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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 black lung benefit trust or private foundation)

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

OMB No. 1545-0047

2009Open to Public
Inspection**A** For the **2009** calendar year, or tax year beginning

and ending

B Check if applicable

- ☐ Address change
☐ Name change
☐ Initial return
☐ Terminated
☐ Amended return
☐ Application pending

Please use IRS label or print or type
See Specific Instructions**C** Name of organization**UMPOUA COMMUNITY DEVELOPMENT CORPORATION**

Doing Business As

Number and street (or P.O. box if mail is not delivered to street address) Room/suite
605 SE KANE ST.

City or town, state or country, and ZIP + 4

ROSEBURG, OR 97470**F** Name and address of principal officer: **BETTY TAMM****605 SE KANE, ROSEBURG, OR 97470****D** Employer identification number**93-1057208****E** Telephone number**6734909****G** Gross receipts \$ **7,273,259.****H(a)** Is this a group return

for affiliates?

☐ Yes ☒ No**H(b)** Are all affiliates included? ☐ Yes ☐ No

If "No," attach a list. (see instructions)

H(c) Group exemption number ▶**I** Tax-exempt status: ☒ 501(c) (**3**) ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527**J** Website: ▶ **N/A****K** Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶**L** Year of formation: **1991** **M** State of legal domicile: **OR****Part I Summary**

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: PROVIDE LOW INCOME HOUSING & COMMUNITY DEVELOPMENT		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3	Number of voting members of the governing body (Part VI, line 1a)	
	4	Number of independent voting members of the governing body (Part VI, line 1b)	
	5	Total number of employees (Part V, line 2a)	
Revenue	6	Total number of volunteers (estimate if necessary)	
	7a	Total gross unrelated business revenue from Part VIII, column (C), line 12	
	7b	Net unrelated business taxable income from Form 990-T, line 34	
	8	Prior Year	Current Year
	9	6,056,665.	4,426,618.
Expenses	10	761,388.	1,164,746.
	11	148,321.	<1,028,625.>
	12	298,833.	329,401.
	13	7,265,207.	4,892,140.
	14	523,605.	3,445,921.
	15		
	16a	1,408,944.	1,467,864.
	17		
	18	1,077,830.	859,548.
	19	3,010,379.	5,773,333.
Net Assets or Fund Balances	20	4,254,828.	<881,193.>
	21	17,896,222.	17,015,029.
	22		
	23		

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

BETTY TAMM, EXECUTIVE DIRECTOR

Type or print name and title

Paid Preparer's Use Only

Preparer's signature

Date

Check if self-employed ☐

Preparer's identifying number (see instructions)

Firm's name (or yours if self-employed), address, and ZIP + 4

MEUNER, DAVIDSON & COOLEY LLC
P.O. BOX 1786
ROSEBURG, OR 97470

EIN ▶

Phone no. ▶ **541-672-4886**

May the IRS discuss this return with the preparer shown above? (see instructions)

☒ Yes ☐ No

Part III Statement of Program Service Accomplishments

1 Briefly describe the organization's mission: NONE

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

☐ Yes ☒ No

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

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services?

☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the exempt purpose achievements for each of the organization's three largest program services by expenses.

Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts 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 \$ 5,527,069. including grants of \$) (Revenue \$)
 LOW INCOME HOUSING PROJECTS COMPLETED IN 2009 . STARTED NEW
 RENOVATIONS ON GOLD COAST HOUSING UNITS, DREAMSAVERS GRANT MATCH
 EXPENSES FOR VARIOUS INDIVIDUALS LOW-INCOME SAVINGS PROGRAMS.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)
 SELF-HELP HOUSING PROJECT COMPLETED FOR 10 FAMILY HOUSING UNITS
 LOCATED IN SUTHERLIN, OR. STARTED NEW 10 FAMILY HOUSING PROJECT IN TRI
 CITY, OR. (INCREASE IN INVESTMENT)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)
 CONTRACT SERVICES FOR GRANT ADMINISTRATION FOR VARIOUS CITIES AND OTHER
 PROJECTS RELATED TO LOW INCOME HOUSING AND SEVERAL HOUSING
 REHABILITATIONS LOAN PROGRAMS.

4d Other program services. (Describe in Schedule O.)

(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses ► \$ 5,527,069.

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>	X	
2 Is the organization required to complete Schedule B, Schedule of Contributors?	X	
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>		X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities? <i>If "Yes," complete Schedule C, Part II</i>		X
5 Section 501(c)(4), 501(c)(5), and 501(c)(6) organizations. Is the organization subject to the section 6033(e) notice and reporting requirement and proxy tax? <i>If "Yes," complete Schedule C, Part III</i>		
6 Did the organization maintain any donor advised funds or any similar funds or accounts where 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>		X
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>		X
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>		X
9 Did the organization report an amount in Part X, line 21; 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>		X
10 Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11 Is the organization's answer to any of the following questions "Yes"? <i>If so, complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable</i>	X	
• 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>		
• 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>		
• 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>		
• 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>		
• Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>		
• 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? <i>If "Yes," complete Schedule D, Part X.</i>		
12 Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI, XII, and XIII</i>	X	
12A Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," completing Schedule D, Parts XI, XII, and XIII is optional</i>	Yes	No
		X
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, and program service activities outside the United States? <i>If "Yes," complete Schedule F, Part I</i>		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the United States? <i>If "Yes," complete Schedule F, Part II</i>		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the United States? <i>If "Yes," complete Schedule F, Part III</i>		X
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>		X
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>		X
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>		X
20 Did the organization operate one or more hospitals? <i>If "Yes," complete Schedule H</i>		X

Form 990 (2009)

Part IV Checklist of Required Schedules (continued)

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

Note. All Form 990 filers are required to complete Schedule O.

Form 990 (2009)

Part V Statements Regarding Other IRS Filings and Tax Compliance

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096, Annual Summary and Transmittal of U.S. Information Returns. Enter -0- if not applicable		
1a	0		
1b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable		
1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		
1c			
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		
2a	39		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file this return. (see instructions)	X	
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?		X
3b	If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O		
4a	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)?		X
b	If "Yes," enter the name of the foreign country: <u>See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.</u>		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
5b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction?		
5c			
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible?		X
6b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
d	If "Yes," indicate the number of Forms 8282 filed during the year		
7d			
e	Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		
7e			
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		
7f			
g	For all contributions of qualified intellectual property, did the organization file Form 8899 as required?		
7g			
h	For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?		
7h			
8	Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?		
8			
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the organization make any taxable distributions under section 4966?		
9a			
b	Did the organization make a distribution to a donor, donor advisor, or related person?		
9b			
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12		
10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
10b			
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders		
11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)		
11b			
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		
12a			
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year		
12b			

Form 990 (2009)

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

Section A. Governing Body and Management

	Yes	No
1a Enter the number of voting members of the governing body	9	
b Enter the number of voting members that are independent	0	
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?		X
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?		X
4 Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?		X
5 Did the organization become aware during the year of a material diversion of the organization's assets?		X
6 Does the organization have members or stockholders?		X
7a Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?		X
b Are any decisions of the governing body subject to approval by members, stockholders, or other persons?		X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a The governing body?	X	
b Each committee with authority to act on behalf of the governing body?	X	
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		X

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

	Yes	No
10a Does the organization have local chapters, branches, or affiliates?		X
b If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?		
11 Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?	X	
11A Describe in Schedule O the process, if any, used by the organization to review this Form 990		
12a Does the organization have a written conflict of interest policy? If "No," go to line 13	X	
b Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
c Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done	X	
13 Does the organization have a written whistleblower policy?	X	
14 Does the organization have a written document retention and destruction policy?	X	
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	X	
b Other officers or key employees of the organization		X
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?		X
b If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed **OR**

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you make these available. Check all that apply.
☐ Own website ☐ Another's website ☒ Upon request

19 Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public.

