THE PRODUCE GROWN IN THE GARDEN INCLUDES BROCCOLI, CARROTS, SPINACH, GREEN BEANS, OKRA, BEETS, CILANTRO, BASIL, TURNIPS, RED CABBAGE, GREEN CABBAGE, RED RUSSIAN KALE, LACINATO KALE, BLUE CURLED LEAF KALE, BLACK SEED SIMPSON LETTUCE, RED SALAD BOWL LETTUCE, RED SAIL LETTUCE, FRECKLED LETTUCE, CHRYSANTHEMUM GREENS, JERICHO ROMAINE, ROQUETTE ARUGULA, MUSTARD GREENS, COLLARD GREENS, CILANTRO, GREEN ONIONS, STAR FRUIT, RASPBERRIES, BLACKBERRIES, AND MORE SEASONAL SELECTIONS GET MOVING UACDC'S GET MOVING PROGRAM IS A WELLNESS PROGRAM THAT FOCUSES ON VARIOUS ASPECTS OF AN INDIVIDUAL'S HEALTH PHYSICAL, EMOTIONAL, MENTAL, NUTRITIONAL AND/ OR SPIRITUAL THE PROGRAM'S MAIN FOCUS IS ON IMPROVING THE HEALTH OF ALL COMMUNITY RESIDENTS, ESPECIALLY IN THE UNIVERSITY AREA, BY OFFERING HEALTHY ACTIVITIES THROUGH ORGANIZED SPORTS, EDUCATIONAL CLASSES, WORKSHOPS, WEBINARS AND NUTRITION CLASSES INDIVIDUALS ARE ASSESSED AND RECEIVE THEIR PERSONAL TRACKING FORM THAT HELPS THEM MONITOR THEIR SELECTED ACTIVITIES AND INDIVIDUALIZED GOALS THE GET MOVING PROGRAM SUPPORTS A COMMUNITY'S DESIRE FOR SELF-SUFFICIENCY BY MAINTAINING A HEALTHY LIFESTYLE IN THE PAST THREE YEARS, GET MOVING HAS SERVED OVER 7,575 PARTICIPANTS PROMOTING PHYSICAL EDUCATION AND SOCIAL DEVELOPMENT INFUSING HEALTH EFFICIENCIES, ENHANCING THE QUALITY OF LIFE AND EDUCATION ON VARIOUS HEALTH AND WELLNESS ISSUES 1,700 INDIVIDUALS HAVE BEEN SERVED WITH OUR EXERCISE AND FITNESS CLASSES (YOGA, P90X, BOOT CAMP AND ZUMBA) 800 INDIVIDUALS TOOK PART IN OUR GARDENING EDUCATION AND NUTRITION CLASSES AT HARVEST HOPE PARK (A 7-ACRE FRIENDLY SPACE FOR RESIDENTS THAT ENCOURAGES FAMILY PLAY, HEALTHY EATING, ENVIRONMENTAL SUSTAINABILITY, EDUCATION AND COMMUNITY INTERACTIONS) 5,075 INDIVIDUALS HAVE TAKEN PART IN OUR SPORTS LEAGUES FOR YOUTH AND ADULTS BLOCK-BY-BLOCK IN AUGUST OF 2017, THE BLOCK-BY-BLOCK PROGRAM WAS PILOTTED WITH 2 FAMILIES BLOCK-BY-BLOCK IS AN INITIATIVE DESIGNED TO FURTHER THE UNIVERSITY AREA CDC'S REACH INTO THE COMMUNITY BY BUILDING MEANINGFUL RELATIONSHIPS WITH RESIDENTS AND ASSISTING RESIDENTS TO IMPROVE THEIR LIVES THIS COMMUNITY DEVELOPMENT PROGRAM IS DESIGNED TO IDENTIFY NEIGHBORHOOD SEGMENTS IN NEED OF SUPPORT, CONDUCT NEEDS ASSESSMENTS WITHIN THAT PARTICULAR BLOCK, AND IMPLEMENT PROJECTS AND RESOURCE CONNECTIONS TO ADDRESS THE PARTICULAR NEED AT BOTH THE INDIVIDUAL AND COMMUNITY LEVEL OFTEN, NEIGHBORS MAY HAVE SIMILAR CHALLENGES REGARDING COMMUNITY INFRASTRUCTURE, HIGH CRIME, LACK OF TRANSPORTATION, LACK OF CLEAN WATER, AND OTHER ISSUES ONCE IDENTIFIED, THESE CHALLENGES CAN BE RESPONDED TO IN A REAL AND HOLISTIC WAY THAT SUPPORTS THE PROSPERITY OF AN ENTIRE BLOCK OF RESIDENTS RATHER THAN JUST A FEW THE PROGRAM RUNS FOR 10 WEEKS, DURING WHICH PARTICIPATING RESIDENTS ARE PAIRED WITH VOLUNTEER "CONNECTORS" WHO HELP TO IDENTIFY AREAS OF NEED, AND CONNECT THE RESIDENT TO COMMUNITY RESOURCES AND ITEMS OF ASSISTANCE LEADERS COLLECTIVE THE UNIVERSITY AREA LEADERS COLLECTIVE IS A GROUP OF RESIDENTS AND DEVELOPING LEADERS FROM THE UNIVERSITY AREA COMMUNITY THE GOALS OF THE LEADERS COLLECTIVE ARE TO BRING TOGETHER COMMUNITY RESIDENTS WITH A DESIRE TO EFFECT POSITIVE CHANGE, DEVELOP THEIR GROWTH THROUGH A SERIES OF PERSONAL AND PROFESSIONAL DEVELOPMENT TRAININGS, AND PROVIDE THEM WITH STAFF SUPPORT AND RESOURCES TO PUT THEIR COMMUNITY CHANGE IDEAS INTO ACTION MEMBERS OF THE LEADERS COLLECTIVE ALSO HAVE THE OPPORTUNITY TO SERVE AS PARTNER LEADERS IN MANY OF THE UACDC INITIATIVES INCLUDING PROGRAMMING, INTERNAL COMMITTEES, COMMUNITY ENGAGEMENT, SURVEYING, PUBLIC PRESENTATIONS, AND CO-FACILITATING COMMUNITY FORUMS AND FOCUS GROUPS IN YEAR 2016-2017, 8 MEETINGS WERE HELD, AND A TOTAL OF 16 MEMBERS ENROLLED

4d Other program services (Describe in Schedule O)
(Expenses \$ 1,764,139 including grants of \$) (Revenue \$ 1,538,335)

4e Total program service expenses 6,194,335

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>		No
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

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question ID, Question Text, Yes, No. Rows include 20a-24d, 25a-25b, 26-27, 28a-28c, 29-31, 32-34, 35a-35b, 36-37, 38.

