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Check if Schedule O contains a response to any question in this Part III . . . . . ☐

TO COMBAT COMMUNITY DETERIORATION, PROMOTE THE GENERAL WELFARE, AND LESSEN THE BURDENS OF GOVERNMENT BY PROVIDING FINANCING FOR LOW & MODERATE INCOME HOUSING

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

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 \$ 118,125,229 including grants of \$ 2,385,002 ) (Revenue \$ 67,335,245 )

THE COMMUNITY PRESERVATION CORPORATION (CPC) IS A PRIVATE NOT-FOR-PROFIT MORTGAGE LENDER SPECIALIZING IN THE FINANCING OF LOW AND MODERATE INCOME HOUSING. CPC'S MISSION IS TO WORK WITH GOVERNMENT TO PRESERVE AND DEVELOP AFFORDABLE HOUSING IN NEW YORK, NEW JERSEY, AND CONNECTICUT. IN ITS 37 YEARS OF EXISTENCE, CPC HAS FINANCED THE REHABILITATION OR CONSTRUCTION OF 142,681 AFFORDABLE HOUSING UNITS. DURING THE YEAR ENDED JUNE 30, 2011, CPC ORIGINATED \$272,339,586 OF PUBLIC AND PRIVATE FUNDS REPRESENTING FINANCING ON 3,036 UNITS.



















[illegible][illegible]

**4d** Other program services (Describe in Schedule O )  
(Expenses \$ \_\_\_\_\_ including grants of \$ \_\_\_\_\_ ) (Revenue \$ \_\_\_\_\_ )

|           |                                       |                       |
|-----------|---------------------------------------|-----------------------|
| <b>4e</b> | <b>Total program service expenses</b> | <b>\$ 118,125,229</b> |
|-----------|---------------------------------------|-----------------------|

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)? If "Yes," complete Schedule A    | 1 Yes   |    |
| 2 Is the organization required to complete Schedule B, Schedule of Contributors (see instruction)?   | 2 Yes   |    |
| 3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I   | 3       | No |
| 4 <b>Section 501(c)(3) organizations.</b> Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II    | 4 Yes   |    |
| 5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III                           | 5       | No |
| 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? If "Yes," complete Schedule D, Part I   | 6       | No |
| 7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas or historic structures? If "Yes," complete Schedule D, Part II                                      | 7       | No |
| 8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III    | 8       | No |
| 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? If "Yes," complete Schedule D, Part IV  | 9 Yes   |    |
| 10 Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? If "Yes," complete Schedule D, Part V    | 10      | No |
| 11 If the organization's answer to any of the following questions is 'Yes,' then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable   |         |    |
| a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI.   | 11a Yes |    |
| b Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII.   | 11b     | No |
| c Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII.    | 11c Yes |    |
| d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX.    | 11d     | No |
| e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X.   | 11e Yes |    |
| f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X.    | 11f Yes |    |
| 12a Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI, XII, and XIII    | 12a Yes |    |
| b Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered 'No' to line 12a, then completing Schedule D, Parts XI, XII, and XIII is optional              | 12b Yes |    |
| 13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E  | 13      | No |
| 14a Did the organization maintain an office, employees, or agents outside of the United States? . . . . .   | 14a     | No |
| 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? If "Yes," complete Schedule F, Parts I and IV . . . . .   | 14b     | No |
| 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 U S ? If "Yes," complete Schedule F, Parts II and IV . . . . .   | 15      | No |
| 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 U S ? If "Yes," complete Schedule F, Parts III and IV . . . . .   | 16      | No |
| 17 Did the organization report a total of more than \$15,000, of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)   | 17      | No |
| 18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II . . . . .   | 18      | No |
| 19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III . . . . .   | 19      | No |
| 20a Did the organization operate one or more hospitals? If "Yes," complete Schedule H . . . . .   | 20a     | No |
| b If "Yes" to line 20a, did the organization attach its audited financial statement to this return? <b>Note.</b> Some Form 990 filers that operate one or more hospitals must attach audited financial statements (see instructions)  | 20b     |    |

Part IV

Checklist of Required Schedules (continued)

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

|   |  |            |           |
|---|--|------------|-----------|
| <b>Part V</b> <b>Statements Regarding Other IRS Filings and Tax Compliance</b>                  |  |            |           |
| Check if Schedule O contains a response to any question in this Part V <input type="checkbox"/> |  |            |           |
|   |  | <b>Yes</b> | <b>No</b> |
| <b>1a</b>   | Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable.  | <b>1a</b>  | 3,796     |
| <b>b</b>  | Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable.   | <b>1b</b>  | 0         |
| <b>c</b>  | Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?   | <b>1c</b>  | Yes       |
| <b>2a</b>   | Enter the number of employees reported on Form W-3, <i>Transmittal of Wage and Tax Statements</i> filed for the calendar year ending with or within the year covered by this return.   | <b>2a</b>  | 173       |
| <b>b</b>  | If at least one is reported on line 2a, did the organization file all required federal employment tax returns?<br><br><b>Note.</b> If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions).                                      | <b>2b</b>  | Yes       |
| <b>3a</b>   | Did the organization have unrelated business gross income of \$1,000 or more during the year?  | <b>3a</b>  | Yes       |
| <b>b</b>  | If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O.  | <b>3b</b>  | Yes       |
| <b>4a</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)?                                   | <b>4a</b>  | No        |
| <b>b</b>  | If "Yes," enter the name of the foreign country: _____<br>See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.   |            |           |
| <b>5a</b>   | Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?  | <b>5a</b>  | No        |
| <b>b</b>  | Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?   | <b>5b</b>  | No        |
| <b>c</b>  | If "Yes" to line 5a or 5b, did the organization file Form 8886-T?  | <b>5c</b>  |           |
| <b>6a</b>   | 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?  | <b>6a</b>  | No        |
| <b>b</b>  | If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?  | <b>6b</b>  |           |
| <b>7</b>  | <b>Organizations that may receive deductible contributions under section 170(c).</b>   |            |           |
| <b>a</b>  | 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?  | <b>7a</b>  | No        |
| <b>b</b>  | If "Yes," did the organization notify the donor of the value of the goods or services provided?  | <b>7b</b>  |           |
| <b>c</b>  | Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?   | <b>7c</b>  | No        |
| <b>d</b>  | If "Yes," indicate the number of Forms 8282 filed during the year.   | <b>7d</b>  |           |
| <b>e</b>  | Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?  | <b>7e</b>  | No        |
| <b>f</b>  | Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?   | <b>7f</b>  | No        |
| <b>g</b>  | If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?   | <b>7g</b>  |           |
| <b>h</b>  | If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?   | <b>7h</b>  |           |
| <b>8</b>  | <b>Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.</b> Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year? | <b>8</b>   |           |
| <b>9</b>  | <b>Sponsoring organizations maintaining donor advised funds.</b>   |            |           |
| <b>a</b>  | Did the organization make any taxable distributions under section 4966?  | <b>9a</b>  |           |
| <b>b</b>  | Did the organization make a distribution to a donor, donor advisor, or related person?   | <b>9b</b>  |           |
| <b>10</b>   | <b>Section 501(c)(7) organizations.</b> Enter:   |            |           |
| <b>a</b>  | Initiation fees and capital contributions included on Part VIII, line 12.  | <b>10a</b> |           |
| <b>b</b>  | Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities.   | <b>10b</b> |           |
| <b>11</b>   | <b>Section 501(c)(12) organizations.</b> Enter:  |            |           |
| <b>a</b>  | Gross income from members or shareholders.   | <b>11a</b> |           |
| <b>b</b>  | Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them).   | <b>11b</b> |           |
| <b>12a</b>  | <b>Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041?  | <b>12a</b> |           |
| <b>b</b>  | If "Yes," enter the amount of tax-exempt interest received or accrued during the year.   | <b>12b</b> |           |
| <b>13</b>   | <b>Section 501(c)(29) qualified nonprofit health insurance issuers.</b>  |            |           |
| <b>a</b>  | Is the organization licensed to issue qualified health plans in more than one state?<br><b>Note.</b> See the instructions for additional information the organization must report on Schedule O.   | <b>13a</b> |           |
| <b>b</b>  | Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans.   | <b>13b</b> |           |
| <b>c</b>  | Enter the amount of reserves on hand.  | <b>13c</b> |           |
| <b>14a</b>  | Did the organization receive any payments for indoor tanning services during the tax year?   | <b>14a</b> | No        |
| <b>b</b>  | If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O.   | <b>14b</b> |           |

