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Return of Organization Exempt From Income Tax

OMB No 1545-0047

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

2007

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

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

A For the 2007 calendar year, or tax year beginning Apr 01, 2007, and ending Mar 31, 2008

B Check if applicable: ☐ Address change ☐ Name change ☐ Initial return ☐ Termination ☐ Amended return ☐ Application pending	Please use IRS label or print or type See Specific Instructions	C Name of organization, number and street, city, town, state, and ZIP code	D Employer identification number
		REDI Corporation	84-0761658
		C/O The Ross Management Group	E Telephone number
		11177 W 8th Ave Ste 220	303-860-7885
		Lakewood CO 80215-5520	F Acctg. method: ☐ Cash ☒ Accrual ☐ Other (specify) ▶

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

G Website: ▶

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

K Check here ☐ if the organization is not a 509(a)(3) supporting organization and its gross receipts are normally not more than \$25,000. A return is not required, but if the organization chooses to file a return, be sure to file a complete return.

H and I are not applicable to section 527 organizations

H(a) Is this a group return for affiliates? ☐ Yes ☒ No

H(b) If "Yes," enter number of affiliates ▶

H(c) Are all affiliates included? (If "No," attach a list. See instructions.) ☐ Yes ☐ NoH(d) Is this a separate return filed by an organization covered by a group ruling? ☐ Yes ☒ No

I Group Exemption Number ▶

L Gross receipts. Add lines 6b, 8b, 9b, and 10b to line 12 ▶ 544,976.

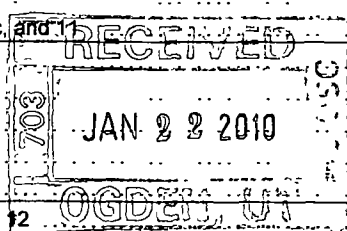
M Check ☒ if the organization is not required to attach Sch. B (Form 990, 990-EZ, or 990-PF)

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

1 Contributions, gifts, grants, and similar amounts received				
a Contributions to donor advised funds	1a			
b Direct public support (not included on line 1a)	1b	252,475.		
c Indirect public support (not included on line 1a)	1c			
d Government contributions (grants) (not included on line 1a)	1d			
e Total (add lines 1a through 1d) (cash \$ 252,475. noncash \$)	1e			252,475.
2 Program service revenue including government fees and contracts (from Part VII, line 93)	2			288,550.
3 Membership dues and assessments	3			
4 Interest on savings and temporary cash investments	4			5,097.
5 Dividends and interest from securities	5			44,584.
6 a Gross rents	6a			
b Less rental expenses	6b			
c Net rental income or (loss). Subtract line 6b from line 6a	6c			
7 Other investment income (describe: Revaluations)	7			(46,142.)
8 a Gross amount from sales of assets other than inventory	(A) Securities	8a	(B) Other	
b Less cost or other basis & sales expenses	8b			
c Gain or (loss) (attach schedule)	8c			
d Net gain or (loss). Combine line 8c, columns (A) and (B)	8d			
9 Special events and activities (attach schedule). If any amount is from gaming, check here ☐				
a Gross revenue (not including \$ of contributions reported on line 1b)	9a			
b Less direct expenses other than fundraising expenses	9b			
c Net income or (loss) from special events. Subtract line 9b from line 9a	9c			
10 a Gross sales of inventory, less returns and allowances	10a			
b Less cost of goods sold	10b			
c Gross profit or (loss) from sales of inventory (attach schedule). Subtract line 10b from line 10a	10c			
11 Other revenue (from Part VII, line 103)	11			412.
12 Total revenue. Add lines 1e, 2, 3, 4, 5, 6c, 7, 8d, 9c, 10c, and 11	12			544,976.
13 Program services (from line 44, column (B))	13			345,862.
14 Management and general (from line 44, column (C))	14			21,670.
15 Fundraising (from line 44, column (D))	15			
16 Payments to affiliates (attach schedule)	16			
17 Total expenses. Add lines 13 and 14, column (A)	17			367,532.
18 Excess or (deficit) for the year. Subtract line 17 from line 12	18			177,444.
19 Net assets or fund balances at beginning of year (from line 73, column (A))	19			1,540,368.
20 Other changes in net assets or fund balances (attach explanation)	20			
21 Net assets or fund balances at end of year. Combine lines 18, 19, and 20	21			1,717,812.