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization: **▶**
UMPOUA COMMUNITY DEVELOPMENT CORP - (541) 673-4909
605 SE KANE ST. 97470

1b Total	0.	0.	0.
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0

Section B. Independent Contractors

Form 990 (2009)

Part VIII Statement of Revenue

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1 a	Federated campaigns	1a			
	b	Membership dues	1b			
	c	Fundraising events	1c			
	d	Related organizations	1d			
	e	Government grants (contributions)	1e	4020028.		
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	406,590.		
	g	Noncash contributions included in lines 1a-1f \$				
	h	Total. Add lines 1a-1f		4426618.		
	Program Service Revenue	2 a	GRANT ADMINISTRATION	Business Code 531390	830,211.	830,211.
b		MANAGEMENT FEE	531310	277,269.	277,269.	
c		RENTAL ADMIN INCOME	531310	114,878.	114,878.	
d		CONTRACT SERVICE	541610	23,458.	23,458.	
e		PARTNERSHIP LOSS	900003	<81,070.>	<81,070.>	
f		All other program service revenue				
g		Total. Add lines 2a-2f		1164746.		
Other Revenue		3	Investment income (including dividends, interest, and other similar amounts)		163,057.	130,061.
	4	Income from investment of tax-exempt bond proceeds				
	5	Royalties				
	6 a	Gross Rents	(i) Real 481526.			
	b	Less: rental expenses	583836.			
	c	Rental income or (loss)	<102,310.>			
	d	Net rental income or (loss)		<102,310.>	<102,310.>	
	7 a	Gross amount from sales of assets other than inventory	(i) Securities (ii) Other 120155.			
	b	Less: cost or other basis and sales expenses	1,311,837.			
	c	Gain or (loss)	<1,191,682.>			
	d	Net gain or (loss)		<1,191,682.>	<1,191,682.>	
	8 a	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				
	9 a	Gross income from gaming activities. See Part IV, line 19	a			
	b	Less: direct expenses	b			
	c	Net income or (loss) from gaming activities				
	10 a	Gross sales of inventory, less returns and allowances	a	531527.		
	b	Less: cost of goods sold	b	485446.		
c	Net income or (loss) from sales of inventory		46,081.	46,081.		
Miscellaneous Revenue			Business Code			
11 a	WAGE REIMBURSEMENTS		260,949.	260,949.		
b	REIMBURSEMENT AND OTHE		111,924.	111,924.		
c	CANCELLATION OF DEBT		12,757.	12,757.		
d	All other revenue					
e	Total. Add lines 11a-11d		385,630.			
12	Total revenue. See instructions.		4892140.	432,526.	0.	32,996.

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) but are not required to complete columns (B), (C), and (D).

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U.S. See Part IV, line 21	270,000.	270,000.		
2 Grants and other assistance to individuals in the U.S. See Part IV, line 22	3,175,921.	3,175,921.		
3 Grants and other assistance to governments, organizations, and individuals outside the U.S. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	87,700.	70,160.	17,540.	
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	1,002,863.	965,875.	36,988.	
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes	377,301.	358,436.	18,865.	
11 Fees for services (non-employees):				
a Management				
b Legal	32,559.	21,819.	10,740.	
c Accounting	52,000.	41,600.	10,400.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other				
12 Advertising and promotion	20,205.	8,949.	11,256.	
13 Office expenses	19,005.	11,403.	7,602.	
14 Information technology				
15 Royalties				
16 Occupancy	13,945.	3,486.	10,459.	
17 Travel	19,939.	14,954.	4,985.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	802.	802.		
20 Interest	60,386.	36,232.	24,154.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	60,075.	48,060.	12,015.	
23 Insurance				
24 Other expenses. Itemize expenses not covered above. (Expenses grouped together and labeled miscellaneous may not exceed 5% of total expenses shown on line 25 below.)				
a <u>ADMINISTRATIVE FEE-UCHC</u>	317,110.	317,110.		
b <u>WAGE REIMBURSEMENT</u>	49,933.	49,933.		
c <u>INSURANCE</u>	40,772.	13,576.	27,196.	
d <u>SUPPLIES</u>	38,348.	23,009.	15,339.	
e <u>BAD DEBT</u>	31,538.	31,538.		
f All other expenses	102,931.	64,206.	38,725.	
25 Total functional expenses. Add lines 1 through 24f	5,773,333.	5,527,069.	246,264.	0.
26 Joint costs. Check here <input type="checkbox"/> if following SOP 98-2. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X Balance Sheet

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	56,185.	1	179,443.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	1,943,377.	4	2,037,626.
	5 Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B). Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net	2,636,891.	7	2,989,498.
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges		9	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 11,033,122.		
	b Less: accumulated depreciation	10b 2,375,890.	8,734,282.	10c 8,657,232.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11	4,554,308.	12	4,684,868.
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	5,860,841.	15	7,483,436.
16 Total assets. Add lines 1 through 15 (must equal line 34)	23,785,884.	16	26,032,103.	
Liabilities	17 Accounts payable and accrued expenses	1,352,547.	17	1,277,627.
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 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	4,009,356.	23	7,196,681.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities. Complete Part X of Schedule D	527,759.	25	542,766.
	26 Total liabilities. Add lines 17 through 25	5,889,662.	26	9,017,074.
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	6,572,431.	27	5,758,070.
	28 Temporarily restricted net assets	8,622,787.	28	7,686,076.
	29 Permanently restricted net assets	2,701,004.	29	3,570,883.
	Organizations that do not follow SFAS 117, 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	17,896,222.	33	17,015,029.
34 Total liabilities and net assets/fund balances	23,785,884.	34	26,032,103.	

Form 990 (2009)

Part XI Financial Statements and Reporting

1 Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____

If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.

2a Were the organization's financial statements compiled or reviewed by an independent accountant?

b Were the organization's financial statements audited by an independent accountant?