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 ID, question text, and Yes/No response boxes. Includes sections for backup withholding, employee reporting, foreign accounts, prohibited transactions, charitable contributions, and organizational details.

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 (20); 1b Enter the number of voting members included in line 1a, above, who are independent (20); 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? (No); 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? (No); 4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed? (No); 5 Did the organization become aware during the year of a significant diversion of the organization's assets? (No); 6 Did the organization have members or stockholders? (No); 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? (No); 7b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body? (No); 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following: a The governing body? (Yes); b Each committee with authority to act on behalf of the governing body? (Yes); 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 (No)

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? (No); 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? (Yes); 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 (Yes); 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts? (Yes); 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done (Yes); 13 Did the organization have a written whistleblower policy? (Yes); 14 Did the organization have a written document retention and destruction policy? (Yes); 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? a The organization's CEO, Executive Director, or top management official (Yes); b Other officers or key employees of the organization (Yes); If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions); 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? (No); 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 (FL); 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: [X] Own website, [X] Another's website, [X] Upon request, [] Other (explain in Schedule O); 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 (ROB ZIMPRICH CPA 14013 NORTH 22ND STREET TAMPA, FL 33613 (813) 558-5212)

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 CHAIRMA	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) RICHARD BERMAN DIRECTOR	1 00	X					0	0	0	
(6) JOSEPH CAETANO DIRECTOR	1 00	X					0	0	0	
(7) DIMA DIDENKO DIRECTOR	1 00	X					0	0	0	
(8) JO EASTON DIRECTOR	1 00	X					0	0	0	
(9) GREG HORWEDEL DIRECTOR	1 00	X					0	0	0	
(10) PATRICE GINGRAS DIRECTOR	1 00	X					0	0	0	
(11) PHILLIP RUSSO DIRECTOR	1 00	X					0	0	0	
(12) FRANCIS JOSEPH DIRECTOR	1 00	X					0	0	0	
(13) LEON PAIGE DIRECTOR	1 00	X					0	0	0	
(14) K C POULIN DIRECTOR	1 00	X					0	0	0	
(15) MARK SHARPE DIRECTOR	1 00	X					0	0	0	
(16) DARLENE STAUNKO DIRECTOR	1 00	X					0	0	0	
(17) RENA UPSHAW-FRAZIER 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			
(18) MAJ SCOTT WELLINGER DIRECTOR	1 00	X						0	0	0
(19) MAJ DAVID FLEET DIRECTOR	1 00	X						0	0	0
(20) VASTI TORRES DIRECTOR	1 00	X						0	0	0
(21) SARAH COMBS EXEC DIRECTO	50 00			X				159,238	0	4,293
(22) ROB ZIMPRICH CPA CFO	50 00			X				92,569	0	0
(23) NESTOR ORTIZ COO	50 00			X				91,931	0	2,758
1b Sub-Total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								343,738		7,051

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>	Yes	
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	207,537

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 ► **1**

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	85,587				
	b Membership dues	1b					
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e	5,445,652				
	f All other contributions, gifts, grants, and similar amounts not included above	1f	282,951				
	g Noncash contributions included in lines 1a-1f \$ _____		569,547				
	h Total. Add lines 1a-1f		5,814,190				
Program Service Revenue		Business Code					
	2a LOW INCOME HOUSING		899,712	899,712			
	b FACILITY REVENUE		265,101	265,101			
	c _____						
	d _____						
	e _____						
	f All other program service revenue						
g Total. Add lines 2a-2f		1,164,813					
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		69,664			69,664	
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
	6a Gross rents	(i) Real	(ii) Personal				
			164,382				
		b Less rental expenses	140,024				
		c Rental income or (loss)	24,358				
	d Net rental income or (loss)			24,358		24,358	
	7a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
				1,300			
		b Less cost or other basis and sales expenses					
		c Gain or (loss)		1,300			
	d Net gain or (loss)			1,300		1,300	
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18	a					
	b Less direct expenses	b					
c Net income or (loss) from fundraising events							
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 SETTLEMENT PROCEEDS		560,926	560,926				
b MISCELLANEOUS REVENUE		73,920	73,920				
c VENDING MACHINE INCOME		2,477	2,477				
d All other revenue							
e Total. Add lines 11a-11d		637,323					
12 Total revenue. See Instructions		7,711,648	1,802,136	24,358		70,964	

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

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.				
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21.	1,723,722	1,723,722		
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, line 15 and 16.				
4 Benefits paid to or for members.				
5 Compensation of current officers, directors, trustees, and key employees.	350,789	299,229	51,560	
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.	2,021,054	1,935,144		85,910
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions).	28,232	26,491	-53	1,794
9 Other employee benefits.	379,309	356,580	1,443	21,286
10 Payroll taxes.	178,732	170,748	1,407	6,577
11 Fees for services (non-employees)				
a Management.				
b Legal.	152,898	7,697	145,201	
c Accounting.	38,115	36,998	615	502
d Lobbying.	93,333		93,333	
e Professional fundraising services. See Part IV, line 17.				
f Investment management fees.	6,154		6,154	
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O).	103,992	58,874	278	44,840
12 Advertising and promotion.	48,805	6,251	2,995	39,559
13 Office expenses.	41,729	36,652	4,320	757
14 Information technology.	59,115	54,927	798	3,390
15 Royalties.				
16 Occupancy.	424,035	422,409	918	708
17 Travel.				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials.				
19 Conferences, conventions, and meetings.	20,847	10,339	10,373	135
20 Interest.	22,570	22,570		
21 Payments to affiliates.				
22 Depreciation, depletion, and amortization.	273,627	273,019	608	
23 Insurance.	104,475	101,151	2,423	901
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 OTHER PROGRAM SERVICES	422,564	322,400	85,836	14,328
b SECURITY	217,562	217,562		
c EQUIPMENT EXPENSE	69,464	67,854	1,248	362
d VEHICLES EXPENSE	29,913	27,213	2,509	191
e All other expenses	21,111	16,505	2,814	1,792
25 Total functional expenses. Add lines 1 through 24e.	6,832,147	6,194,335	414,780	223,032
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 IX