Part VI

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

Section A. Governing Body and Management

|    |   |    |     |    |
|----|---|----|-----|----|
|    |   |    | Yes | No |
| 1a | Enter the number of voting members of the governing body at the end of the tax year . . . . .   | 1a | 15  |    |
| b  | Enter the number of voting members included in line 1a, above, who are independent . . . . .  | 1b | 14  |    |
| 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? . . . . .   | 2  | Yes |    |
| 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? . . . . . | 3  |     | No |
| 4  | Did the organization make any significant changes to its governing documents since the prior Form 990 was filed? . . . . .  | 4  |     | No |
| 5  | Did the organization become aware during the year of a significant diversion of the organization's assets? . . . . .  | 5  |     | No |
| 6  | Does the organization have members or stockholders? . . . . .   | 6  | Yes |    |
| 7a | Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body? . . . . .   | 7a | Yes |    |
| b  | Are any decisions of the governing body subject to approval by members, stockholders, or other persons? . . . . .   | 7b | Yes |    |
| 8  | Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following . . . . .  |    |     |    |
| a  | The governing body? . . . . .   | 8a | Yes |    |
| b  | Each committee with authority to act on behalf of the governing body? . . . . .   | 8b | Yes |    |
| 9  | Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O . . . . .        | 9  |     | No |

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? . . . . .  | 10a |     | No |
| 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? . . . . .   | 10b |     |    |
| 11a | Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form? . . . . .   | 11a | Yes |    |
| b   | 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 . . . . .   | 12a | Yes |    |
| b   | Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts? . . . . .  | 12b | Yes |    |
| c   | Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done . . . . .   | 12c | Yes |    |
| 13  | Does the organization have a written whistleblower policy? . . . . .   | 13  | Yes |    |
| 14  | Does the organization have a written document retention and destruction policy? . . . . .  | 14  |     | No |
| 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 . . . . .   | 15a | Yes |    |
| b   | Other officers or key employees of the organization . . . . .  | 15b | Yes |    |
|     | If "Yes" to line 15a or 15b, describe the process in Schedule O (See instructions) . . . . .   |     |     |    |
| 16a | Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year? . . . . .  | 16a |     | No |
| 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? . . . . . | 16b |     |    |

Section C. Disclosure

|    |   |
|----|---|
| 17 | List the States with which a copy of this Form 990 is required to be filed <input checked="" type="checkbox"/> NY   |
| 18 | Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you make these available. Check all that apply.<br><input type="checkbox"/> Own website <input type="checkbox"/> Another's website <input checked="" type="checkbox"/> 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. See Additional Data Table.  |
| 20 | State the name, physical address, and telephone number of the person who possesses the books and records of the organization. <input checked="" type="checkbox"/><br>KEVIN MORAN<br>28 EAST 28TH STREET 9TH FLOOR<br>NEW YORK, NY 100167943<br>(212) 869-5300   |

Check if Schedule O contains a response to any question in this Part VII ☐ ☒

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

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

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

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

[illegible]



Part VII

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

| (A)<br>Name and Title   | (B)<br>Average hours per week (describe hours for related organizations in Schedule O) | (C)<br>Position (check all that apply) |                       |         |              |                              |        | (D)<br>Reportable compensation from the organization (W-2/1099-MISC) | (E)<br>Reportable compensation from related organizations (W-2/1099-MISC) | (F)<br>Estimated amount of other compensation from the organization and related organizations |
|---|--|--|-----------------------|---------|--------------|------------------------------|--------|--|---|---|
|   |  | Individual trustee or director         | Institutional Trustee | Officer | Key employee | Highest compensated employee | Former |  |   |   |
| See Additional Data Table   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
|   |  |  |                       |         |              |                              |        |  |   |   |
| 1b Sub-Total . . . . .  |  |  |                       |         |              |                              |        |  |   |   |
| c Total from continuation sheets to Part VII, Section A . . . . . |  |  |                       |         |              |                              |        |  |   |   |
| d Total (add lines 1b and 1c) . . . . .                           |  |  |                       |         |              |                              |        | 7,462,198  | 4,953,103   | 1,517,276   |

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 in reportable compensation from the organization▶55

3 Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual* . . . . .