For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

Form 990 (2007)



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14

Part II Statement of Functional Expenses

All organizations must complete column (A). Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others. (See the instructions.)

Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I		(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
22a Grants paid from donor advised funds (attach schedule) (cash \$ <u>6000</u> . noncash \$ <u> </u>) If this amount includes foreign grants, check here ☐	22a	6000.	6000.		
22b Other grants and allocations (attach schedule) (cash \$ <u> </u> noncash \$ <u> </u>) If this amount includes foreign grants, check here ☐	22b				
23 Specific assistance to individuals (attach schedule)	23				
24 Benefits paid to or for members (attach schedule)	24				
25a Compensation of current officers, directors, key employees, etc. listed in Part V-A	25a	4200.	4200.		
b Compensation of former officers, directors, key employees, etc. listed in Part V-B	25b	62995.	62995.		
c Compensation and other distributions, not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	25c				
26 Salaries and wages of employees not included on lines 25a, b, and c	26				
27 Pension plan contributions not included on lines 25a, b, and c	27				
28 Employee benefits not included on lines 25a - 27	28	7025.	7025.		
29 Payroll taxes	29	6224.	6224.		
30 Professional fundraising fees	30				
31 Accounting fees	31	12598.	6848.	5750.	
32 Legal fees	32	7021.	421.	6600.	
33 Supplies	33				
34 Telephone	34				
35 Postage and shipping	35				
36 Occupancy	36				
37 Equipment rental and maintenance	37				
38 Printing and publications	38				
39 Travel	39				
40 Conferences, conventions, and meetings	40	601.	601.		
41 Interest	41	29265.	29265.		
42 Depreciation, depletion, etc. (attach schedule)	42	46928.	46928.		
43 Other expenses not covered above (itemize)					
a Misc administrative	43a	26871.	17551.	9320.	
b Insurance	43b	16304.	16304.		
c Misc operating expense	43c	57130.	57130.		
d Taxes	43d	6992.	6992.		
e Utilities	43e	44172.	44172.		
f Management fee	43f	31503.	31503.		
g Advertising	43g	1703.	1703.		
44 Total functional expenses. Add lines 22a through 43g (Organizations completing columns (B) - (D), carry these totals to lines 13 - 15)	44	367532.	345862.	21670.	

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

Are any joint costs from a combined educational campaign and fundraising solicitation reported in (B) Program services? ☐ Yes ☒ No

If "Yes," enter (i) the aggregate amount of these joint costs \$, (ii) the amount allocated to Program services \$, (iii) the amount allocated to Management and general \$, and (iv) the amount allocated to Fundraising \$

Form 990 (2007)

Part III Statement of Program Service Accomplishments (See the instructions.)

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

What is the organization's primary exempt purpose? **See attached statement**

All organizations must describe their exempt purpose achievements in a clear and concise manner. State the number of clients served, publications issued, etc. Discuss achievements that are not measurable. (Section 501(c)(3) and (4) organizations and 4947(a)(1) nonexempt charitable trusts must also enter the amount of grants and allocations to others.)

Program Service Expenses
(Required for 501(c)(3) and (4) orgs., and 4947(a)(1) trusts, but optional for others.)

a HUD 202 rental housing for the chronically mentally ill Two separate projects with five units and each separately funded Steele Street and Pearl Street (Grants and allocations \$) If this amount includes foreign grants, check here ☐	64328.
b Columbine Group Homes for the chronically mentally ill Fifteen units available (Grants and allocations \$) If this amount includes foreign grants, check here ☐	50518.
c Grant and High Street housing project for the chronically mentally ill - fourteen units available (Grants and allocations \$) If this amount includes foreign grants, check here ☐	135072.
d Olive and Poplar Street housing project for the chronically mentally ill for a total of 12 individuals (Grants and allocations \$) If this amount includes foreign grants, check here ☐	89879.
e Other program services (attach schedule) (Grants and allocations \$) If this amount includes foreign grants, check here ☐	27735.
f Total of Program Service Expenses (should equal line 44, column (B), Program services)	367532.