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	272	1	522
	2 Savings and temporary cash investments	4,759,690	2	4,346,303
	3 Pledges and grants receivable, net		3	596,972
	4 Accounts receivable, net	11,231	4	160,834
	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	90,755	9	102,992
	10a Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10,076,097		
	b Less accumulated depreciation	3,880,771		
		5,697,197	10c	6,195,326
	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	8,448	15	1,351	
16 Total assets. Add lines 1 through 15 (must equal line 34)	10,567,593	16	11,404,300	
Liabilities	17 Accounts payable and accrued expenses	485,723	17	444,944
	18 Grants payable		18	
	19 Deferred revenue	49,087	19	47,072
	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	3,009,498	26	2,966,704
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	7,328,963	27	8,208,464
	28 Temporarily restricted net assets	229,132	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	7,558,095	33	8,437,596	
34 Total liabilities and net assets/fund balances	10,567,593	34	11,404,300	

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	7,711,648
2	Total expenses (must equal Part IX, column (A), line 25)	2	6,832,147
3	Revenue less expenses Subtract line 2 from line 1	3	879,501
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	7,558,095
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	
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	8,437,596

Part XII Financial Statements and Reporting

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

		Yes	No
<p>1 Accounting method used to prepare the Form 990 <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____</p> <p>If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O</p>			
<p>2a Were the organization's financial statements compiled or reviewed by an independent accountant?</p> <p>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</p> <p><input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis</p>	2a		No
<p>b Were the organization's financial statements audited by an independent accountant?</p> <p>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</p> <p><input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis</p>	2b	Yes	
<p>c 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?</p> <p>If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O</p>	2c	Yes	
<p>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?</p>	3a	Yes	
<p>b 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</p>	3b	Yes	

Additional Data

Software ID:

Software Version:

EIN: 31-1624121

Name: UNIVERSITY AREA COMMUNITY
DEVELOPMENT CORPORATION INC

Form 990 (2016)

Form 990, Part III, Line 4a:

PRODIGY CULTURAL ARTS PROGRAM LAUNCHED IN 2000, PRODIGY IS A RESEARCH-BASED PREVENTION AND DIVERSION PROGRAM FOR AT-RISK YOUTH AGES 6 -18
PRODIGY SERVES OVER 1000 YOUTH AND FAMILIES EACH YEAR THROUGHOUT WEST CENTRAL FLORIDA AND SINCE ITS INCEPTION CLOSE TO 30,000 YOUTH HAVE
PARTICIPATED PRODIGY USES VISUAL AND PERFORMING ARTS AS A WAY TO REACH YOUTH WHO ARE AT RISK FOR ENTERING THE JUVENILE JUSTICE SYSTEM OR WHO
HAVE BEEN DIVERTED OR ADJUDICATED FROM THE SYSTEM DATA FROM THE FLORIDA DEPARTMENT OF JUVENILE JUSTICE REPORTS THAT 95% OF PRODIGY
PARTICIPANTS DO NOT GET IN TROUBLE WITH THE SYSTEM AND 90% IF THEY HAVE BEEN IN TROUBLE DO NOT RECIDIVATE (CONTINUED ON SCHEDULE O)
(CONTINUED FROM PAGE 2, PART III, LINE 4 A) PRODIGY'S LIFE SKILLS INFUSED ARTS CLASSES HELP YOUTH GAIN SELF-CONFIDENCE, MANAGE CONFLICT PEACEFULLY,
EFFECTIVELY PROBLEM SOLVE AND DEVELOP LEADERSHIP POTENTIAL THE PROGRAM HAS BEEN CREATED BASED ON PROVEN RESEARCH THAT YOUTH INVOLVED IN THE
ARTS ARE MORE LIKELY TO STAY OUT OF TROUBLE, DO BETTER IN SCHOOL AND POSITIVELY CONTRIBUTE TO THEIR COMMUNITIES

Form 990, Part III, Line 4b:

AFFORDABLE HOUSING WORKING TO DEVELOP, FINANCE AND OPERATE AFFORDABLE, PROGRAM-ENRICHED HOUSING FOR FAMILIES, VETERANS AND SENIORS WHO LACK THE ECONOMIC RESOURCES TO ACCESS QUALITY SAFE HOUSING OPPORTUNITIES THE PROGRAM SERVES OVER 40 AMI FAMILIES THROUGH SAFE & SOUND HOUSING, PROVIDES WRAP-AROUND SERVICES TO 25% OF RESIDENTS AND AVERAGES A 90% OCCUPANCY RATE

Form 990, Part III, Line 4c:

STEPS FOR SUCCESS 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 (CONTINUED ON SCHEDULE O) (CONTINUED FROM PAGE 2, PART III, LINE 4C) THE PROGRAM NAVIGATES PARTICIPANTS THROUGH THEIR PLAN WITH THE HELP OF PARTNER RESOURCES AND OTHER SERVICES IT COST THE STATE OVER 31,000 TO ASSIST 1 HOMELESS PERSON WITHOUT ANY SUPPORT SERVICES IT COST STEPS A LITTLE UNDER 5,000 TO PREVENT HOMELESSNESS FOR A FAMILY OF 3 WITH TARGETED, PERSON-CENTERED WRAPAROUND SERVICE FAMILIES GENERALLY ENTER THE PROGRAM WITH INCOME AT OR BELOW THE FEDERAL POVERTY GUIDELINE THE COMBINED YEARLY INCOME FOR LAST YEAR'S 12 GRADUATES WAS 421,147 LAST YEAR STEPS SERVED A TOTAL OF 125 FAMILIES WHICH TRANSLATES TO APPROXIMATELY 375 INDIVIDUALS

SCHEDULE A
(Form 990 or 990-EZ)

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.