4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? *If "Yes," complete Schedule J for such individual* . . . . .

5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person* . . . . .

Yes

No

3

No

4

Yes

5

No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization

| (A)<br>Name and business address   | (B)<br>Description of services | (C)<br>Compensation |
|--|--------------------------------|---------------------|
| IBM CORPORATION<br>PO BOX 643600<br>PITTSBURGH, PA 15264                   | INFORMATION TECHNOLOGY         | 1,107,446           |
| SCOTT W HOLCOMBE<br>400 EAST 71ST STREET<br>NEW YORK, NY 10021             | CONSULTING                     | 285,746             |
| ROBERT R NICOLELLA<br>2150 KENWOOD PLACE<br>BELLMORE, NY 11710             | CONSULTING                     | 258,400             |
| KPMG LLP<br>PO BOX 120001<br>DALLAS, TX 75312                              | AUDITORS                       | 246,000             |
| RPI PROFESSIONAL ALTERNATIVES<br>10 EAST 40TH STREET<br>NEW YORK, NY 10016 | CONSULTING                     | 209,541             |

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 in compensation from the organization ▶9

Form 990 (2010)

Part VIII

Statement of Revenue

|   |   |   | (A)<br>Total revenue   | (B)<br>Related<br>or<br>exempt<br>function<br>revenue | (C)<br>Unrelated<br>business<br>revenue | (D)<br>Revenue<br>excluded<br>from<br>tax<br>under<br>sections<br><br>512,<br>513, or<br>514 |
|---|---|---|--|---|---|--|
| Contributions, gifts, grants<br>and other similar amounts | 1a  | Federated campaigns . . . . .   | 1a   |   |   |  |
|   | b   | Membership dues . . . . .   | 1b   |   |   |  |
|   | c   | Fundraising events . . . . .  | 1c   |   |   |  |
|   | d   | Related organizations . . . . .   | 1d   |   |   |  |
|   | e   | Government grants (contributions)   | 1e   | 2,682,266   |   |  |
|   | f   | All other contributions, gifts, grants, and<br>similar amounts not included above   | 1f   | 500   |   |  |
|   | g   | Noncash contributions included in lines 1a-1f \$  |  |   |   |  |
|   | h   | Total. Add lines 1a-1f . . . . .  |  | 2,682,766   |   |  |
|   | Program Service Revenue                   | 2a  | Business Code  |   |   |  |
|   |   | MORTGAGE LOAN INTEREST  | 522292   | 51,901,576  | 51,901,576                              |  |
| b   |   | SERVICING FEES  | 522390   | 8,904,164   | 8,904,164                               |  |
| c   |   | MORTGAGE LOAN COMMITME  | 522292   | 2,473,445   | 2,473,445                               |  |
| d   |   | PENALTY & LATE CHARGES  | 522390   | 1,677,491   | 1,677,491                               |  |
| e   |   | GAIN ON SALE OF LOANS   | 522292   | 1,615,016   | 1,615,016                               |  |
| f   |   | All other program service revenue   |  | 421,304   | 421,304                                 |  |
| g   |   | Total. Add lines 2a-2f . . . . .  |  | 66,992,996  |   |  |
| Other Revenue   |   | 3   | Investment income (including dividends, interest<br>and other similar amounts) . . . . . |   | 336,178                                 | 336,178  |
|   | 4   | Income from investment of tax-exempt bond proceeds . . .  |  |   |   |  |
|   | 5   | Royalties . . . . .   |  |   |   |  |
|   | 6a  | Gross Rents   | (i) Real<br>196,144  | (ii) Personal   |   |  |
|   | b   | Less rental<br>expenses   | 196,144  |   |   |  |
|   | c   | Rental income<br>or (loss)  | 0  |   |   |  |
|   | d   | Net rental income or (loss) . . . . .   |  | 0   |   |  |
|   | 7a  | Gross amount<br>from sales of<br>assets other<br>than inventory   | (i) Securities<br>10,790   | (ii) Other  |   |  |
|   | b   | Less cost or<br>other basis and<br>sales expenses   | 4,719  |   |   |  |
|   | c   | Gain or (loss)  | 6,071  |   |   |  |
|   | d   | Net gain or (loss) . . . . .  |  | 6,071   | 6,071                                   |  |
|   | 8a  | Gross income from fundraising events<br>(not including<br>\$ _____<br>of contributions reported on line 1c)<br>See Part IV, line 18 . . . . . | a  |   |   |  |
|   | b   | Less direct expenses . . . . .  | b  |   |   |  |
|   | c   | Net income or (loss) from fundraising events . . .  |  |   |   |  |
|   | 9a  | Gross income from gaming activities See Part IV, line 19 . . .  | a  |   |   |  |
|   | b   | Less direct expenses . . . . .  | b  |   |   |  |
|   | c   | Net income or (loss) from gaming activities . . .   |  |   |   |  |
|   | 10a                                       | Gross sales of inventory, less<br>returns and allowances . . . . .  | a  |   |   |  |
|   | b   | Less cost of goods sold . . . . .   | b  |   |   |  |
|   | c   | Net income or (loss) from sales of inventory . . .  |  |   |   |  |
|   |   | Miscellaneous Revenue   | Business Code  |   |   |  |
|   | 11a                                       |   |  |   |   |  |
|   | b   |   |  |   |   |  |
| c   |   |   |  |   |   |  |
| d   | All other revenue . . . . .               |   |  |   |   |  |
| e   | Total. Add lines 11a-11d . . . . .        |   |  |   |   |  |
| 12  | Total revenue. See Instructions . . . . . |   | 70,018,011   | 67,335,245  | 0                                       | 0  |