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?

If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.

d If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a consolidated basis, separate basis, or both:

☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis

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?

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.

	Yes	No
2a		X
2b		X
2c		
3a		X
3b		

Form 990 (2009)

Department of the Treasury
Internal Revenue Service

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

OMB No 1545-0047

2009

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UMPQUA COMMUNITY DEVELOPMENT CORPORATION

93-1057208

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

- 1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E)

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 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.)

10 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See **section 509(a)(3).** Check the box that describes the type of supporting organization and complete lines 11e through 11h.

a ☐ Type I b ☐ Type II c ☐ Type III - Functionally integrated d ☐ Type III - Other

e ☐ By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2).

f ☐ If the organization received a written determination from the IRS that it is a Type I, Type II, or Type III supporting organization, check this box _____

g ☐ Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

(i) A person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the supported organization? _____

(ii) A family member of a person described in (i) above? _____

(iii) A 35% controlled entity of a person described in (i) or (ii) above? _____

h ☐ Provide the following information about the supported organization(s).

	Yes	No
11g(i)		
11g(ii)		
11g(iii)		

[illegible]

Schedule A (Form 990 or 990-EZ) 2009

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	1,633,765.	3,096,846.				4,730,611.
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	1,633,765.	3,096,846.				4,730,611.
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						4,730,611.

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
7 Amounts from line 4	1,633,765.	3,096,846.				4,730,611.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	328,322.	403,856.				732,178.
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 IV.)	<40,489.>	181,419.				140,930.
11 Total support. Add lines 7 through 10						5,603,719.
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 2009 (line 6, column (f) divided by line 11, column (f))	14	84.42 %
15 Public support percentage from 2008 Schedule A, Part II, line 14	15	79.63 %
16a 33 1/3% support test - 2009. 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 checked="" type="checkbox"/>		
b 33 1/3% support test - 2008. 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 - 2009. 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 IV 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 - 2008. 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 IV 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"/>		

Schedule A (Form 990 or 990-EZ) 2009

Part III Support Schedule for Organizations Described in Section 509(a)(2) (Complete only if you checked the box on line 9 of Part I.)**Section A. Public Support**

Calendar year (or fiscal year beginning in) ►	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
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						
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						
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)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
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 IV.)						
13 Total support (Add lines 9, 10c, 11, and 12)						
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 2009 (line 8, column (f) divided by line 13, column (f))	15	%
16 Public support percentage from 2008 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2009 (line 10c, column (f) divided by line 13, column (f))	17	%
18 Investment income percentage from 2008 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2009. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization ☐

b 33 1/3% support tests - 2008. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization ☐

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

Schedule D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990,

Part IV, line 6, 7, 8, 9, 10, 11, or 12.

▶ Attach to Form 990. ▶ See separate instructions.

OMB No. 1545-0047

2009

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Name of the organization

UMPOUA COMMUNITY DEVELOPMENT CORPORATION

Employer identification number

93-1057208

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

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate contributions to (during year)		
3 Aggregate 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?		<input type="checkbox"/> Yes <input type="checkbox"/> 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?		<input type="checkbox"/> Yes <input type="checkbox"/> No

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

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

<input type="checkbox"/> Preservation of land for public use (e.g., recreation or pleasure)	<input type="checkbox"/> Preservation of an historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> 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 Tax 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	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, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, 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 XIV, 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" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116, 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 XIV, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116, 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) Revenues included in 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 relating to these items:

a Revenues included in 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 exhibitiond ☐ Loan or exchange programsb ☐ Scholarly researche ☐ Other _____c ☐ Preservation for future generations

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV.

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 organization answered "Yes" to 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 XIV and complete the following table:

c Beginning balance

d Additions during the year

e Distributions during the year

f Ending balance

	Amount
1c	
1d	
1e	
1f	

2a Did the organization include an amount on Form 990, Part X, line 21?

☐ Yes☐ No

b If "Yes," explain the arrangement in Part XIV.

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

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

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a					
b					
c					
d					
e					
f					
g					

2 Provide the estimated percentage of the year end balance held as:

a Board designated or quasi-endowment ▶ _____ %

b Permanent endowment ▶ _____ %

c Term endowment ▶ _____ %

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

(i) unrelated organizations

(ii) related organizations

	Yes	No
3a(i)		
3a(ii)		
3b		

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

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

Part VI Investments - Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		565,001.		565,001.
b Buildings	9,956,011.	230,755.	2,139,803.	8,046,963.
c Leasehold improvements				
d Equipment		281,355.	236,087.	45,268.
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).)				8,657,232.

Schedule D (Form 990) 2009

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

Complete to provide information for responses to specific questions on
Form 990 or to provide any additional information.
▶ Attach to Form 990.

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FORM 990, PART VI, SECTION B, LINE 11: 990 IS REVIEWED BY EXECUTIVE
DIRECTOR BEFORE SIGNING AND COPY GIVEN TO BOARD MEMBERS TO REVIEW

FORM 990, PART VI, SECTION B, LINE 12C: MONTHLY BOARD MEETINGS HELD,
REVIEW AND DISCUSS POLICIES

FORM 990, PART VI, SECTION B, LINE 15A: BOARD OF DIRECTORS DOES ANNUAL
REVIEW OF EXECUTIVE DIRECTOR AND APPROVES SALARY.

FORM 990, PART VI, SECTION C, LINE 18: AVAILABLE UPON REQUEST

FORM 990, PART VI, SECTION C, LINE 19: AVAILABLE UPON REQUEST

UMPQUA COMMUNITY DEVELOPMENT CORP [9203 UMPQUA]