2016

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 12, 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)**. (Attach Schedule E (Form 990 or 990-EZ))
- 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)**. Enter the hospital's name, city, and state _____
- 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)**. (Complete Part II)
- 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)**. (Complete Part II)
- 8 A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)
- 9 An agricultural research organization described in **170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture See instructions Enter the name, city, and state of the college or university _____
- 10 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—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2)**. (Complete Part III)
- 11 An organization organized and operated exclusively to test for public safety See **section 509(a)(4)**.
- 12 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 described in **section 509(a)(1)** or **section 509(a)(2)**. See **section 509(a)(3)**. Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**
 - 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) _____

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
Total						

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, 8, or 9 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)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
1	Gifts, grants, contributions, and membership fees received (Do not include any "unusual grant.")						
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)2012	(b)2013	(c)2014	(d)2015	(e)2016	(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 2016 (line 6, column (f) divided by line 11, column (f))	14	
15	Public support percentage for 2015 Schedule A, Part II, line 14	15	
16a	33 1/3% support test—2016. 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—2015. 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—2016. 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—2015. 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 10 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)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
1	Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	4,613,531	4,123,240	5,952,022	5,878,641	5,814,190	26,381,624
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	1,206,543	1,144,440	1,190,918	1,260,585	1,802,136	6,604,622
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	5,820,074	5,267,680	7,142,940	7,139,226	7,616,326	32,986,246
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.)						32,986,246

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶		(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
9	Amounts from line 6	5,820,074	5,267,680	7,142,940	7,139,226	7,616,326	32,986,246
10a	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	3,896	3,856	9,201	10,263	69,664	96,880
b	Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975		115,227	99,565	106,832	19,854	341,478
c	Add lines 10a and 10b	3,896	119,083	108,766	117,095	89,518	438,358
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.)	5,823,970	5,386,763	7,251,706	7,256,321	7,705,844	33,424,604
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 ▶ <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

15	Public support percentage for 2016 (line 8, column (f) divided by line 13, column (f))	15	98.690 %
16	Public support percentage from 2015 Schedule A, Part III, line 15	16	98.890 %

Section D. Computation of Investment Income Percentage

17	Investment income percentage for 2016 (line 10c, column (f) divided by line 13, column (f))	17	1.000 %
18	Investment income percentage from 2015 Schedule A, Part III, line 17	18	1.000 %
19a	33 1/3% support tests—2016. 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 ▶ <input checked="" type="checkbox"/>		
b	33 1/3% support tests—2015. 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 ▶ <input type="checkbox"/>		
20	Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ <input type="checkbox"/>		

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d 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? 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.		
	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).		
	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer (b) and (c) below.		
	3a		
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)? If "Yes," describe in Part VI when and how the organization made the determination.		
	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in Part VI what controls the organization put in place to ensure such use.		
	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.		
	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? 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.		
	4b		
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)? 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.		
	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? 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).		
	5a		
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?		
	5b		
c	Substitutions only. Was the substitution the result of an event beyond the organization's control?		
	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in Part VI .		
	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
	8		
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))? If "Yes," provide detail in Part VI .		
	9a		
b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in Part VI .		
	9b		
c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI .		
	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer line 10b below.		
	10a		
b	Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)		
	10b		

Part IV Supporting Organizations (continued)

		Yes	No
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>		

Section B. Type I Supporting Organizations

		Yes	No
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? <i>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.</i>		
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? <i>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.</i>		

Section C. Type II Supporting Organizations

		Yes	No
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)? <i>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).</i>		

Section D. All Type III Supporting Organizations

		Yes	No
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, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) 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? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
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? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		

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	<input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c	<input type="checkbox"/> 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? <i>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.</i>		
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? <i>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.</i>		
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? <i>Provide details in Part VI.</i>		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

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 <input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)		

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 2016 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-2016	(iii) Distributable Amount for 2016
1 Distributable amount for 2016 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2016 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2016			
a			
b			
c From 2013.			
d From 2014.			
e From 2015.			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2016 distributable amount			
i Carryover from 2011 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2016 from Section D, line 7			
a Applied to underdistributions of prior years			
b Applied to 2016 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2016, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2016 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 Excess distributions carryover to 2017. Add lines 3j and 4c			
8 Breakdown of line 7			
a			
b Excess from 2013.			
c Excess from 2014.			
d Excess from 2015.			
e Excess from 2016.			

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)

Political Campaign and Lobbying Activities

OMB No 1545-0047

2016

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.

Department of the Treasury
Internal Revenue Service

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
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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)	160,000													
c Total lobbying expenditures (add lines 1a and 1b)	160,000													
d Other exempt purpose expenditures	6,767,143													
e Total exempt purpose expenditures (add lines 1c and 1d)	6,927,143													
f Lobbying nontaxable amount Enter the amount from the following table in both columns	496,357													
<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)	124,089													
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?														

Yes No

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) 2013	(b) 2014	(c) 2015	(d) 2016	(e) Total
2a Lobbying nontaxable amount	372,341	430,837	472,946	496,357	1,772,481
b Lobbying ceiling amount (150% of line 2a, column(e))					2,658,722
c Total lobbying expenditures	154,999	173,331	146,667	160,000	634,997
d Grassroots nontaxable amount	93,085	107,709	118,237	124,089	443,120
e Grassroots ceiling amount (150% of line 2d, column (e))					664,680
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 1i 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).	2a	
a	Current year	2b	
b	Carryover from last year	2c	
c	Total	3	
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	4	
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?	5	
5	Taxable amount of lobbying and political expenditures (see instructions)		

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
2016
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	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d

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? Yes No

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? Yes No
- b** If "Yes," explain the arrangement in Part XIII and complete the following table
- | | Amount |
|--|--------|
| 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? Yes No
- b** If "Yes," explain the arrangement in Part XIII Check here if the explanation has been provided in Part XIII

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

	(a)Current year	(b)Prior year	(c)Two years back	(d)Three years back	(e)Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g 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 | Yes | No |
| 3a(i) | | |
| (ii) related organizations | | |
| 3a(ii) | | |
| b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R? | | |
| 3b | | |
- 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' on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		1,332,808		1,332,808
b Buildings		5,454,320	1,124,645	4,329,675
c Leasehold improvements		2,019,468	1,677,538	341,930
d Equipment		1,080,116	968,472	111,644
e Other		189,385	110,116	79,269
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c)) . . . ▶				6,195,326

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 _____		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
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
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
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
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
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.