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)<br>Total expenses | (B)<br>Program service expenses | (C)<br>Management and general expenses | (D)<br>Fundraising expenses |
|--|--|-----------------------|---------------------------------|--|-----------------------------|
| 1  | Grants and other assistance to governments and organizations in the U S See Part IV, line 21   | 2,366,002             | 2,366,002                       |  |                             |
| 2  | Grants and other assistance to individuals in the U S See Part IV, line 22   | 19,000                | 19,000                          |  |                             |
| 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 . . . . .   | 8,395,387             | 5,662,568                       | 2,732,819                              |                             |
| 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   | 6,753,674             | 4,608,810                       | 2,144,864                              |                             |
| 8  | Pension plan contributions (include section 401(k) and section 403(b) employer contributions) . . . . .  | 583,677               | 431,613                         | 152,064                                |                             |
| 9  | Other employee benefits . . . . .  | 802,766               | 609,936                         | 192,830                                |                             |
| 10   | Payroll taxes . . . . .  | 921,206               | 649,357                         | 271,849                                |                             |
| a  | Fees for services (non-employees) Management . . . . .   |                       |                                 |  |                             |
| b  | Legal . . . . .  | 253,735               |                                 | 253,735                                |                             |
| c  | Accounting . . . . .   | 628,135               |                                 | 628,135                                |                             |
| d  | Lobbying . . . . .   | 109,708               | 109,708                         |  |                             |
| e  | Professional fundraising services See Part IV, line 17 . . . . .   |                       |                                 |  |                             |
| f  | Investment management fees . . . . .   |                       |                                 |  |                             |
| g  | Other . . . . .  | 1,104,803             | 786,147                         | 318,656                                |                             |
| 12   | Advertising and promotion . . . . .  | 347,914               | 106,214                         | 241,700                                |                             |
| 13   | Office expenses . . . . .  | 854,424               | 404,175                         | 450,249                                |                             |
| 14   | Information technology . . . . .   | 1,188,496             | 828,087                         | 360,409                                |                             |
| 15   | Royalties . . . . .  |                       |                                 |  |                             |
| 16   | Occupancy . . . . .  | 1,807,276             | 1,161,798                       | 645,478                                |                             |
| 17   | Travel . . . . .   | 281,251               | 180,801                         | 100,450                                |                             |
| 18   | Payments of travel or entertainment expenses for any federal, state, or local public officials . . . . .   |                       |                                 |  |                             |
| 19   | Conferences, conventions, and meetings . . . . .   | 54,705                | 35,167                          | 19,538                                 |                             |
| 20   | Interest . . . . .   | 36,601,362            | 36,601,362                      |  |                             |
| 21   | Payments to affiliates . . . . .   |                       |                                 |  |                             |
| 22   | Depreciation, depletion, and amortization . . . . .  | 2,037,889             | 1,687,398                       | 350,491                                |                             |
| 23   | Insurance . . . . .  | 385,888               |                                 | 385,888                                |                             |
| 24   | Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24f If line 24f amount exceeds 10% of line 25, column (A) amount, list line 24f expenses on Schedule O )  |                       |                                 |  |                             |
| a  | LOAN LOSS RESERVE INCRE  | 60,676,987            | 60,676,987                      |  |                             |
| b  | OTHER LOAN-RELATED EXPE  | 971,123               | 971,123                         |  |                             |
| c  | CONTRIBUTIONS  | 240,933               | 160,465                         | 80,468                                 |                             |
| d  | TEMPORARY OFFICE HELP  | 106,575               | 68,511                          | 38,064                                 |                             |
| e  | EMPLOYMENT AGENCY FEES   | 31,528                |                                 | 31,528                                 |                             |
| f  | All other expenses   | 139,707               |                                 | 139,707                                |                             |
| 25   | Total functional expenses. Add lines 1 through 24f   | 127,664,151           | 118,125,229                     | 9,538,922                              | 0                           |
| 26   | Joint costs. Check here <input checked="" type="checkbox"/> if following SOP 98-2 (ASC 958-720) 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)               |     | (B)           |
|-----------------------------|---|--|-----|------------|-------------------|-----|---------------|
|                             |   |  |     |            | Beginning of year |     | End of year   |
| Assets                      | 1   | Cash—non-interest-bearing . . . . .  |     |            | 53,912,624        | 1   | 85,588,141    |
|                             | 2   | Savings and temporary cash investments . . . . .   |     |            | 70,561,552        | 2   | 149,599,234   |
|                             | 3   | Pledges and grants receivable, net . . . . .   |     |            |                   | 3   |               |
|                             | 4   | Accounts receivable, net . . . . .   |     |            | 3,642,946         | 4   | 2,252,950     |
|                             | 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)), persons described in section 4958(c)(3)(B), and contributing employers, and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Schedule L . . . . . |     |            |                   | 6   |               |
|                             | 7   | Notes and loans receivable, net . . . . .  |     |            |                   | 7   |               |
|                             | 8   | Inventories for sale or use . . . . .  |     |            |                   | 8   |               |
|                             | 9   | Prepaid expenses and deferred charges . . . . .  |     |            | 1,069,312         | 9   | 559,454       |
|                             | 10a   | Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D . . . . .  | 10a | 10,451,684 |                   |     |               |
|                             | b   | Less: accumulated depreciation . . . . .   | 10b | 5,120,473  | 6,015,489         | 10c | 5,331,211     |
|                             | 11  | Investments—publicly traded securities . . . . .   |     |            |                   | 11  |               |
|                             | 12  | Investments—other securities. See Part IV, line 11 . . . . .   |     |            | 29,026,934        | 12  | 31,669,202    |
|                             | 13  | Investments—program-related. See Part IV, line 11 . . . . .  |     |            | 1,284,333,900     | 13  | 982,056,058   |
|                             | 14  | Intangible assets . . . . .  |     |            | 10,717,525        | 14  | 9,330,008     |
|                             | 15  | Other assets. See Part IV, line 11 . . . . .   |     |            | 27,687,698        | 15  | 15,212,880    |
|                             | 16  | Total assets. Add lines 1 through 15 (must equal line 34) . . . . .  |     |            | 1,486,967,980     | 16  | 1,281,599,138 |
| Liabilities                 | 17  | Accounts payable and accrued expenses . . . . .  |     |            | 6,279,194         | 17  | 5,952,211     |
|                             | 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 . . . . .  |     |            | 219,430,588       | 21  | 207,052,443   |
|                             | 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 . . . . .   |     |            | 778,947,319       | 23  | 589,001,677   |
|                             | 24  | Unsecured notes and loans payable to unrelated third parties . . . . .   |     |            | 377,306,124       | 24  | 404,923,696   |
|                             | 25  | Other liabilities. Complete Part X of Schedule D . . . . .   |     |            | 6,928,090         | 25  | 10,431,492    |
|                             | 26  | Total liabilities. Add lines 17 through 25 . . . . .   |     |            | 1,388,891,315     | 26  | 1,217,361,519 |
| 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 . . . . .  |     |            | 98,076,665        | 27  | 64,237,619    |
|                             | 28  | Temporarily restricted net assets . . . . .  |     |            |                   | 28  |               |
|                             | 29  | Permanently restricted net assets . . . . .  |     |            |                   | 29  |               |
|                             | 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 . . . . .  |     |            | 98,076,665        | 33  | 64,237,619    |
|                             | 34  | Total liabilities and net assets/fund balances . . . . .   |     |            | 1,486,967,980     | 34  | 1,281,599,138 |