Depreciation Expense

Federal

01/01/2009 - 12/31/2009

Business % Applied to Depreciation

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Beg. Accum. Depreciation/ (Sec. 179)	Sec. 179/ Bonus/ (Cur. Yr. Only)	Current Depreciation	Total Depreciation/ (Sec. 179)
BAXT										
127		BUILDING	6/1/2003	MSL / MM	39,0000	1,012,333	143,799	0	25,959	169,758
169		BUILDING IMPROVEMENTS	4/1/2008	M / MQ	15,0000	5,130	321	0	481	802
170		EQUIPMENT	4/1/2008	M / MQ	5,0000	3,431	858	0	1,029	1,887
Subtotal: BAXT							1,020,894	0	27,469	172,447
Less dispositions and exchanges:							0	0	0	0
Net for: BAXT							1,020,894	0	27,469	172,447
CALA										
115		LAND	9/1/2002	No Calc / N/A	0 0000	55,000	0	0	0	0
122		RENTAL BUILDINGS	6/1/2003	MSL / MM	27 5000	1,292,414	260,446	0	46,997	307,443
123		PLAYGROUND EQUIPMENT	6/1/2003	SL / N/A	10 0000	10,128	5,360	0	1,013	6,373
124		LOAN FEES	1/1/2003	SL / N/A	20 0000	4,685	1,334	0	234	1,568
171		PLAYGROUND EQUIPMENT	5/1/2008	M / MQ	15,0000	2,694	168	0	253	421
Subtotal: CALA							1,364,921	0	48,497	315,805
Less dispositions and exchanges:							0	0	0	0
Net for: CALA							1,364,921	0	48,497	315,805
CEDR										
58		LAND	6/30/1999	No Calc / N/A	0 0000	105,375	0	0	0	0
59		COTTAGES	6/30/1999	MSL / MM	27 5000	810,532	281,231	0	29,474	310,705
60		WASHERS/DRYERS	6/30/1999	M / HY	7 0000	4,185	4,185	0	0	4,185
66		STORAGE SHED	1/31/2000	M / MQ	7 0000	1,000	1,000	0	0	1,000
152		IMPROVEMENTS	10/4/2007	SL / N/A	5 0000	3,773	943	0	755	1,698
172		BUILDING IMPROVEMENTS	7/9/2008	M / MQ	20 0000	3,172	89	0	231	320
184		PAINT FOR BUILDINGS	5/12/2009	M / MQ	15 0000	7,700	0	0	481	481
Subtotal: CEDR							935,737	0	30,941	318,389
Less dispositions and exchanges:							0	0	0	0
Net for: CEDR							935,737	0	30,941	318,389
DC										
63		BUILDING	4/1/2000	MSL / MM	27 5000	481,766	152,561	0	17,519	170,080
64		LAND	4/1/2000	No Calc / N/A	0 0000	50,293	0	0	0	0
65		LAND IMPROVEMENTS	4/1/2000	ME / MQ	15 0000	6,845	4,240	0	409	4,649
96		FENCE	4/1/2001	ME / MQ	15 0000	1,430	808	0	84	892
97		WASHER / DRYERS	3/1/2001	MT / MQ	7 0000	2,092	2,092	0	0	2,092
Subtotal: DC							542,426	0	18,012	177,713
Less dispositions and exchanges:							0	0	0	0
Net for: DC							542,426	0	18,012	177,713
GLD CST										
185		BUILDING -- 8 UNITS	5/1/2009	MSL / MM	27 5000	1,376,713	0	0	31,289	31,289
186		LAND	5/1/2009	No Calc / N/A	0 0000	64,990	0	0	0	0

01/01/2009 - 12/31/2009

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Beg. Accum. Depreciation/ (Sec. 179)	Sec. 179/ Bonus/ (Cur. Yr. Only)	Current Depreciation	Total Depreciation/ (Sec. 179)
Subtotal: GLD CST										
Less dispositions and exchanges:										
Net for: GLD CST										
HEARTWOOD										
79		LARGE 50 COMPARTMENT NAIL BIN	9/23/2001	MT / MQ	7.0000	500	500	0	0	31,289
78		CRAFTSMAN 10" TABLESAW	9/23/2001	MT / MQ	7.0000	175	175	0	0	175
90		3/4 TON DODGE PICK-UP ADDITIONS	9/28/2001	SL / N/A	5.0000	500	500	0	0	500
81		2 TRAILERS 8 X 20 FLATBED	11/15/2001	MT / MQ	7.0000	6,270	6,270	0	0	6,270
98		START UP COSTS	12/1/2001	SL / N/A	5.0000	9,303	9,303	0	0	9,303
107		SHED	12/26/2002	SL / N/A	15.0000	6,000	2,433	0	400	2,833
125		VEHICLE	7/1/2003	SL / N/A	5.0000	800	760	0	0	760
126		COMPUTER	7/1/2003	SL / N/A	5.0000	312	295	0	0	295
161		LEASEHOLD IMPROVEMENTS	12/31/2007	M / HY	20.0000	25,197	1,890	0	1,748	3,638
Subtotal: HEARTWOOD										
Less dispositions and exchanges:										
Net for: HEARTWOOD										
KANE										
92		LAND	5/20/2004	No Calc / N/A	0.0000	175,858	0	0	0	0
94		BUILDING	5/20/2004	MSL / MM	39.0000	188,012	22,297	0	4,821	27,118
155		HEARTWOOD BUILDING	12/21/2007	MSL / MM	39.0000	727,270	19,425	0	18,648	38,073
160		LAND - HEARTWOOD	1/1/2008	No Calc / N/A	0.0000	350,000	0	0	0	0
178		HVAC REPLACEMENT	10/16/2009	M / MQ	15.0000	31,696	0	0	396	396
179		NEW ROOF	10/16/2009	M / MQ	20.0000	11,067	0	0	104	104
Subtotal: KANE										
Less dispositions and exchanges:										
Net for: KANE										
LNDG										
29		LANDING APT. BLDG	3/1/1996	MSL / MM	27.5000	297,584	138,419	0	10,821	149,240
30		LAND-LANDING APT	3/1/1996	No Calc / N/A	0.0000	30,000	0	0	0	0
42		LAUNDRY MACHINES	3/1/1996	M / HY	7.0000	1,151	1,151	0	0	1,151
91		DISHWASHER	3/30/2001	MT / MQ	7.0000	359	358	0	0	358
95		FENCE	2/8/2001	ME / MQ	15.0000	798	463	0	47	510
153		BUILDING IMPROVEMENT	11/19/2007	SL / N/A	5.0000	2,243	486	0	449	935
173		BUILDING IMPROVEMENTS	5/1/2008	M / MQ	15.0000	2,069	129	0	194	323
Subtotal: LNDG										
Less dispositions and exchanges:										
Net for: LNDG										
MWOOD										
77		BUILDING	6/15/2004	MSL / MM	27.5000	129,559	21,396	0	4,711	26,107
84		LAND	12/1/2003	No Calc / N/A	0.0000	40,000	0	0	0	0

UMPQUA COMMUNITY DEVELOPMENT CORP [9203 UMPQUA]