(a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
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	7,817,286
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	84,316	
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII)	2d	164,023	
e	Add lines 2a through 2d		2e	248,339
3	Subtract line 2e from line 1		3	7,568,947
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	142,701	
c	Add lines 4a and 4b		4c	142,701
5	Total revenue Add lines 3 and 4c . (This must equal Form 990, Part I, line 12)		5	7,711,648

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	6,937,785
2	Amounts included on line 1 but not on Form 990, Part IX, line 25			
a	Donated services and use of facilities	2a	84,316	
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII)	2d	164,023	
e	Add lines 2a through 2d		2e	248,339
3	Subtract line 2e from line 1		3	6,689,446
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	142,701	
c	Add lines 4a and 4b		4c	142,701
5	Total expenses Add lines 3 and 4c . (This must equal Form 990, Part I, line 18)		5	6,832,147

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 24,000 FACILITY RENTAL EXPENSE 140,023

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XI, LINE 4B	SETTLEMENT LEGAL EXPENSE 142,701

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XII, LINE 2D	BAD DEBT 24,000 FACILITY RENTAL EXPENSE 140,023

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XII, LINE 4B	SETTLEMENT LEGAL EXPENSE 142,701

Supplemental Information

Return Reference	Explanation
<p>SCHEDULE D, PAGE 4, PART XIII</p>	<p>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 2030 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 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 2030 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 LOAN 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 2042 FOR THE YEAR ENDED SEPTEMBER 30, 2017, NO PRINCIPAL PAYMENT WAS MADE AS THE PROJECT HAD NO AVAILABLE CASH FLOW THE MORTGAGE IS COLLATERALIZED BY THE PINES 1 APARTMENTS, WHICH WAS SUBSEQUENTLY RENAMED GOLDEN PALMS RESTRICTIONS ON THE PROPERTY BY THE LENDER</p>

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PAGE 4, PART XIII	R 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

**Schedule I
(Form 990)**

Department of the
Treasury
Internal Revenue Service

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

OMB No 1545-0047
2016
**Open to Public
Inspection**

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? Yes No
- 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.

(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
--	---------	-------------------------------	--------------------------	-----------------------------------	---	--	------------------------------------

See Additional Data Table

(1)							
(2)							
(3)							
(4)							
(5)							
(6)							
(7)							
(8)							
(9)							
(10)							
(11)							
(12)							

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table ▶ _____ 14

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
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					

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	283,062				PRODIGY
FLORIDA INSTITUTE OF COMMUNITY STUDIES 6704 HANLEY ROAD TAMPA, FL 33634	59-3712006	501C3	203,720				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	198,500				PRODIGY
SAINT LEO UNIVERSITY PO BOX 6665 SAINT LEO, FL 33574	59-1237047	501C3	188,342				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
BOYS & GIRLS CLUB- LACOOCHEE 1307 N MACDILL AVENUE TAMPA, FL 33607	59-0624368	501C3	142,219				PRODIGY
BOYS & GIRLS CLUB- BRANDON 1307 N MACDILL AVENUE TAMPA, FL 33607	59-0624368	501C3	110,874				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 LAKE LAND 3330 WINTER LAKE RD LAKE LAND, FL 33803	59-3427535	501C3	99,938				PRODIGY
EDUCATION FOUNDATION - OSCEOLA 2310 NEW BEGINNINGS ROAD STE 118 KISSIMMEE, FL 34744	59-2960396	501C3	96,093				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
HEARTLAND FOR CHILDREN 1239 EAST MAIN STREET BARTOW, FL 33830	02-0619609	501C3	89,700				PRODIGY
CROSSOVER CHURCH 8870 NORTH HIMES AVE STE 654 TAMPA, FL 33614	05-0535890	501C3	83,750				STEPS

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
TAMPA HOUSING AUTHORITY 5301 WEST CYPRESS STREET TAMPA, FL 33607	20-3350724	501C3	80,718				PRODIGY
GIRLS INC OF LAKELAND PO BOX 1975 LAKELAND, FL 33802	23-7101551	501C3	76,556				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
TEMPLE TERRACE UNITED METHODIST CHURCH 5030 EAST BUSCH BOULEVARD TAMPA, FL 33617	59-6045231	501C3	34,250				STEPS
POSITIVE SPIN 5118 NORTH 56TH ST STE 224 TAMPA, FL 33610	80-0167391	501C3	31,000				STEPS

Schedule J
(Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

OMB No 1545-0047

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
 ▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 23.**
 ▶ **Attach to Form 990.**

2015
Open to Public Inspection

▶ **Information about Schedule J (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 Questions Regarding Compensation

	Yes	No
<p>1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.</p> <p> <input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax idemnification and gross-up payments <input type="checkbox"/> Discretionary spending account <input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef) </p>		
<p>b If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain.</p>	1b	
<p>2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked in line 1a?</p>	2	
<p>3 Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.</p> <p> <input type="checkbox"/> Compensation committee <input type="checkbox"/> Independent compensation consultant <input type="checkbox"/> Form 990 of other organizations <input type="checkbox"/> Written employment contract <input type="checkbox"/> Compensation survey or study <input type="checkbox"/> Approval by the board or compensation committee </p>		
<p>4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a with respect to the filing organization or a related organization:</p> <p>a Receive a severance payment or change-of-control payment?</p>	4a	No
<p>b Participate in, or receive payment from, a supplemental nonqualified retirement plan?</p>	4b	No
<p>c Participate in, or receive payment from, an equity-based compensation arrangement?</p> <p>If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.</p>	4c	No
<p>Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.</p> <p>5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:</p> <p>a The organization?</p>	5a	No
<p>b Any related organization?</p> <p>If "Yes," on line 5a or 5b, describe in Part III.</p>	5b	No
<p>6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:</p> <p>a The organization?</p>	6a	No
<p>b Any related organization?</p> <p>If "Yes," on line 6a or 6b, describe in Part III.</p>	6b	No
<p>7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III.</p>	7	No
<p>8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.</p>	8	No
<p>9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?</p>	9	

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

Note. The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
1 SARAH COMBS EXEC DIRECTOR/CEO	(i)	144,038 -----	15,200 -----	-----	4,293 -----	-----	163,531 -----	-----
	(ii)							

Part III **Supplemental Information**

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Return Reference	Explanation
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Schedule L (Form 990 or 990-EZ)

Transactions with Interested Persons

OMB No 1545-0047

Complete if the organization answered "Yes" on Form 990, Part IV, lines 25a, 25b, 26, 27, 28a, 28b, or 28c, or Form 990-EZ, Part V, line 38a or 40b.