Form 990 (2007)

Part IV Balance Sheets (See the instructions)

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

		(A) Beginning of year		(B) End of year
Assets	45 Cash - non-interest-bearing	45,897.	45	56,853.
	46 Savings and temporary cash investments	102,705.	46	149,203.
	47a Accounts receivable	47a 4.		
	b Less allowance for doubtful accounts	47b	47c	4.
	48a Pledges receivable	48a		
	b Less allowance for doubtful accounts	48b	48c	
	49 Grants receivable		49	
	50a Receivables from current and former officers, directors, trustees, and key employees (attach schedule)		50a	
	b Receivables from other disqualified persons (as defined under section 4958(f)(1) and persons described in section 4958(c)(3)(B) (attach schedule)		50b	
	51a Other notes and loans receivable (attach schedule)	51a 53,245.		
	b Less allowance for doubtful accounts	51b	39,000.	51c 53,245.
	52 Inventories for sale or use		52	
	53 Prepaid expenses and deferred charges	12,534.	53	15,884.
	54a Investments - publicly-traded securities	☐ Cost ☐ FMV	54a	
	b Investments - other securities (attach schedule)	☐ Cost ☒ FMV	1,173,009.	54b 1,098,530.
55a Investments - land, buildings, and equipment basis	55a			
b Less accumulated depreciation (attach schedule)	55b		55c	
56 Investments - other (attach schedule)		56		
57a Land, buildings, and equipment basis	57a 2,114,633.			
b Less accumulated depreciation (attach schedule)	57b 715,230.	1,259,757.	57c 1,399,403.	
58 Other assets, including program-related investments (describe ☒ <u>Security deposit escrow</u>)	22,463.	58	27,134.	
59 Total assets (must equal line 74). Add lines 45 through 58	2,655,365.	59	2,800,256.	
Liabilities	60 Accounts payable and accrued expenses	48,957.	60	32,852.
	61 Grants payable		61	
	62 Deferred revenue	10,054.	62	8,353.
	63 Loans from officers, directors, trustees, and key employees (attach schedule)		63	
	64a Tax-exempt bond liabilities (attach schedule)		64a	
	b Mortgages and other notes payable (attach schedule)	1,030,011.	64b	1,015,085.
	65 Other liabilities (describe ☒ <u>Security Deposit Liab</u>)	25,975.	65	26,154.
66 Total liabilities. Add lines 60 through 65	1,114,997.	66	1,082,444.	
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here ☒ and complete lines 67 through 69 and lines 73 and 74			
	67 Unrestricted	1,540,368.	67	1,717,812.
	68 Temporarily restricted		68	
	69 Permanently restricted		69	
	Organizations that do not follow SFAS 117, check here ☐ and complete lines 70 through 74			
	70 Capital stock, trust principal, or current funds		70	
	71 Paid-in or capital surplus, or land, building, and equipment fund		71	
	72 Retained earnings, endowment, accumulated income, or other funds		72	
	73 Total net assets or fund balances. Add lines 67 through 69 or lines 70 through 72 (Column (A) must equal line 19 and column (B) must equal line 21)	1,540,368.	73	1,717,812.
	74 Total liabilities and net assets/fund balances. Add lines 66 and 73	2,655,365.	74	2,800,256.

(See the instructions)

Part IV-B Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

Part V-A **Current Officers, Directors, Trustees, and Key Employees** (List each person who was an officer, director, trustee, or key employee at any time during the year even if they were not compensated) (See the instructions)

[illegible]

Yes	No
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6

75b		X
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75c		X
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75d		X
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75d		X
-----	--	---

(If any former officer, director, trustee, or key employee received compensation or other benefits (described below) during the year, list that person below and enter the amount of compensation or other benefits in the appropriate column. See the instructions.)

[illegible]

Yes	No
-----	----

76		X
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76		X
----	--	---

77		X
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78a	X
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78b		
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79		X
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80a	X	
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81 a