Depreciation Expense

Federal
01/01/2009 - 12/31/2009

Business % Applied to Depreciation

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Beg. Accum. Depreciation/ (Sec. 179)	Sec. 179/ Bonus/ (Cur. Yr. Only)	Current Depreciation	Total Depreciation/ (Sec. 179)
Subtotal: MWOOD										
Less dispositions and exchanges:										
Net for: MWOOD										
NDHS										
61		LAND	6/30/1999	No Calc / N/A	0 0000	37,264	0	0	0	0
62		HOUSE	6/30/1999	MSL / MM	27 5000	91,220	31,650	0	3,317	34,967
93		LAND IMPROVEMENTS	8/1/2004	ME / HY	15 0000	2,680	1,010	0	167	1,177
156		IMPROVEMENT	11/5/2003	MSL / HY	15 0000	703	122	0	61	183
175		LOAN FEES	10/1/2008	SL / N/A	30 0000	3,634	30	0	121	151
Subtotal: NDHS										
Less dispositions and exchanges:										
Net for: NDHS										
NSP										
187		CIP - 380 LOST LANE	12/18/2009	No Calc / N/A	0 0000	74,132	0	0	0	0
188		CIP 1655 ANN ST	12/18/2009	No Calc / N/A	0 0000	1,000	0	0	0	0
Subtotal: NSP										
Less dispositions and exchanges:										
Net for: NSP										
PRINCE										
189		BUILDING IMPROVEMENTS	8/13/2007	MSL / MM	27 5000	43,886	2,194	0	1,596	3,790
190		BUILDING IMPROVEMENTS	9/4/2008	MSL / MM	27 5000	17,700	188	0	644	832
191		CARPETS	7/6/2009	M / MQ	5 0000	5,651	0	0	848	848
192		EQUIPMENT	2/22/2008	M / HY	5 0000	130	26	0	42	68
193		EQUIPMENT	12/11/2008	M / HY	10 0000	2,238	224	0	403	627
194		EQUIPMENT	12/30/2008	M / HY	10 0000	2,238	224	0	403	627
195		PLAYGROUND EQUIPMENT	4/21/2009	M / MQ	15 0000	29,685	0	0	1,855	1,855
196		COMPUTER	7/1/1995	M / HY	5 0000	1,590	1,590	0	0	1,590
197		FURN / EQUIPMENT	10/1/1996	M / HY	7 0000	5,267	5,267	0	0	5,267
198		NEW VINYL #11	10/6/1999	M / HY	10 0000	1,224	1,184	0	40	1,224
199		NEW CARPET #15	10/20/1999	MT / HY	10 0000	515	499	0	16	515
200		NEW CARPET #21	10/20/1999	M / HY	10 0000	1,305	1,262	0	43	1,305
201		NEW CARPET #17	12/3/1999	M / HY	10 0000	2,361	2,284	0	77	2,361
202		VINYL	12/3/1999	M / HY	10 0000	886	857	0	29	886
203		NEW CARPET #13	12/29/1999	M / HY	10 0000	1,987	1,922	0	65	1,987
204		CARPET #23	12/29/1999	M / HY	10 0000	2,361	2,284	0	77	2,361
205		CARPETS	6/1/2000	M / HY	5 0000	16,099	16,099	0	0	16,099
206		TRASH ENCLOSURE	1/8/2001	M / HY	15 0000	2,200	1,225	0	130	1,355
207		CARPET	1/11/2001	M / HY	10 0000	1,428	1,194	0	94	1,288
208		CARPET	5/9/2001	M / HY	10 0000	2,051	1,715	0	134	1,849
209		CARPET	6/1/2002	M / HY	5 0000	1,146	1,146	0	0	1,146
210		REFRIGERATOR #3	6/1/2004	M / HY	5 0000	399	376	0	23	399
211		CARPETS	6/30/2006	M / HY	5 0000	13,333	9,493	0	1,536	11,029

UMPQUA COMMUNITY DEVELOPMENT CORP [9203 UMPQUA]
Depreciation Expense

Federal

01/01/2009 - 12/31/2009

Business % Applied to Depreciation

System No.	S	Description	Date in Service	Method / Conv.	Life	Cost / Other Basis	Beg. Accum. Depreciation/ (Sec. 179)	Sec. 179/ Bonus/ (Cur. Yr. Only)	Current Depreciation	Total Depreciation/ (Sec. 179)
PRINCE										
212		FLOORING	6/30/2007	M / HY	5.0000	5,583	2,903	0	1,072	3,975
213		APPLIANCE	8/27/2007	M / HY	5.0000	200	104	0	38	142
214		CARPETS	1/1/2008	M / HY	5.0000	1,281	256	0	410	666
215		CARPETS	3/20/2008	M / HY	5.0000	1,571	314	0	503	817
216		CARPETS	4/25/2008	M / HY	5.0000	2,328	466	0	745	1,211
217		CARPETS	6/9/2008	M / HY	5.0000	1,466	293	0	469	762
218		CARPETS	6/16/2008	M / MQ	5.0000	1,186	297	0	356	653
219		CARPETS	9/27/2008	M / HY	5.0000	1,296	259	0	415	674
220		CARPETS	11/4/2008	M / HY	5.0000	1,306	261	0	418	679
221		LAND	2/4/1994	No Calc / N/A	0.0000	47,900	0	0	0	0
222		LANDSCAPING	2/15/1994	MSL / HY	15.0000	19,168	18,529	0	639	19,168
223		PLAYGROUND EQUIPMENT	6/15/1994	MSL / HY	15.0000	7,677	7,421	0	256	7,677
224		FENCING	6/1/1998	MSL / HY	15.0000	710	496	0	48	544
225		PAVING	9/3/2008	MSL / HY	15.0000	10,850	362	0	723	1,085
226		BUILDINGS	2/1/1994	MSL / MM	27.5000	1,359,788	735,524	0	49,447	784,971
227		BUILDING IMPROVEMENTS	6/1/1998	MT / HY	7.0000	463	462	0	0	462
228		BLD IMPROVEMENTS - SIDING	9/30/2003	MSL / MM	27.5000	13,859	2,667	0	504	3,171
229		BLD IMPROVEMENTS - SIDING	7/10/2006	MSL / MM	27.5000	6,715	600	0	244	844
Subtotal: PRINCE						1,639,027	822,467	0	64,342	886,809
Less dispositions and exchanges:										
Net for: PRINCE						1,639,027	822,467	0	64,342	886,809
PROGM										
154		VARIOUS SMALL TOOLS	12/22/2004	M / HY	5.0000	681	599	0	82	681
176		WISH (NEU) HOUSE-LAND	3/6/2008	No Calc / N/A	0.0000	178,945	0	0	0	0
177		WISH (NEU) HOUSE - WIP	12/31/2008	No Calc / N/A	0.0000	393,260	0	0	0	0
Subtotal: PROGM						572,886	599	0	82	681
Less dispositions and exchanges:										
Net for: PROGM						572,886	599	0	82	681
SCHF										
47		LAND @ 100% COST	7/1/1997	No Calc / N/A	0.0000	5,000	0	0	0	0
48		DUPLEX @ 100% COST	7/1/1997	MSL / MM	27.5000	228,037	95,014	0	8,292	103,306
Subtotal: SCHF						233,037	95,014	0	8,292	103,306
Less dispositions and exchanges:										
Net for: SCHF						233,037	95,014	0	8,292	103,306
TOOLS - UCDC										
74		FORD 2003 RANGER	10/26/2005	M / HY	5.0000	12,550	9,225	0	1,675	10,900
111		PLANK DECK	9/15/2006	M / MQ	5.0000	396	275	0	48	323
112		NAIL GUN	3/30/2006	M / MQ	5.0000	249	191	0	27	218
113		JIG SAW	3/30/2006	M / MQ	5.0000	177	136	0	19	155
114		DRYWALL LIFT	3/30/2006	M / MQ	5.0000	499	383	0	55	438