Attach to Form 990 or Form 990-EZ.

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

2016

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 Excess Benefit Transactions (section 501(c)(3), section 501(c)(4), and 501(c)(29) organizations only)

Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b

Table with 5 main columns: (a) Name of disqualified person, (b) Relationship between disqualified person and organization, (c) Description of transaction, (d) Corrected? (Yes/No)

2 Enter the amount of tax incurred by organization managers or disqualified persons during the year under section 4958 \$
3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization \$

Part II Loans to and/or From Interested Persons.

Complete if the organization answered "Yes" on Form 990-EZ, Part V, line 38a, or Form 990, Part IV, line 26, or if the organization reported an amount on Form 990, Part X, line 5, 6, or 22

Table with 9 main columns: (a) Name of interested person, (b) Relationship with organization, (c) Purpose of loan, (d) Loan to or from the organization (To/From), (e) Original principal amount, (f) Balance due, (g) In default? (Yes/No), (h) Approved by board or committee? (Yes/No), (i) Written agreement? (Yes/No)

Total \$

Part III Grants or Assistance Benefiting Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

Table with 5 main columns: (a) Name of interested person, (b) Relationship between interested person and the organization, (c) Amount of assistance, (d) Type of assistance, (e) Purpose of assistance

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	207,537	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)**

Noncash Contributions

OMB No 1545-0047

2016

▶ **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**

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 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	X	1	104,952	FMV
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ▶ (PAVILLON)	X	1	449,817	FMV
26 Other ▶ (SUPPLIES)	X	1	14,778	FMV
27 Other ▶ (_____)				
28 Other ▶ (_____)				

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

29

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?

	Yes	No
30a		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?

31	Yes	
----	-----	--

32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?

32a		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~~Name of the organization
UNIVERSITY AREA COMMUNITY
DEVELOPMENT CORPORATION INC**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

2016**Open to Public
Inspection****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 4A	(CONTINUED FROM PAGE 2, PART III, LINE 4 A) PRODIGY'S LIFE SKILLS INFUSED ARTS CLASSES HELP YOUTH GAIN SELF-CONFIDENCE, MANAGE CONFLICT PEACEFULLY, EFFECTIVELY PROBLEM SOLVE AND DEVELOP LEADERSHIP POTENTIAL THE PROGRAM HAS BEEN CREATED BASED ON PROVEN RESEARCH THAT YOUTH INVOLVED IN THE ARTS ARE MORE LIKELY TO STAY OUT OF TROUBLE, DO BETTER IN SCHOOL AND POSITIVELY CONTRIBUTE TO THEIR COMMUNITIES

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 2, PART III, LINE 4C	(CONTINUED FROM PAGE 2, PART III, LINE 4C) THE PROGRAM NAVIGATES PARTICIPANTS THROUGH THEIR PLAN WITH THE HELP OF PARTNER RESOURCES AND OTHER SERVICES IT COST THE STATE OVER 31,000 TO ASSIST 1 HOMELESS PERSON WITHOUT ANY SUPPORT SERVICES IT COST STEPS A LITTLE UNDER 5,000 TO PREVENT HOMELESSNESS FOR A FAMILY OF 3 WITH TARGETED, PERSON-CENTERED WRAPAROUND SERVICE FAMILIES GENERALLY ENTER THE PROGRAM WITH INCOME AT OR BELOW THE FEDERAL POVERTY GUIDELINE THE COMBINED YEARLY INCOME FOR LAST YEAR'S 12 GRADUATES WAS 421,147 LAST YEAR STEPS SERVED A TOTAL OF 125 FAMILIES WHICH TRANSLATES TO APPROXIMATELY 375 INDIVIDUALS