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response to any question in this Part XI . . . . .

|   |   |   |             |
|---|---|---|-------------|
| 1 | Total revenue (must equal Part VIII, column (A), line 12)   | 1 | 70,018,011  |
| 2 | Total expenses (must equal Part IX, column (A), line 25)  | 2 | 127,664,151 |
| 3 | Revenue less expenses Subtract line 2 from line 1   | 3 | -57,646,140 |
| 4 | Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))                     | 4 | 98,076,665  |
| 5 | Other changes in net assets or fund balances (explain in Schedule O)  | 5 | 23,807,094  |
| 6 | Net assets or fund balances at end of year Combine lines 3, 4, and 5 (must equal Part X, line 33, column (B)) | 6 | 64,237,619  |

Part XII Financial Statements and Reporting

Check if Schedule O contains a response to any question in this Part XII . . . . .

|    |  | Yes | No |
|----|--|-----|----|
| 1  | Accounting method used to prepare the Form 990 <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other<br>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?  |     | No |
| b  | Were the organization's financial statements audited by an independent accountant?   | Yes |    |
| c  | If "Yes," to 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?<br>If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O | Yes |    |
| 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 separate basis, consolidated basis, or both<br><input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separated 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?   |     | No |
| 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   |     |    |

SCHEDULE A  
(Form 990 or 990EZ)

Department of the Treasury  
Internal Revenue Service

Public Charity Status and Public Support

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

► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

|  |  |
|--|--|
| Name of the organization<br>THE COMMUNITY PRESERVATION CORPORATION | Employer identification number<br>13-2792409 |
|--|--|

Part I

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

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

- 1

☐

A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2

☐

A school described in **section 170(b)(1)(A)(ii).** (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 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) |     |    |

| (i)<br>Name of supported organization | (ii)<br>EIN | (iii)<br>Type of organization (described on lines 1- 9 above or IRC section (see instructions)) | (iv)<br>Is the organization in col (i) listed in your governing document? |    | (v)<br>Did you notify the organization in col (i) of your support? |    | (vi)<br>Is the organization in col (i) organized in the U S ? |    | (vii)<br>Amount of support |
|---------------------------------------|-------------|---|---|----|--|----|---|----|----------------------------|
|                                       |             |   | Yes   | No | Yes  | No | Yes   | No |                            |
|                                       |             |   |   |    |  |    |   |    |                            |
|                                       |             |   |   |    |  |    |   |    |                            |
|                                       |             |   |   |    |  |    |   |    |                            |
|                                       |             |   |   |    |  |    |   |    |                            |
|                                       |             |   |   |    |  |    |   |    |                            |
|                                       |             |   |   |    |  |    |   |    |                            |
| Total                                 |             |   |   |    |  |    |   |    |                            |

Part II

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

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

| Section A. Public Support   |          |          |          |          |          |           |
|---|----------|----------|----------|----------|----------|-----------|
| Calendar year (or fiscal year beginning in) ▶   | (a) 2006 | (b) 2007 | (c) 2008 | (d) 2009 | (e) 2010 | (f) Total |
| 1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")   |          |          |          |          |          |           |
| 2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf   |          |          |          |          |          |           |
| 3 The value of services or facilities furnished by a governmental unit to the organization without charge   |          |          |          |          |          |           |
| 4 Total. Add lines 1 through 3  |          |          |          |          |          |           |
| 5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) |          |          |          |          |          |           |
| 6 Public Support. Subtract line 5 from line 4   |          |          |          |          |          |           |

| Section B. Total Support  |          |          |          |          |          |           |
|---|----------|----------|----------|----------|----------|-----------|
| Calendar year (or fiscal year beginning in) ▶   | (a) 2006 | (b) 2007 | (c) 2008 | (d) 2009 | (e) 2010 | (f) Total |
| 7 Amounts from line 4   |          |          |          |          |          |           |
| 8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources  |          |          |          |          |          |           |
| 9 Net income from unrelated business activities, whether or not the business is regularly carried on  |          |          |          |          |          |           |
| 10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV )   |          |          |          |          |          |           |
| 11 Total support (Add lines 7 through 10)   |          |          |          |          |          |           |
| 12 Gross receipts from related activities, etc (See instructions )  |          |          |          |          | 12       |           |
| 13 First Five Years If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and stop here ▶ |          |          |          |          |          |           |

| Section C. Computation of Public Support Percentage  |  |  |  |  |    |  |
|--|--|--|--|--|----|--|
| 14 Public Support Percentage for 2010 (line 6 column (f) divided by line 11 column (f))  |  |  |  |  | 14 |  |
| 15 Public Support Percentage for 2009 Schedule A, Part II, line 14   |  |  |  |  | 15 |  |
| 16a 33 1/3% support test—2010. 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 ▶   |  |  |  |  |    |  |
| b 33 1/3% support test—2009. If the organization did not check the 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 ▶  |  |  |  |  |    |  |
| 17a 10%-facts-and-circumstances test—2010. 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 ▶    |  |  |  |  |    |  |
| b 10%-facts-and-circumstances test—2009. 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 ▶ |  |  |  |  |    |  |
| 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 ▶  |  |  |  |  |    |  |

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

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

Section A. Public Support

| Calendar year (or fiscal year beginning in) ▶  | (a) 2006   | (b) 2007   | (c) 2008   | (d) 2009   | (e) 2010   | (f) Total   |
|--|------------|------------|------------|------------|------------|-------------|
| 1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")  | 110,550    | 23,400     | 31,010     | 58,843     | 2,682,766  | 2,906,569   |
| 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 | 74,490,146 | 89,456,986 | 76,002,911 | 73,727,524 | 66,992,996 | 380,670,563 |
| 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   | 74,600,696 | 89,480,386 | 76,033,921 | 73,786,367 | 69,675,762 | 383,577,132 |
| 7a Amounts included on lines 1, 2, and 3 received from disqualified persons  |            |            |            |            |            | 0           |
| 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           | 3,205,663  | 3,381,902  | 3,087,200  | 4,109,666  | 1,258,689  | 15,043,120  |
| c Add lines 7a and 7b  | 3,205,663  | 3,381,902  | 3,087,200  | 4,109,666  | 1,258,689  | 15,043,120  |
| 8 Public Support (Subtract line 7c from line 6.)   |            |            |            |            |            | 368,534,012 |