81b	X
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Part VI Other Information (continued)		Yes	No
82a	Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?	82a	X
b	If "Yes," you may indicate the value of these items here. Do not include this amount as revenue in Part I or as an expense in Part II. (See instructions in Part III)	82b	
83a	Did the organization comply with the public inspection requirements for returns and exemption applications?	83a	X
b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions?	83b	X
84a	Did the organization solicit any contributions or gifts that were not tax deductible?	84a	X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	84b	
85a	501(c)(4), (5), or (6). Were substantially all dues nondeductible by members?	85a	
b	Did the organization make only in-house lobbying expenditures of \$2,000 or less?	85b	
If "Yes" was answered to either 85a or 85b, do not complete 85c through 85h below unless the organization received a waiver for proxy tax owed for the prior year.			
c	Dues, assessments, and similar amounts from members	85c	
d	Section 162(e) lobbying and political expenditures	85d	
e	Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices	85e	
f	Taxable amount of lobbying and political expenditures (line 85d less 85e)	85f	
g	Does the organization elect to pay the section 6033(e) tax on the amount on line 85f?	85g	
h	If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year?	85h	
86	501(c)(7) orgs. Enter a Initiation fees and capital contributions included on line 12	86a	
b	Gross receipts, included on line 12, for public use of club facilities	86b	
87	501(c)(12) orgs. Enter a Gross income from members or shareholders	87a	
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them)	87b	
88a	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Part IX	88a	X
b	At any time during the year, did the organization, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Part XI	88b	X
89a	501(c)(3) organizations. Enter Amount of tax imposed on the organization during the year under section 4911 ▶ _____, section 4912 ▶ _____, section 4955 ▶ _____		
b	501(c)(3) and 501(c)(4) orgs. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If "Yes," attach a statement explaining each transaction	89b	X
c	Enter Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958		
d	Enter Amount of tax on line 89c, above, reimbursed by the organization		
e	All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction?	89e	X
f	All organizations. Did the organization acquire a direct or indirect interest in any applicable insurance contract?	89f	X
g	For supporting organizations and sponsoring organizations maintaining donor advised funds. Did the supporting organization or a fund maintained by a sponsoring organization, have excess business holdings at any time during the year?	89g	X
90a	List the states with which a copy of this return is filed ▶ _____		
b	Number of employees employed in the pay period that includes March 12, 2007 (See instructions)	90b	
91a	The books are in care of ▶ <u>Ross Management Group</u> Telephone no ▶ <u>303-860-7885</u> Located at ▶ <u>11177 W 8th Ave, 220, Lakewood, CO</u> ZIP + 4 ▶ <u>80215</u>		
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	91b	X
If "Yes," enter the name of the foreign country ▶ _____ See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts			

Part VI Other Information (continued)

Yes No

c At any time during the calendar year, did the organization maintain an office outside of the United States?

91c

X

If "Yes," enter the name of the foreign country ▶

92 Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041 - Check here ▶

and enter the amount of tax-exempt interest received or accrued during the tax year ▶

92

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

Note: Enter gross amounts unless otherwise indicated

	Unrelated business income		Excluded by section 512, 513, or 514		(E) Related or exempt function income
	(A) Business code	(B) Amount	(C) Exclusion code	(D) Amount	
93 Program service revenue					
a Rental income					288,550.
b					
c					
d					
e					
f Medicare/Medicaid payments					
g Fees and contracts from government agencies					
94 Membership dues and assessments					
95 Interest on savings and temporary cash investments			14	5,097.	
96 Dividends and interest from securities			14	44,584.	
97 Net rental income or (loss) from real estate					
a debt-financed property					
b not debt-financed property					
98 Net rental income or (loss) from personal property					
99 Other investment income					(46,142.)
100 Gain or (loss) from sales of assets other than inventory					
101 Net income or (loss) from special events					
102 Gross profit or (loss) from sales of inventory					
103 Other revenue a Laundry					412.
b					
c					
d					
e					
104 Subtotal (add columns (B), (D), & (E))				49,681.	242,820.
105 Total (add line 104, columns (B), (D), and (E))					292,501.

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

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

Line No.	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes)
93a	Providing housing for the chronically mentally ill

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

(A) Name, address, and EIN of corporation, partnership, or disregarded entity	(B) Percentage of ownership int	(C) Nature of activities	(D) Total income	(E) End-of-year assets
	%			
	%			
	%			
	%			

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

(a) Did the organization, during the yr, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?

Yes

No

(b) Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?

Yes

No

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

Part XI Information Regarding Transfers To and From Controlled Entities.

Complete only if the organization is a

controlling organization as defined in section 512(b)(13)

106 Did the reporting organization make any transfers to a controlled entity as defined in section 512(b)(13) of the Code?