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 2, PART III, LINE 4D	<p>WORKFORCE DEVELOPMENT INVEST WORKFORCE PROGRAM IS TO ASSIST IN THE INDIVIDUALS/FAMILIES BY CONNECTING AND BUILDING KNOWLEDGE OF AND HOW TO ACCESS RESOURCE THAT WILL POSITIVELY CONTRIBUTE TO THEIR PERSONAL PLAN OF LONG TERM SELFSUFFICIENCY THE COMMUNITY BASED WORKFORCE PROGRAM PROVIDES RESIDENTS (INCLUDING NON-FLUENT ENGLISH SPEAKERS) INTERNET ACCESS, TOOLS, INDUSTRY SPECIFIC TRAININGS AND PROGRAMS THEY NEED TO BEGIN AND COMPLETE A SUCCESSFUL JOB SEARCH EVEN THOSE WHO ARE EMPLOYED ARE ABLE TO ENHANCE THEIR SKILLS, WHICH WILL CONTRIBUTE TO OBTAINING BETTER JOBS AND/OR CAREER ADVANCEMENT UNIVERSITY AREA INVEST WORKFORCE PROVIDED ACCESS TO OUR COMPUTER LAB AND GUIDANCE 3,594 TIMES, 640 NEW RESIDENTS ACCESSED THE COMPUTER LAB RESOURCES OF WHICH 90% WERE FROM THE UNIVERSITY AREA, 10 VOCATIONAL SCHOLARSHIPS WERE GIVEN, PARTNERED WITH 3 COMMUNITY ORGANIZATIONS FOR SUPPORT, CONDUCTED 3,350 JOBS RESEARCHES, PROVIDED 244 MICROSOFT OFFICE CERTIFICATIONS AND 25 JOB READINESS AND SOFT SKILLS TRAININGS 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, LITERACY THROUGH READING BOOKS AND JOURNALING, VISUAL AND PERFORMING ART, MANDARIN CHINESE, BALLET, VIDEOGRAPHY, STEMS, AND FIELD TRIPS TO LOCAL MUSEUMS AND PARKS THE PROGRAM PARTNERS WITH UACDC'S GET MOVING PROGRAM GET MOVING IS ABOUT ENGAGING CHILDREN IN AGE APPROPRIATE SPORTS, WHILE PROVIDING THEM EDUCATIONAL INFORMATION AND WORKSHOPS TO PREVENT AND/OR REDUCE AT-RISK BEHAVIORS AND CHILDHOOD OBESITY AMONG THE UNDERSERVED OVER 250 CHILDREN, LIVING IN AT-RISK COMMUNITIES, ARE PROVIDED A SAFE, FUN AND EDUCATIONAL PROGRAM AT 3 CONVENIENT LOCATIONS, UNDER THE SUPERVISION OF ADULTS WHO GENUINELY CARE ABOUT THEM HARVEST HOPE CENTER THE HARVEST HOPE CENTER OFFERS A COMMUNITY KITCHEN AND EDUCATION CLASSROOM WHERE RESIDENTS CAN LEARN HOW TO PREPARE AND COOK DELICIOUS AND NUTRITIOUS MEALS FOR THEIR FAMILIES WITH A COMPLETE COMMERCIAL KITCHEN, COMMUNITY MEMBERS ARE WELCOME TO USE THE AMENITIES TO PREPARE HEALTHY FOOD AND ENJOY A MEAL IN THE CLASSROOM NUTRITION CLASSES AND WORKSHOPS ARE ALSO HELD AT THE CENTER WHERE RESIDENTS CAN LEARN MORE ABOUT HOLISTIC HEALTH THE KITCHEN IS A PLACE WHERE COMMUNITY MEMBERS COME TOGETHER TO LEARN ABOUT HOW TO GROW, BUY, PREPARE, COOK, AND EAT TOGETHER PARTICIPANTS WILL ALSO HAVE AN OPPORTUNITY TO LEARN MORE ABOUT THE COMMUNITY GARDEN THROUGH WEEKLY GARDENING CLASSES GOOD NUTRITION AND ACCESS TO HEALTHY FOOD IS THE KEY TO HEALTH AND HAPPINESS SO COMMUNITY MEMBERS CAN LIVE UP TO THEIR FULL POTENTIAL HARVEST HOPE GARDEN THE HARVEST HOPE GARDEN WAS CREATED TO PROVIDE RESIDENTS WITH THE OPPORTUNITY TO GROW THEIR OWN FRUITS AND VEGETABLES TO INCREASE ACCESS AND AFFORDABILITY OF ORGANIC PRODUCE LIMITED ACCESS TO HEALTHY FOODS IS A MAJOR BARRIER TO HEALTHY EATING FOR MOST</p>

990 Schedule O, Supplemental Information

Return Reference	Explanation
<p>FORM 990, PAGE 2, PART III, LINE 4D</p>	<p>OF OUR RESIDENTS IN THE UNIVERSITY AREA COMMUNITY THE GARDEN HOSTS UP TO 50 GARDENING CLASSES PER YEAR WHERE VOLUNTEERS CAN LEARN MORE ABOUT HEALTH AND NUTRITION AS THEY CONTINUALLY ATTEND CLASSES EACH WEEK IN ADDITION TO COMMUNITY ENGAGEMENT, THE GARDEN ALSO PARTNERS WITH LOCAL BUSINESSES AND STUDENTS TO ENRICH THE LEARNING EXPERIENCE AND FACILITATE DISCUSSIONS THAT COULD POTENTIALLY LEAD TO GREATER OPPORTUNITIES OUR GOAL IS TO ENGAGE 10 NEW PARTNERS EACH YEAR, SO WE CAN CONTINUE TO SHARE THE ORGANIZATION'S MISSION AND ENGAGE STAKEHOLDERS IN MAKING A POSITIVE IMPACT ON THE COMMUNITY TO DATE, THE HARVEST HOPE GARDEN HAS AN AVERAGE OF 57 VOLUNTEERS PER MONTH WITH AN AVERAGE HARVEST OF 93 LBS PER MONTH WITH A TOTAL OF OVER 300 FAMILIES BENEFITING FROM HEALTHY ORGANIC PRODUCE FROM THE GARDEN IN THEIR VERY OWN COMMUNITY SOME OF THE PRODUCE GROWN IN THE GARDEN INCLUDES BROCCOLI, CARROTS, SPINACH, GREEN BEANS, OKRA, BEETS, CILANTRO, BASIL, TURNIPS, RED CABBAGE, GREEN CABBAGE, RED RUSSIAN KALE, LACINATO KALE, BLUE CURLED LEAF KALE, BLACK SEED SIMPSON LETTUCE, RED SAIL BOWL LETTUCE, RED SAIL LETTUCE, FRECKLED LETTUCE, CHRYSANTHEMUM GREENS, JERICHO ROMAINE, ROQUETTE ARUGULA, MUSTARD GREENS, COLLARD GREENS, CILANTRO, GREEN ONIONS, STAR FRUIT, RASPBERRIES, BLACKBERRIES, AND MORE SEASONAL SELECTIONS GET MOVING UACDC'S GET MOVING PROGRAM IS A WELLNESS PROGRAM THAT FOCUSES ON VARIOUS ASPECTS OF AN INDIVIDUAL'S HEALTH PHYSICAL, EMOTIONAL, MENTAL, NUTRITIONAL AND/ OR SPIRITUAL THE PROGRAM'S MAIN FOCUS IS ON IMPROVING THE HEALTH OF ALL COMMUNITY RESIDENTS, ESPECIALLY IN THE UNIVERSITY AREA, BY OFFERING HEALTHY ACTIVITIES THROUGH ORGANIZED SPORTS, EDUCATIONAL CLASSES, WORKSHOPS, WEBINARS AND NUTRITION CLASSES INDIVIDUALS ARE ASSESSED AND RECEIVE THEIR PERSONAL TRACKING FORM THAT HELPS THEM MONITOR THEIR SELECTED ACTIVITIES AND INDIVIDUALIZED GOALS THE GET MOVING PROGRAM SUPPORTS A COMMUNITY'S DESIRE FOR SELF-SUFFICIENCY BY MAINTAINING A HEALTHY LIFESTYLE IN THE PAST THREE YEARS, GET MOVING HAS SERVED OVER 7,575 PARTICIPANTS PROMOTING PHYSICAL EDUCATION AND SOCIAL DEVELOPMENT INFUSING HEALTH EFFICIENCIES, ENHANCING THE QUALITY OF LIFE AND EDUCATION ON VARIOUS HEALTH AND WELLNESS ISSUES 1,700 INDIVIDUALS HAVE BEEN SERVED WITH OUR EXERCISE AND FITNESS CLASSES (YOGA, P90X, BOOT CAMP AND ZUMBA) 800 INDIVIDUALS TOOK PART IN OUR GARDENING EDUCATION AND NUTRITION CLASSES AT HARVEST HOPE PARK (A 7-AC RE-FRIENDLY SPACE FOR RESIDENTS THAT ENCOURAGES FAMILY PLAY, HEALTHY EATING, ENVIRONMENTAL SUSTAINABILITY, EDUCATION AND COMMUNITY INTERACTIONS) 5,075 INDIVIDUALS HAVE TAKEN PART IN OUR SPORTS LEAGUES FOR YOUTH AND ADULTS BLOCK-BY-BLOCK IN AUGUST OF 2017, THE BLOCK-BY-BLOCK PROGRAM WAS PILOTTED WITH 2 FAMILIES BLOCK-BY-BLOCK IS AN INITIATIVE DESIGNED TO FURTHER THE UNIVERSITY AREA CDC'S REACH INTO THE COMMUNITY BY BUILDING MEANINGFUL RELATIONSHIPS WITH RESIDENTS AND ASSISTING RESIDENTS TO IMPROVE THEIR LIVES THIS COMMUNITY DEVELOPMENT PROGRAM IS DESIGNED TO IDE</p>