Section B. Total Support

| Calendar year (or fiscal year beginning in)  | (a) 2006   | (b) 2007   | (c) 2008   | (d) 2009   | (e) 2010   | (f) Total   |
|--|------------|------------|------------|------------|------------|-------------|
| 9 Amounts from line 6  | 74,600,696 | 89,480,386 | 76,033,921 | 73,786,367 | 69,675,762 | 383,577,132 |
| 10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources   | 1,513,083  | 1,082,481  | 187,866    | 44,253     | 336,178    | 3,163,861   |
| b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975  |            |            |            |            |            |             |
| c Add lines 10a and 10b  | 1,513,083  | 1,082,481  | 187,866    | 44,253     | 336,178    | 3,163,861   |
| 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.)  | 76,113,779 | 90,562,867 | 76,221,787 | 73,830,620 | 70,011,940 | 386,740,993 |
| 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 2010 (line 8 column (f) divided by line 13 column (f)) | 15 | 95.290 % |
| 16 Public support percentage from 2009 Schedule A, Part III, line 15                    | 16 | 94.840 % |

Section D. Computation of Investment Income Percentage

|  |    |         |
|--|----|---------|
| 17 Investment income percentage for 2010 (line 10c column (f) divided by line 13 column (f))   | 17 | 0.820 % |
| 18 Investment income percentage from 2009 Schedule A, Part III, line 17  | 18 | 1.000 % |
| 19a 33 1/3% support tests—2010. If the organization did not check the box on line 14, and line 15 is more than 33 1/3% and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization <input checked="" type="checkbox"/> |    |         |
| b 33 1/3% support tests—2009. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization <input type="checkbox"/>    |    |         |
| 20 Private Foundation If the organization did not check a box on line 14, 19a or 19b, check this box and see instructions <input type="checkbox"/>   |    |         |



Part IV

**Supplemental Information.** Supplemental Information. Complete this part to provide the explanations required by Part II, line 10; Part II, line 17a or 17b; and Part III, line 12. Also complete this part for any additional information. (See instructions).

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Additional Data

Software ID:

Software Version:

EIN: 13-2792409

Name: THE COMMUNITY PRESERVATION CORPORATION

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

| (A)<br>Name and Title                         | (B)<br>Average<br>hours<br>per<br>week | (C)<br>Position (check all<br>that apply) |                       |         |              |                                 |        | (D)<br>Reportable<br>compensation<br>from the<br>organization (W-<br>2/1099-MISC) | (E)<br>Reportable<br>compensation<br>from related<br>organizations<br>(W- 2/1099-<br>MISC) | (F)<br>Estimated<br>amount of other<br>compensation<br>from the<br>organization and<br>related<br>organizations |
|---|--|---|-----------------------|---------|--------------|---------------------------------|--------|---|--|---|
|   |  | Individual trustee<br>or director         | Institutional Trustee | Officer | Key employee | Highest compensated<br>employee | Former |   |  |   |
| MICHAEL D LAPPIN<br>PRESIDENT & CEO, DIRECTOR | 13 10                                  | X   |                       | X       |              |                                 |        | 264,892   | 1,272,959  | 56,538  |
| MICHAEL HEGARTY<br>CHAIRMAN                   | 2 00                                   | X   |                       | X       |              |                                 |        | 35,000  | 0  | 0   |
| RICHARD C DEZEGO<br>DIRECTOR                  | 1 00                                   | X   |                       |         |              |                                 |        | 0   | 0  | 0   |
| THOMAS GARBUTT<br>DIRECTOR                    | 1 00                                   | X   |                       |         |              |                                 |        | 0   | 0  | 0   |
| TODD A GOMEZ<br>DIRECTOR                      | 1 00                                   | X   |                       |         |              |                                 |        | 0   | 0  | 0   |
| RICHARD M GUNTHEL<br>DIRECTOR                 | 1 00                                   | X   |                       |         |              |                                 |        | 35,000  | 0  | 0   |
| ALEXANDER BV JOHNSON<br>DIRECTOR              | 1 00                                   | X   |                       |         |              |                                 |        | 0   | 0  | 0   |
| PHILIP L MILSTEIN<br>DIRECTOR                 | 1 00                                   | X   |                       |         |              |                                 |        | 0   | 0  | 0   |
| ROBERT J MUELLER<br>DIRECTOR                  | 1 00                                   | X   |                       |         |              |                                 |        | 15,000  | 0  | 0   |
| GREGORY R REIMERS<br>DIRECTOR                 | 1 00                                   | X   |                       |         |              |                                 |        | 0   | 0  | 0   |
| ARTHUR H SETER<br>DIRECTOR                    | 1 00                                   | X   |                       |         |              |                                 |        | 0   | 0  | 0   |
| JOHN SOMERS<br>DIRECTOR                       | 1 00                                   | X   |                       |         |              |                                 |        | 0   | 0  | 0   |
| JOHN M MCCARTHY<br>EXEC VICE PRESIDENT & COO  | 34 70                                  |   |                       | X       |              |                                 |        | 424,314   | 243,409  | 57,906  |
| CAROLYN AU<br>SENIOR VICE PRESIDENT           | 35 00                                  |   |                       | X       |              |                                 |        | 240,013   | 73,909   | 49,410  |
| CHRISTOPHER BETTS<br>SENIOR VICE PRESIDENT    | 35 00                                  |   |                       | X       |              |                                 |        | 175,705   | 0  | 39,458  |
| MARY A BRENNAN<br>SENIOR VICE PRESIDENT       | 35 00                                  |   |                       | X       |              |                                 |        | 350,722   | 73,909   | 45,701  |
| ROSE BROWNE<br>SENIOR VICE PRESIDENT          | 35 00                                  |   |                       | X       |              |                                 |        | 185,023   | 36,955   | 20,762  |
| RICHARD P CONLEY<br>SENIOR VICE PRESIDENT     | 35 00                                  |   |                       | X       |              |                                 |        | 224,545   | 73,909   | 41,139  |
| BRUCE DALE<br>SENIOR VICE PRESIDENT           | 35 00                                  |   |                       | X       |              |                                 |        | 215,666   | 73,909   | 50,646  |
| ALICE DUNN<br>SENIOR VICE PRESIDENT           | 28 60                                  |   |                       | X       |              |                                 |        | 294,796   | 65,819   | 37,830  |
| JACK GREENE<br>SENIOR VICE PRESIDENT          | 35 00                                  |   |                       | X       |              |                                 |        | 337,135   | 73,909   | 33,503  |
| CHRISTOPHER R HOOKE<br>SENIOR VICE PRESIDENT  | 35 00                                  |   |                       | X       |              |                                 |        | 263,678   | 0  | 19,544  |
| DIANNA LOOK<br>SENIOR VICE PRESIDENT          | 35 00                                  |   |                       | X       |              |                                 |        | 209,654   | 73,909   | 45,976  |
| THOMAS P MCGRATH<br>SENIOR VICE PRESIDENT     | 34 00                                  |   |                       | X       |              |                                 |        | 235,939   | 81,206   | 47,869  |
| DOUGLAS L OLCOTT<br>SENIOR VICE PRESIDENT     | 35 00                                  |   |                       | X       |              |                                 |        | 166,176   | 0  | 37,556  |