If "Yes," complete the schedule below for each controlled entity

	(A) Name, address, of each controlled entity	(B) Employer Identification Number	(C) Description of transfer	(D) Amount of transfer
a				
b				
c				
Totals				

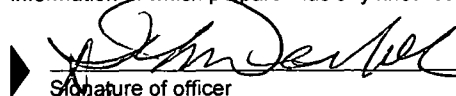
107 Did the reporting organization receive any transfers from a controlled entity as defined in section 512(b)(13) of the Code?

If "Yes," complete the schedule below for each controlled entity

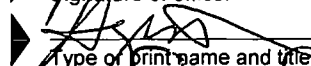
	(A) Name, address, of each controlled entity	(B) Employer Identification Number	(C) Description of transfer	(D) Amount of transfer
a				
b				
c				
Totals				

108 Did the organization have a binding written contract in effect on August 17, 2006, covering the interest, rents, royalties, and annuities described in question 107 above?**Please
Sign
Here**

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.



Signature of officer



Type or print name and title

Date

1/6/10

**Paid
Preparer's
Use Only**Preparer's
signature

Firm's name (or yours,

if self-employed),

address, and ZIP + 4

Michael Szczekan & Co PC CPAs

8267 So Xenia Ct

Centennial CO 80112

Date

1/6/10

Check if self
employed ☐

Preparer's SSN or PTIN (See Gen. Inst. X)

P00251212

EIN ▶ 84-0966554

Phone no ▶ 303-770-3356

Form 990 (2007)

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Organization Exempt Under Section 501(c)(3)
(Except Private Foundation) and Section 501(e), 501(f), 501(k),
501(n), or 4947(a)(1) Nonexempt Charitable Trust
Supplementary Information - (See separate instructions.)

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

OMB No 1545-0047

2007

Name of the organization

REDI Corporation

Employer identification number

84-0761658

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

(See the instructions List each one If there are none, enter "None")

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

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

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

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

Part II-B Compensation of the Five Highest Paid Independent Contractors for Other Services

(List each contractor who performed services other than professional services, whether individuals or firms If there are none, enter "None" See the instructions)

(a) Name and address of each independent contractor paid more than \$50,000	(b) Type of service	(c) Compensation
Total number of other contractors receiving over \$50,000 for other services		

For Paperwork Reduction Act Notice, see the Instructions for Form 990 and Form 990-EZ.

Schedule A (Form 990 or 990-EZ) 2007

Part III Statements About Activities (See the instructions)		Yes	No
1 During the year, has the organization attempted to influence national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum? If "Yes," enter the total expenses paid or incurred in connection with the lobbying activities ► \$ _____ (Must equal amounts on line 38, Part VI-A, or line i of Part VI-B)		1	X
Organizations that made an election under section 501(h) by filing Form 5768 must complete Part VI-A. Other organizations checking "Yes" must complete Part VI-B AND attach a statement giving a detailed description of the lobbying activities.			
2 During the year, has the organization, either directly or indirectly, engaged in any of the following acts with any substantial contributors, trustees, directors, officers, creators, key employees, or members of their families, or with any taxable organization with which any such person is affiliated as an officer, director, trustee, majority owner, or principal beneficiary? (If the answer to any question is "Yes," attach a detailed statement explaining the transactions)			
a Sale, exchange, or leasing of property?		2a	X
b Lending of money or other extension of credit?		2b	X
c Furnishing of goods, services, or facilities?		2c	X
d Payment of compensation (or payment or reimbursement of expenses if more than \$1,000)?		2d	X
e Transfer of any part of its income or assets?		2e	X
3a Did the organization make grants for scholarships, fellowships, student loans, etc.? (If "Yes," attach an explanation of how the organization determines that recipients qualify to receive payments)		3a	X
b Did the organization have a section 403(b) annuity plan for its employees?		3b	X
c Did the organization receive or hold an easement for conservation purposes, including easements to preserve open space, the environment, historic land areas or historic structures? If "Yes," attach a detailed statement		3c	X
d Did the organization provide credit counseling, debt management, credit repair, or debt negotiation services?		3d	X
4a Did the organization maintain any donor advised funds? If "Yes," complete lines 4b through 4g. If "No," complete lines 4f and 4g		4a	X
b Did the organization make any taxable distributions under section 4966?		4b	
c Did the organization make a distribution to a donor, donor advisor, or related person?		4c	
d Enter the total number of donor advised funds owned at the end of the tax year		► _____	
e Enter the aggregate value of assets held in all donor advised funds owned at the end of the tax year		► _____	
f Enter the total number of separate funds or accounts owned at the end of the tax year (excluding donor advised funds included on line 4d) where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts		► _____	
g Enter the aggregate value of assets held in all funds or accounts included on line 4f at the end of the tax year		► _____	

Schedule A (Form 990 or 990-EZ) 2007

Part IV Reason for Non-Private Foundation Status (See the instructions)I certify that the organization is not a private foundation because it is (Please check only **ONE** applicable box.)