UMPQUA COMMUNITY DEVELOPMENT CORP [9203 UMPQUA]
Depreciation Expense

Federal

01/01/2009 - 12/31/2009

Business % Applied to Depreciation

System No.	S	Description	Date in Service	Method / Conv.	Life	Cost / Other Basis	Beg. Accum. Depreciation/ (Sec. 179)	Sec. 179/ Bonus/ (Cur. Yr. Only)	Current Depreciation	Total Depreciation/ (Sec. 179)
TOOLS - UCDC										
116		PAINT SPRAYER	12/4/2006	M / MQ	5.0000	600	395	0	82	477
117		2-20' LADDERS	12/14/2006	M / MQ	5.0000	388	255	0	53	308
118		2-8' LADDERS	12/14/2006	M / MQ	5.0000	230	151	0	32	183
119		4-6' LADDERS	12/14/2006	M / MQ	5.0000	340	224	0	46	270
129		24' PLANK	12/14/2006	M / MQ	5.0000	520	342	0	71	413
130		PLATE LEVEL 6'-10'	12/14/2006	M / MQ	5.0000	185	121	0	26	147
131		2-1000W WORK LIGHTS	12/14/2006	M / MQ	5.0000	338	222	0	46	268
132		31/4" PLANER	12/14/2006	M / MQ	5.0000	149	98	0	20	118
133		2' NAILER KIT	12/14/2006	M / MQ	5.0000	190	125	0	26	151
134		COMPRESSOR	12/14/2006	M / MQ	5.0000	299	197	0	41	238
135		10" SLIDE COMPUND WITH LIGHT	12/14/2006	M / MQ	5.0000	475	312	0	65	377
136		2-12V DRILL	12/22/2004	M / HY	5.0000	336	296	0	40	336
137		2-MAG WORM DRIVE SAW	12/22/2004	M / HY	5.0000	368	324	0	44	368
138		TIGER SAW	12/2/2004	M / HY	5.0000	150	132	0	18	150
139		ROUTER	12/22/2004	M / HY	5.0000	155	136	0	19	155
140		SLIDE DUAL COMPUND SAW	12/22/2004	M / HY	5.0000	479	422	0	57	479
141		10" TABLE SAW	12/22/2004	M / HY	5.0000	354	312	0	42	354
142		2-ROOFERS KIT	12/22/2004	M / HY	5.0000	356	313	0	43	356
143		MAGNETIC LEVEL	12/22/2004	M / HY	5.0000	149	131	0	18	149
144		FINISH NAIL GUN	12/22/2004	M / HY	5.0000	224	197	0	27	224
145		MAKITA 1/2" DRILL	12/22/2004	M / HY	5.0000	150	132	0	18	150
146		COMPRESSOR	12/22/2004	M / HY	5.0000	475	418	0	57	475
147		2-8' LADDER	12/22/2004	M / HY	5.0000	220	194	0	26	220
148		28' EXTENSION LADDER	12/2/2004	M / HY	5.0000	265	233	0	32	265
149		16' EXTENSION LADDER	12/2/2004	M / HY	5.0000	168	148	0	20	168
150		JIGSAW	12/22/2004	M / HY	5.0000	190	167	0	23	190
151		VARIOUS SMALL TOOLS	12/22/2004	M / HY	5.0000	1,719	1,513	0	206	1,719
Subtotal: TOOLS - UCDC						23,343	17,720	0	3,022	20,742
Less dispositions and exchanges:						0	0	0	0	0
Net for: TOOLS - UCDC						23,343	17,720	0	3,022	20,742
UCHC (SOC HOP)										
174		ANA'S HOUSE	11/1/2008	MSL / MM	27 5000	130,376	593	0	4,741	5,334
Subtotal: UCHC (SOC HOP)						130,376	593	0	4,741	5,334
Less dispositions and exchanges:						0	0	0	0	0
Net for: UCHC (SOC HOP)						130,376	593	0	4,741	5,334
Unassigned										
1		SOFTWARE	2/1/1992	SL / N/A	5.0000	557	557	0	0	557
3		CARRY BAG	2/1/1992	SL / N/A	5.0000	29	29	0	0	29
4		SOFTWARE	2/1/1992	SL / N/A	5.0000	25	25	0	0	25
5		MONITOR	2/1/1992	SL / N/A	5.0000	1,488	1,488	0	0	1,488
6		SOFTWARE	3/1/1992	SL / N/A	5.0000	349	349	0	0	349
7		SURGE PROTECTOR	8/1/1992	SL / N/A	5.0000	81	81	0	0	81