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 2, PART III, LINE 4D	<p>NTIFY NEIGHBORHOOD SEGMENTS IN NEED OF SUPPORT, CONDUCT NEEDS ASSESSMENTS WITHIN THAT PART ICULAR BLOCK, AND IMPLEMENT PROJECTS AND RESOURCE CONNECTIONS TO ADDRESS THE PARTICULAR NE ED AT BOTH THE INDIVIDUAL AND COMMUNITY LEVEL OFTEN, NEIGHBORS MAY HAVE SIMILAR CHALLENGE S REGARDING COMMUNITY INFRASTRUCTURE, HIGH CRIME, LACK OF TRANSPORTATION, LACK OF CLEAN WA TER, AND OTHER ISSUES ONCE IDENTIFIED, THESE CHALLENGES CAN BE RESPONDED TO IN A REAL AND HOLISTIC WAY THAT SUPPORTS THE PROSPERITY OF AN ENTIRE BLOCK OF RESIDENTS RATHER THAN JUS T A FEW THE PROGRAM RUNS FOR 10 WEEKS, DURING WHICH PARTICIPATING RESIDENTS ARE PAIRED WI TH VOLUNTEER "CONNECTORS" WHO HELP TO IDENTIFY AREAS OF NEED, AND CONNECT THE RESIDENT TO COMMUNITY RESOURCES AND ITEMS OF ASSISTANCE LEADERS COLLECTIVE THE UNIVERSITY AREA LEADER S COLLECTIVE IS A GROUP OF RESIDENTS AND DEVELOPING LEADERS FROM THE UNIVERSITY AREA COMMU NITY THE GOALS OF THE LEADERS COLLECTIVE ARE TO BRING TOGETHER COMMUNITY RESIDENTS WITH A DESIRE TO EFFECT POSITIVE CHANGE, DEVELOP THEIR GROWTH THROUGH A SERIES OF PERSONAL AND P ROFESSIONAL DEVELOPMENT TRAININGS, AND PROVIDE THEM WITH STAFF SUPPORT AND RESOURCES TO PU T THEIR COMMUNITY CHANGE IDEAS INTO ACTION MEMBERS OF THE LEADERS COLLECTIVE ALSO HAVE TH E OPPORTUNITY TO SERVE AS PARTNER LEADERS IN MANY OF THE UACDC INITIATIVES INCLUDING PROGR AMMING, INTERNAL COMMITTEES, COMMUNITY ENGAGEMENT, SURVEYING, PUBLIC PRESENTATIONS, AND CO -FACILITATING COMMUNITY FORUMS AND FOCUS GROUPS IN YEAR 2016-2017, 8 MEETINGS WERE HELD, AND A TOTAL OF 16 MEMBERS ENROLLED</p>

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 CONCURRENCE 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 IT'S GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY AND FINANCIAL STATEMENTS UPON REQUEST

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 24,000 FACILITY RENTAL EXPENSE 140,023 SETTLEMENT LEGAL EXPENSE -142,701 BAD DEBT -24,000 FACILITY RENTAL EXPENSE -140,023 SETTLEMENT LEGAL EXPENSE 142,701

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No 1545-0047

2016

**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	94,512	1,013,416	N/A
(2) UACDC PINES ONE LLC 14013 NORTH 22ND ST SUITE A TAMPA, FL 33613 46-1067929	LOW INCOME	FL	170,589	1,505,882	N/A
(3) HARVEST HOPE PROPERTIES LLC 14013 NORTH 22ND ST SUITE A TAMPA, FL 33613 81-4008967	LOW INCOME	FL		245,722	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

	Yes	No
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	1a	No
b Gift, grant, or capital contribution to related organization(s)	1b	No
c Gift, grant, or capital contribution from related organization(s)	1c	No
d Loans or loan guarantees to or for related organization(s)	1d	No
e Loans or loan guarantees by related organization(s)	1e	No
f Dividends from related organization(s)	1f	No
g Sale of assets to related organization(s)	1g	No
h Purchase of assets from related organization(s)	1h	No
i Exchange of assets with related organization(s)	1i	No
j Lease of facilities, equipment, or other assets to related organization(s)	1j	No
k Lease of facilities, equipment, or other assets from related organization(s)	1k	No
l Performance of services or membership or fundraising solicitations for related organization(s)	1l	No
m Performance of services or membership or fundraising solicitations by related organization(s)	1m	No
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	1n	Yes
o Sharing of paid employees with related organization(s)	1o	No
p Reimbursement paid to related organization(s) for expenses	1p	No
q Reimbursement paid by related organization(s) for expenses	1q	No
r Other transfer of cash or property to related organization(s)	1r	No
s Other transfer of cash or property from related organization(s)	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)