- 5 ☐ A church, convention of churches, or association of churches Section 170(b)(1)(A)(i)
- 6 ☐ A school Section 170(b)(1)(A)(ii) (Also complete Part V)
- 7 ☐ A hospital or a cooperative hospital service organization Section 170(b)(1)(A)(iii)
- 8 ☐ A federal, state, or local government or governmental unit Section 170(b)(1)(A)(v)
- 9 ☐ A medical research organization operated in conjunction with a hospital Section 170(b)(1)(A)(iii) Enter the hospital's name, city, and state ►
- 10 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit Section 170(b)(1)(A)(iv) (Also complete the **Support Schedule** in Part IV-A)
- 11a ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public Section 170(b)(1)(A)(vi) (Also complete the **Support Schedule** in Part IV-A)
- 11b ☐ A community trust Section 170(b)(1)(A)(vi) (Also complete the **Support Schedule** in Part IV-A)
- 12 ☒ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc., functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See section 509(a)(2) (Also complete the **Support Schedule** in Part IV-A)
- 13 ☐ An organization that is not controlled by any disqualified persons (other than foundation managers) and otherwise meets the requirements of section 509(a)(3) Check the box that describes the type of supporting organization
☐ Type I ☐ Type II ☐ Type III-Functionally Integrated ☐ Type III-Other

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

(a) Name(s) of supported organization(s)	(b) Employer identification number (EIN)	(c) Type of organization (described in lines 5 through 12 above or IRC section)	(d) Is the supported organization listed in the supporting organization's governing documents?		(e) Amount of support
			Yes	No	
Total					►

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

Schedule A (Form 990 or 990-EZ) 2007

Part IV-A Support Schedule (Complete only if you checked a box on line 10, 11, or 12 **Use cash method of accounting.****Note:** You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting

Calendar year (or fiscal year beginning in)	(a) 2006	(b) 2005	(c) 2004	(d) 2003	(e) Total
15 Gifts, grants, and contributions received (Do not include unusual grants. See line 28)					
16 Membership fees received					
17 Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc., purpose	219928	207063	237821	244891	909703
18 Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(5)), rents, royalties, income from similar sources, and unrelated business taxable income (less section 511 taxes) from businesses acquired by the organization after June 30, 1975	86278	73429	25939	22096	207742
19 Net income from unrelated business activities not included in line 18					
20 Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf					
21 The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge.					
22 Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets.					
23 Total of lines 15 through 22	306206	280492	263760	266987	1117445
24 Line 23 minus line 17	86278	73429	25939	22096	207742
25 Enter 1% of line 23	3062	2805	2638	2670	

26 Organizations described on lines 10 or 11: a Enter 2% of amount in column (e), line 24	26a	
b Prepare a list for your records to show the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 2002 through 2005 exceeded the amount shown in line 26a. Do not file this list with your return. Enter the total of all these excess amounts	26b	
c Total support for section 509(a)(1) test. Enter line 24, column (e)	26c	
d Add Amounts from column (e) for lines 18 _____ 19 _____ 22 _____ 26b _____	26d	
e Public support (line 26c minus line 26d total)	26e	
f Public support percentage (line 26e (numerator) divided by line 26c (denominator))	26f	%

27 Organizations described on line 12: a For amounts included in lines 15, 16, and 17 that were received from a "disqualified person," prepare a list for your records to show the name of, and total amounts received in each year from, each "disqualified person." Do not file this list with your return. Enter the sum of such amounts for each year (2006) _____ (2005) _____ (2004) _____ (2003) _____		
b For any amount included in line 17 that was received from each person (other than "disqualified persons"), prepare a list for your records to show the name of, and amount received for each year, that was more than the larger of (1) the amount on line 25 for the year or (2) \$5,000. (Include in the list organizations described in lines 5 through 11b, as well as individuals. Do not file this list with your return. After computing the difference between the amount received and the larger amount described in (1) or (2), enter the sum of these differences (the excess amounts) for each year (2006) _____ (2005) _____ (2004) _____ (2003) _____		
c Add Amounts from column (e) for lines 15 _____ 16 _____ 17 _____ 909703 20 _____ 21 _____	27c	909703
d Add Line 27a total _____ and line 27b total _____	27d	
e Public support (line 27c total minus line 27d total)	27e	909703
f Total support for section 509(a)(2) test. Enter amount from line 23, column (e)	27f	1117445
g Public support percentage (line 27e (numerator) divided by line 27f (denominator))	27g	81.41 %
h Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))	27h	18.59 %