01/01/2009 - 12/31/2009

Business % Applied to Depreciation

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Beg. Accum. Depreciation/ (Sec. 179)	Sec. 179/ Bonus/ (Cur. Yr. Only)	Current Depreciation	Total Depreciation/ (Sec. 179)
Unassigned										
8		486 COMPUTER	6/1/1993	SL / N/A	5,000	3,637	3,578	0	0	3,578
9		VIDEO CARD	6/1/1993	SL / N/A	5,000	430	423	0	0	423
10		SOUND CARD	6/1/1993	SL / N/A	5,000	239	236	0	0	236
11		256K CACHE	6/1/1993	SL / N/A	5,000	298	295	0	0	295
12		COMPUTER EQUIPMENT	6/1/1993	SL / N/A	5,000	1,235	1,216	0	0	1,216
13		TELEPHONE SYSTEM	10/19/1994	SL / N/A	5,000	1,000	992	0	0	992
14		FAX MACHINE	3/14/1994	SL / N/A	5,000	1,874	1,860	0	0	1,860
15		TYPEWRITER	3/28/1994	SL / N/A	5,000	160	157	0	0	157
16		COMPUTER EQUIPMENT	11/14/1994	SL / N/A	5,000	1,181	1,172	0	0	1,172
17		MONITOR	2/18/1994	SL / N/A	5,000	1,603	1,591	0	0	1,591
18		OFFICE EQUIPMENT	12/1/1994	SL / N/A	5,000	3,198	3,198	0	0	3,198
19		FOLDING MACHINE	12/4/1995	SL / N/A	5,000	240	240	0	0	240
20		PAGER	12/8/1995	SL / N/A	5,000	65	65	0	0	65
21		LASER PRINTER	12/19/1995	SL / N/A	5,000	2,279	2,279	0	0	2,279
22		CAMERA	2/21/1995	SL / N/A	5,000	72	72	0	0	72
24		TAPE RECORDER	9/18/1995	SL / N/A	5,000	113	113	0	0	113
25		COMPUTER	9/26/1995	SL / N/A	5,000	5,005	5,005	0	0	5,005
26		PHONE SYSTEM	10/2/1995	SL / N/A	5,000	2,758	2,758	0	0	2,758
27		COMPUTER	11/16/1995	SL / N/A	5,000	3,853	3,853	0	0	3,853
28		COPIER	1/9/1994	SL / N/A	5,000	6,750	6,638	0	0	6,638
31		HP LASER JET 5P	1/5/1996	SL / N/A	5,000	849	849	0	0	849
32		HP OFFICE JET LX	1/5/1996	SL / N/A	5,000	700	700	0	0	700
33		MEMORY SIMM	1/5/1996	SL / N/A	5,000	629	629	0	0	629
34		FAX MODEM	2/19/1996	SL / N/A	5,000	156	156	0	0	156
35		FAX MODEM	3/6/1996	SL / N/A	5,000	156	155	0	0	155
36		COMPUTER	3/14/1996	SL / N/A	5,000	2,893	2,893	0	0	2,893
37		PHONE SYSTEM	4/2/1996	SL / N/A	5,000	1,285	1,285	0	0	1,285
38		MICROWAVE	6/4/1996	SL / N/A	5,000	140	140	0	0	140
39		COLOR PRINTER	11/25/1996	SL / N/A	5,000	503	503	0	0	503
40		DESK	1/4/1996	SL / N/A	5,000	125	125	0	0	125
41		CONFER. TABLE/CHAIRS	4/20/1996	SL / N/A	5,000	1,351	1,351	0	0	1,351
49		GATEWAY 2000 GPS350	7/20/1998	SL / N/A	5,000	2,604	2,604	0	0	2,604
50		HP DESKJET 840	9/28/1998	SL / N/A	5,000	377	377	0	0	377
51		SUMP PUMP	12/15/1998	SL / N/A	5,000	448	448	0	0	448
52		OVERHEAD PROJECTOR	8/3/1998	SL / N/A	5,000	299	299	0	0	299
53		DISPLAY BOARD	11/10/1998	SL / N/A	5,000	524	524	0	0	524
55		PHONE	4/2/1999	SL / N/A	5,000	403	403	0	0	403
56		VACUUM CLEANER	9/23/1999	SL / N/A	5,000	500	500	0	0	500
57		COMPUTER NETWRK SYST	7/12/1999	SL / N/A	5,000	3,386	3,386	0	0	3,386
67		IN FOCUS PROJECTOR	2/17/2000	SL / N/A	5,000	3,414	3,414	0	0	3,414
68		LAPTOP IBM THINKPAD	2/25/2000	SL / N/A	5,000	2,629	2,629	0	0	2,629
69		PENTIUM II COMPUTER	3/10/2000	SL / N/A	5,000	1,000	1,000	0	0	1,000
70		GATEWAY PERFORMANCE	3/10/2000	SL / N/A	5,000	1,617	1,616	0	0	1,616
71		NIKON DIGITAL CAMERA	4/27/2000	SL / N/A	5,000	535	535	0	0	535
72		GATEWAY GP 6-566C	8/28/2000	SL / N/A	5,000	947	947	0	0	947

UMPQUA COMMUNITY DEVELOPMENT CORP [9203 UMPQUA]
Depreciation Expense

Federal

01/01/2009 - 12/31/2009

Business % Applied to Depreciation

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Beg. Accum. Depreciation/ (Sec. 179)	Sec. 179/ Bonus/ (Cur. Yr. Only)	Current Depreciation	Total Depreciation/ (Sec. 179)
Unassigned										
73		SERVER INTEL PII-WIP	12/6/2000	No Calc / N/A	0.0000	5,021	0	0	0	0
83		DENAILER	11/5/2001	MT / MQ	7.0000	454	387	0	0	387
86		BETTY'S COMPUTER & PRINTER	4/17/2001	SL / N/A	5.0000	2,811	2,811	0	0	2,811
87		BOB AULT'S COMPUTER & PRINTER	8/22/2001	SL / N/A	5.0000	1,069	1,069	0	0	1,069
88		MICKEY'S COMPUTER, PRINTER & CAMERA	12/22/2001	SL / N/A	5.0000	2,428	2,428	0	0	2,428
99		VOICE MAIL SYSTEM	10/18/2002	SL / N/A	5.0000	3,595	3,595	0	0	3,595
100		MAS 90 SOFTWARE	10/25/2002	SL / N/A	3.0000	5,950	5,950	0	0	5,950
101		BLOWING MACHINE	12/11/2002	SL / N/A	7.0000	2,900	2,519	0	380	2,899
102		DELL COMPUTER	7/11/2002	SL / N/A	5.0000	952	926	0	0	926
103		GATEWAY 2000 COMPUTER	7/15/2002	SL / N/A	5.0000	878	858	0	0	858
120		COPIER	3/28/2003	SL / N/A	5.0000	4,095	3,959	0	0	3,959
121		MAS 90 MULTIUSER	7/9/2003	SL / N/A	3.0000	1,600	1,466	0	0	1,466
157		PHONE SYSTEM EXPANSION	10/19/2007	M / HY	5.0000	2,710	1,409	0	520	1,929
158		COMPUTER SOFTWARE	2/6/2007	M / HY	5.0000	4,133	2,149	0	794	2,943
159		COMPUTER EQUIPMENT	7/12/2007	M / HY	5.0000	805	419	0	154	573
164		TRAILER	11/6/2008	M / MQ	5.0000	7,000	350	0	2,660	3,010
165		FORKLIFT	11/6/2008	M / MQ	7.0000	37,000	1,321	0	10,194	11,515
166		HP PRINTER	3/31/2008	M / MQ	5.0000	550	193	0	143	336
167		HP COMPUTER W/ MONITOR	3/6/2008	M / MQ	5.0000	2,075	726	0	540	1,266
168		HP NOTEBOOK COMPUTER	4/9/2008	M / MQ	5.0000	1,157	289	0	347	636
181		BETTY'S NEW DESK	7/31/2009	M / MQ	7.0000	1,399	0	0	150	150
182		COMPUTER EQUIPMENT	2/28/2009	M / MQ	5.0000	834	0	0	292	292
183		COMPUTER EQUIPMENT	4/30/2009	M / MQ	5.0000	696	0	0	174	174
Subtotal: Unassigned							98,562	0	16,348	114,910
Less dispositions and exchanges:										
Net for: Unassigned							98,562	0	16,348	114,910
VEHICLES										
76		1997 FORD PICKUP	9/11/2001	SL / N/A	5.0000	6,477	6,476	0	0	6,476
89		3/4 TON DODGE PICK-UP	9/28/2001	SL / N/A	5.0000	12,311	12,311	0	0	12,311
82		FORK LIFT 1078K HALLA	12/28/2001	MT / MQ	7.0000	13,900	13,900	0	0	13,900
104		HYDRAULIC DUMP TRUCK	10/22/2002	SL / N/A	5.0000	10,000	10,000	0	0	10,000
105		LETTERING FOR TRUCKS	12/7/2002	SL / N/A	5.0000	932	931	0	0	931
106		6X16 TOOL TRAILER	12/4/2002	SL / N/A	7.0000	4,285	3,723	0	561	4,284
109		3 TRAILERS	12/4/2002	SL / N/A	7.0000	12,030	10,457	0	1,573	12,030
162		99 FORD TRUCK	6/14/2008	M / MQ	5.0000	8,000	2,000	0	2,400	4,400
163		77 PETERBUILT	11/4/2008	M / MQ	5.0000	8,500	425	0	3,230	3,655
180		REPAIRS TO DUMP TRUCK	3/31/2009	M / MQ	5.0000	8,931	0	0	3,126	3,126
Subtotal: VEHICLES							60,223	0	10,890	71,113
Less dispositions and exchanges:										
Net for: VEHICLES							60,223	0	10,890	71,113

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Beg. Accum. Depreciation/ (Sec. 179)	Sec. 179/ Bonus/ (Cur. Yr. Only)	Current Depreciation	Total Depreciation/ (Sec. 179)
Subtotal:										
Less dispositions and exchanges:										
Grand Totals:										
						10,393,173	2,213,675	0	309,930	2,523,605
						0	0	0	0	0
						10,393,173	2,213,675	0	309,930	2,523,605

Amortization Expense

Federal

01/01/2009 - 12/31/2009

Business % Applied to Depreciation

System No.	S	Description	Date In Service	Amort. Code	Life	Cost / Other Basis	Beg. Accum. Amortization	Current Amortization	End. Accum. Amortization
GLD CST									
234		LOAN FEES	8/15/2009	Unassigned	360.0000	4,310	0	60	60
Subtotal: GLD CST							4,310	60	60
Less dispositions and exchanges:							0	0	0
Net for: GLD CST							4,310	60	60
PRINCE									
230		LOAN FEES - NOAH	8/10/1992	Unassigned	360.0000	1,000	542	33	575
231		ORG COSTS	11/1/1992	Unassigned	60.0000	4,970	4,970	0	4,970
232		LOAN FEES	7/1/1994	Unassigned	360.0000	18,826	9,106	628	9,734
233		LIHTC APP FEE	2/1/1994	Unassigned	180.0000	6,867	6,832	35	6,867
235		LOAN FEES	2/1/1994	Unassigned	360.0000	24,796	12,336	827	13,163
236		LOAN FEES	8/13/2009	Unassigned	360.0000	9,589	0	133	133
Subtotal: PRINCE							33,786	1,656	35,442
Less dispositions and exchanges:							0	0	0
Net for: PRINCE							33,786	1,656	35,442
Grand Totals:									
Subtotal:							70,358	1,716	35,502
Less dispositions and exchanges:							0	0	0
Grand Totals:							70,358	1,716	35,502

- If you are filing for an **Additional (Not Automatic) 3-Month Extension**, complete only **Part II** and check this box ☒ **Note.** Only complete Part II if you have already been granted an automatic 3-month extension on a previously filed Form 8868.
- If you are filing for an **Automatic 3-Month Extension**, complete only **Part I** (on page 1).

Part II Additional (Not Automatic) 3-Month Extension of Time. Only file the original (no copies needed).

Type or print File by the extended due date for filing the return. See instructions.	Name of Exempt Organization UMPQUA COMMUNITY DEVELOPMENT CENTER	Employer identification number 93 1057208
	Number, street, and room or suite no. If a P.O. box, see instructions. 605 SE KANE ST	For IRS use only
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. ROSEBURG OR 97470	

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

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

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

- The books are in the care of
- BETTY TAMM**

Telephone No. **(541) 673-4909** FAX No. **()**

- If the organization does not have an office or place of business in the United States, check this box
- ☐

• If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) **_____**. If this is for the whole group, check this box ☐. If it is for part of the group, check this box ☐ and attach a list with the names and EINs of all members the extension is for.

- 4 I request an additional 3-month extension of time until **NOVEMBER 15**, 20**10**.
- 5 For calendar year **09**, or other tax year beginning **_____**, 20**_____**, and ending **_____**, 20**_____**.
- 6 If this tax year is for less than 12 months, check reason: ☐ Initial return ☐ Final return ☐ Change in accounting period
- 7 State in detail why you need the extension **ADDITIONAL INFORMATION IS NEEDED TO COMPLETE AN ACCURATE RETURN**

8a If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	8a \$
b If this application is for Form 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit and any amount paid previously with Form 8868.	8b \$
c Balance Due. Subtract line 8b from line 8a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	8c \$

Signature and Verification

Under penalties of perjury, I declare that I have examined this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete, and that I am authorized to prepare this form

Signature ▶



Title ▶

CPA

Date ▶

Application for Extension of Time To File an Exempt Organization Return

OMB No. 1545-1709

► File a separate application for each return.

- If you are filing for an **Automatic 3-Month Extension**, complete only **Part I** and check this box ☒ **►**
 - If you are filing for an **Additional (Not Automatic) 3-Month Extension**, complete only **Part II** (on page 2 of this form).
- Do not complete Part II unless** you have already been granted an automatic 3-month extension on a previously filed Form 8868.

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

A corporation required to file Form 990-T and requesting an automatic 6-month extension—check this box and complete Part I only ☐ **►**

All other corporations (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Electronic Filing (e-file). Generally, you can electronically file Form 8868 if you want a 3-month automatic extension of time to file one of the returns noted below (6 months for a corporation required to file Form 990-T). However, you cannot file Form 8868 electronically if (1) you want the additional (not automatic) 3-month extension or (2) you file Forms 990-BL, 6069, or 8870, group returns, or a composite or consolidated Form 990-T. Instead, you must submit the fully completed and signed page 2 (Part II) of Form 8868. For more details on the electronic filing of this form, visit www.irs.gov/efile and click on e-file for Charities & Nonprofits.

Type or print File by the due date for filing your return. See instructions.	Name of Exempt Organization UMPQUA COMMUNITY DEVELOPMENT CORPORATION	Employer identification number 93 1057208	
	Number, street, and room or suite no. If a P.O. box, see instructions. 605 SE KANE ST		
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. ROSEBURG OR 97470		

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

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

• The books are in the care of **►**

Telephone No. **►** (**541**) **673-4909** FAX No. **►** ()

• If the organization does not have an office or place of business in the United States, check this box ☐ **►**

• If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN), If this is for the whole group, check this box ☐ **►**. If it is for part of the group, check this box ☐ **►** and attach a list with the names and EINs of all members the extension will cover.

1 I request an automatic 3-month (6 months for a corporation required to file Form 990-T) extension of time until **AUGUST 15**, 20**10**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:

- ☒ calendar year 20**09** or
► ☐ tax year beginning, 20, and ending, 20

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

3a If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$
b If this application is for Form 990-PF or 990-T, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$
c Balance Due. Subtract line 3b from line 3a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$

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