28 Unusual Grants: For an organization described in line 10, 11, or 12 that received any unusual grants during 2003 through 2006, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not file this list with your return. Do not include these grants in line 15

Part VI-A Lobbying Expenditures by Electing Public Charities (See the instructions)(To be completed **ONLY** by an eligible organization that filed Form 5768)Check **a** if the organization belongs to an affiliated group Check **b** if you checked "a" and "limited control" provisions apply**Limits on Lobbying Expenditures**

(The term "expenditures" means amounts paid or incurred)

		(a) Affiliated group totals	(b) To be completed for all electing organizations												
36	Total lobbying expenditures to influence public opinion (grassroots lobbying)	36													
37	Total lobbying expenditures to influence a legislative body (direct lobbying)	37													
38	Total lobbying expenditures (add lines 36 and 37)	38													
39	Other exempt purpose expenditures	39													
40	Total exempt purpose expenditures (add lines 38 and 39)	40													
41	Lobbying nontaxable amount Enter the amount from the following table -														
	<table border="0"> <tr> <td>If the amount on line 40 is -</td> <td>The lobbying nontaxable amount is -</td> </tr> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 40</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> </table>	If the amount on line 40 is -	The lobbying nontaxable amount is -	Not over \$500,000	20% of the amount on line 40	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	41	
If the amount on line 40 is -	The lobbying nontaxable amount is -														
Not over \$500,000	20% of the amount on line 40														
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														
42	Grassroots nontaxable amount (enter 25% of line 41)	42													
43	Subtract line 42 from line 36 Enter -0- if line 42 is more than line 36	43													
44	Subtract line 41 from line 38 Enter -0- if line 41 is more than line 38	44													

Caution: If there is an amount on either line 43 or line 44, you must file Form 4720**4-Year Averaging Period Under Section 501(h)**

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below)

See the instructions for lines 45 through 50

Calendar year (or fiscal year beginning in) ▶	Lobbying Expenditures During 4-Year Averaging Period				
	(a) 2007	(b) 2006	(c) 2005	(d) 2004	(e) Total
45 Lobbying nontaxable amount					
46 Lobbying ceiling amount (150% of line 45(e))					
47 Total lobbying expenditures					
48 Grassroots nontaxable amount					
49 Grassroots ceiling amount (150% of line 48(e))					
50 Grassroots lobbying expenditures					

Part VI-B Lobbying Activity by Nonelecting Public Charities

(For reporting only by organizations that did not complete Part VI-A) (See the instructions)

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

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

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

Schedule A (Form 990 or 990-EZ) 2007

5
m

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

- | | |
|-----|----|
| Yes | No |
|-----|----|

51a(i)	X
--------	---

a(ii)		X
-------	--	---

- | | | |
|--|--|--|
| | | |
|--|--|--|

b(i)		X
-------------	--	----------

b(ii)		X
--------------	--	----------

b(iii)		X
---------------	--	---

b(iv)		X
--------------	--	---

b(v)		X
-------------	--	----------

b(vi)		X
-------	--	---

C		X
---	--	---

- ket value of the

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

- ☐
- Yes
- ☒
- No

Schedule A (Form 990 or 990-EZ) 2007

Grants Paid from Donor Advised Funds
990: Page 2, Line 22a

US 990**2007**

Class of Activity	Donee's Name and Address	Relationship	Amount
Unrestricted	REDI III	None	2,000.
Unrestricted	REDI IV	None	2,000.
Unrestricted	REDI V	None	2,000.
			6,000.

US 990

Other Notes and Loans Receivable as of Year End
990: Page 4, Line 51a; 990-PF: Page 2, Line 7

2007

Borrower's Name and Title and Relationship to Any Officer, Director, or Other Disqualified Person	Repayment Terms, Interest Rate, Security Provided, Loan Purpose, Description and FMV of the Consideration	Original Amount of Note	Balance Due	Date of Note	Maturity Date
REDI V	upon demand	21,741.	21,741.	03/31/2008	
REDI VI	upon demand	11,649.	11,649.	03/31/2008	
REDI III	upon demand	13,510.	13,510.	03/31/2008	
17th Ave REDI	upon demand	6,345.	6,345.	03/31/2008	
		53,245.	53,245.		

Company **REDI Corporation**
 EIN **84-0761658**
 Description **Form 990 Supporting Schedules**
 Date **Mar 31, 08**

Part II - Statement of Functional Expenses
Depreciation Expense

Acct #		Cost of Depreciable Assets	Current Depreciation	Accumulated Depreciation
1410	Land	\$ 346,280	\$ -	\$ -
1420	Buildings	\$ 1,686,662	\$ 45,474	\$ 642,602
1421	Building improvements	\$ 53,560	\$ 1,243	\$ 49,401
1440	Building equipment - portable	\$ 7,166	\$ -	\$ 7,161
1450	Furniture	\$ 18,189	\$ 211	\$ 15,602
1452	Computer	\$ 2,472	\$ -	\$ 164
1465	Office Equipment			
1470	Maintenance equipment	\$ 303	\$ -	\$ 300
		<u>\$ 2,114,633</u>	<u>\$ 46,928</u>	<u>\$ 715,230</u>

Part IV - Balance Sheets
Land, Buildings and Equipment - Ending Amounts

Acct #		Cost of Depreciable Assets	Accumulated Depreciation	Net Book Value
1410	Land	346,280	-	346,280
1420	Buildings	1,686,662	642,602	1,044,060
1421	Building improvements	53,560	49,401	4,159
1440	Building equipment - portable	7,166	7,161	5
1450	Furniture	18,189	15,602	2,587
1452	Computer	2,472	164	2,308
1465	Office Equipment	-	-	-
1470	Maintenance equipment	303	300	3
		<u>2,114,633</u>	<u>715,230</u>	<u>1,399,403</u>

Company **REDI Corporation**
 EIN **84-0761658**
 Description **Form 990 Supporting Schedules**
 Date **Mar 31, 08**

Part IV - Balance Sheets

Mortgages and Other Notes Payable

	<u>Original Amount</u>		<u>Balance Due</u>	<u>Date of Note</u>	<u>Maturity Date</u>
Mountain States Bank	139,623	Steele St. Property 10 year mortgage	126,895	8/1/02	12/15/14
Colorado Housing and Finance Authority	494,000	High St. Property 30 year mortgage	410,130	4/1/99	5/1/29
City and County of Denver	478,060	Grant Property Restricted grant	<u>478,060</u>	5/27/98	5/27/28
			<u><u>1,015,085</u></u>		

Part IV - Balance Sheets

Line 54 - Investments - securities

<u>Description</u>	<u>Market Value</u>
Vanguard	218,562
T Rowe Price	70,502
American Century	301,718
Merill Lynch	295,234
Fidelity	<u>212,514</u>
	<u><u>1,098,530</u></u>

Page 3 - Part III

What is organizations primary exempt purpose...

To provide affordable housing for the low-income, chronically mentally ill.

Company REDI Corporation
EIN 84-0761658
Description Form 990 Supporting Schedules
Date Mar 31, 08
:

Page 5 - Part V - List of Officers, Directors, Trustees, and Key Employees

Name	Address	Title	Hours	Compensation
Rhonda Knop	Denver, CO	President/Dir	Part-time	None
David Murphy	Denver, CO	Executive Dir	Part-time	\$4,200
Sandra Goldhaber	Denver, CO	Director	Part-time	None
Ben Levek	Denver, CO	Director	Part-time	None
William C. Jensen	Denver, CO	Vice-Pres/Dir	Part-time	None
Jeff Reder	Denver, CO	Sec-Trea/Dir	Part-time	None

Page 6 - Part VI, Line 80a

Organizations related through common board of directors.

All of them are exempt 501(c)(3) organizations.

REDI III (74-2322705)
REDI IV 74-2368996)
REDI V (74-2532019)
REDI VI (74-2550438)
17th Avenue REDI (30-0054240)
Anchor Community (84-1611797)