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

| (A)<br>Name and Title                      | (B)<br>Average hours per week | (C)<br>Position (check all that apply) |                       |         |              |                              |        | (D)<br>Reportable compensation from the organization (W-2/1099-MISC) | (E)<br>Reportable compensation from related organizations (W-2/1099-MISC) | (F)<br>Estimated amount of other compensation from the organization and related organizations |
|--|-------------------------------|--|-----------------------|---------|--------------|------------------------------|--------|--|---|---|
|  |                               | Individual trustee or director         | Institutional Trustee | Officer | Key employee | Highest compensated employee | Former |  |   |   |
| ANITA PINS<br>SENIOR VICE PRESIDENT        | 35 00                         |  |                       | X       |              |                              |        | 215,638  | 0   | 31,840  |
| ROBERT RIGGS<br>SENIOR VICE PRESIDENT      | 35 00                         |  |                       | X       |              |                              |        | 225,034  | 74,000  | 44,097  |
| SADIE MCKEOWN<br>SENIOR VICE PRESIDENT     | 35 00                         |  |                       | X       |              |                              |        | 232,125  | 73,909  | 50,452  |
| RICHARD A KUMRO<br>VP, GENL COUNSEL, SECY  | 17 10                         |  |                       | X       |              |                              |        | 188,357  | 327,357   | 50,584  |
| HELENE S RUDOLPH<br>VP, ASST SECRETARY     | 35 00                         |  |                       | X       |              |                              |        | 183,642  | 0   | 34,883  |
| RONALD SCHIFERL<br>VP, CFO & TREASURER     | 18 60                         |  |                       | X       |              |                              |        | 228,244  | 200,384   | 31,298  |
| BARBARA BAER<br>VICE PRESIDENT             | 15 30                         |  |                       | X       |              |                              |        | 79,640   | 102,394   | 18,919  |
| RICHARD BONVICINO<br>VICE PRESIDENT        | 28 60                         |  |                       | X       |              |                              |        | 212,841  | 47,521  | 25,942  |
| LYNN BRADLEY<br>VICE PRESIDENT             | 35 00                         |  |                       | X       |              |                              |        | 140,002  | 0   | 22,539  |
| CLARE CASHELL<br>VICE PRESIDENT            | 32 50                         |  |                       | X       |              |                              |        | 92,463   | 7,868   | 37,613  |
| CECELIA DOYLE<br>VICE PRESIDENT            | 28 60                         |  |                       | X       |              |                              |        | 130,217  | 29,074  | 10,295  |
| OKSANA GABER<br>VICE PRESIDENT             | 35 00                         |  |                       | X       |              |                              |        | 97,929   | 0   | 27,742  |
| ERICA LAKE<br>VICE PRESIDENT               | 23 10                         |  |                       | X       |              |                              |        | 69,309   | 35,499  | 37,712  |
| SUSAN MCCLURE<br>VICE PRESIDENT            | 28 60                         |  |                       | X       |              |                              |        | 204,081  | 45,566  | 36,111  |
| KATHLEEN MURPHY<br>VICE PRESIDENT          | 26 00                         |  |                       | X       |              |                              |        | 90,663   | 31,638  | 24,961  |
| CHRISTOPHER O'KEEFE<br>VICE PRESIDENT      | 28 60                         |  |                       | X       |              |                              |        | 163,589  | 36,524  | 28,082  |
| ANDREW PADIAN<br>VICE PRESIDENT            | 35 00                         |  |                       | X       |              |                              |        | 136,263  | 0   | 20,609  |
| NICHOLAS PETRAGNANI<br>VICE PRESIDENT      | 35 00                         |  |                       | X       |              |                              |        | 143,033  | 0   | 31,477  |
| BRENDA RATLIFF<br>VICE PRESIDENT           | 27 60                         |  |                       | X       |              |                              |        | 108,206  | 52,295  | 23,752  |
| JAMES RYKOWSKI<br>VICE PRESIDENT           | 35 00                         |  |                       | X       |              |                              |        | 138,877  | 0   | 38,118  |
| MARY F SCHOUENBORG-PADEN<br>VICE PRESIDENT | 35 00                         |  |                       | X       |              |                              |        | 127,799  | 0   | 26,193  |
| ANNEMARIE UEBBING<br>VICE PRESIDENT        | 35 00                         |  |                       | X       |              |                              |        | 167,028  | 0   | 27,900  |
| HILLARY WEINSTEIN<br>VICE PRESIDENT        | 35 00                         |  |                       | X       |              |                              |        | 80,076   | 0   | 17,099  |
| DANIEL J WHEELER<br>VICE PRESIDENT         | 35 00                         |  |                       | X       |              |                              |        | 140,789  | 0   | 34,137  |
| KATHLEEN A DUNN<br>EVP, CPR                | 50                            |  |                       |         |              | X                            |        | 5,803  | 637,030   | 46,080  |

**Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

| (A)<br>Name and Title        | (B)<br>Average hours per week | (C)<br>Position (check all that apply) |                       |         |              |                              |        | (D)<br>Reportable compensation from the organization (W-2/1099-MISC) | (E)<br>Reportable compensation from related organizations (W-2/1099-MISC) | (F)<br>Estimated amount of other compensation from the organization and related organizations |
|------------------------------|-------------------------------|--|-----------------------|---------|--------------|------------------------------|--------|--|---|---|
|                              |                               | Individual trustee or director         | Institutional Trustee | Officer | Key employee | Highest compensated employee | Former |  |   |   |
| SUSAN M POLLOCK<br>SVP, CPCR | 28 60                         |  |                       |         |              | X                            |        | 144,975  | 267,717   | 49,746  |
| MARY E ENRIGHT<br>SVP, CPCR  | 10                            |  |                       |         |              | X                            |        | 813  | 346,264   | 36,630  |
| WILLIAM A BURKE<br>SVP, CPCR | 4 40                          |  |                       |         |              | X                            |        | 41,504   | 286,815   | 32,650  |
| BARRY E LIGHT<br>SVP, CPCR   | 0 00                          |  |                       |         |              | X                            |        | 0  | 207,446   | 35,977  |

SCHEDULE C  
(Form 990 or 990-EZ)

Department of the Treasury  
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527  
▶ **Complete if the organization is described below.**  
▶ **Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.**

OMB No 1545-0047

2010

Open to Public Inspection

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

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

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

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

If the organization answered “Yes,” to Form 990, Part IV, Line 5 (Proxy Tax) or Form 990-EZ, Part V, line 35a (Proxy Tax), then

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

|  |  |
|--|--|
| Name of the organization<br>THE COMMUNITY PRESERVATION CORPORATION | Employer identification number<br>13-2792409 |
|--|--|

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

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

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

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

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

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

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

Part II-A

Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

A

Check

☐

if the filing organization belongs to an affiliated group

B

Check

☐

if the filing organization checked box A and "limited control" provisions apply

| Limits on Lobbying Expenditures<br>(The term "expenditures" means amounts paid or incurred.)   |   | (a) Filing<br>Organization's<br>Totals                   | (b) Affiliated<br>Group<br>Totals  |                    |                              |   |   |   |   |  |  |                   |             |  |  |
|--|---|--|------------------------------------|--------------------|------------------------------|---|---|---|---|--|--|-------------------|-------------|--|--|
| 1a Total lobbying expenditures to influence public opinion (grass roots lobbying)  |   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| b Total lobbying expenditures to influence a legislative body (direct lobbying)  |   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| c Total lobbying expenditures (add lines 1a and 1b)  |   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| d Other exempt purpose expenditures  |   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| e Total exempt purpose expenditures (add lines 1c and 1d)  |   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| f Lobbying nontaxable amount Enter the amount from the following table in both columns   |   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| <table><thead><tr><th>If the amount on line 1e, column (a) or (b) is:</th><th>The lobbying nontaxable amount is:</th></tr></thead><tbody><tr><td>Not over \$500,000</td><td>20% of the amount on line 1e</td></tr><tr><td>Over \$500,000 but not over \$1,000,000</td><td>\$100,000 plus 15% of the excess over \$500,000</td></tr><tr><td>Over \$1,000,000 but not over \$1,500,000</td><td>\$175,000 plus 10% of the excess over \$1,000,000</td></tr><tr><td>Over \$1,500,000 but not over \$17,000,000</td><td>\$225,000 plus 5% of the excess over \$1,500,000</td></tr><tr><td>Over \$17,000,000</td><td>\$1,000,000</td></tr></tbody></table> |   | If the amount on line 1e, column (a) or (b) is:          | The lobbying nontaxable amount is: | Not over \$500,000 | 20% of the amount on line 1e | Over \$500,000 but not over \$1,000,000 | \$100,000 plus 15% of the excess over \$500,000 | Over \$1,000,000 but not over \$1,500,000 | \$175,000 plus 10% of the excess over \$1,000,000 | Over \$1,500,000 but not over \$17,000,000 | \$225,000 plus 5% of the excess over \$1,500,000 | Over \$17,000,000 | \$1,000,000 |  |  |
| If the amount on line 1e, column (a) or (b) is:  | The lobbying nontaxable amount is:                |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| Not over \$500,000   | 20% of the amount on line 1e                      |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| Over \$500,000 but not over \$1,000,000  | \$100,000 plus 15% of the excess over \$500,000   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| Over \$1,000,000 but not over \$1,500,000  | \$175,000 plus 10% of the excess over \$1,000,000 |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| Over \$1,500,000 but not over \$17,000,000   | \$225,000 plus 5% of the excess over \$1,500,000  |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| Over \$17,000,000  | \$1,000,000                                       |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| g Grassroots nontaxable amount (enter 25% of line 1f)  |   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| h Subtract line 1g from line 1a If zero or less, enter -0-   |   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| i Subtract line 1f from line 1c If zero or less, enter -0-   |   |  |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |
| j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?  |   | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |                    |                              |   |   |   |   |  |  |                   |             |  |  |

4-Year Averaging Period Under Section 501(h)  
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 2a through 2f on page 4.)

| Lobbying Expenditures During 4-Year Averaging Period         |          |          |          |          |           |
|--|----------|----------|----------|----------|-----------|
| Calendar year (or fiscal year beginning in)                  | (a) 2007 | (b) 2008 | (c) 2009 | (d) 2010 | (e) Total |
| 2a Lobbying non-taxable amount                               |          |          |          |          |           |
| b Lobbying ceiling amount<br>(150% of line 2a, column(e))    |          |          |          |          |           |
| c Total lobbying expenditures                                |          |          |          |          |           |
| d Grassroots non-taxable amount                              |          |          |          |          |           |
| e Grassroots ceiling amount<br>(150% of line 2d, column (e)) |          |          |          |          |           |
| f Grassroots lobbying expenditures                           |          |          |          |          |           |

Part II-B

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

|  | (a) |    | (b)     |
|--|-----|----|---------|
|  | Yes | No | Amount  |
| 1 During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of |     |    | 10,000  |
| a Volunteers?  |     | No |         |
| b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?   | Yes |    |         |
| c Media advertisements?  |     | No |         |
| d Mailings to members, legislators, or the public?   | Yes |    |         |
| e Publications, or published or broadcast statements?  |     | No |         |
| f Grants to other organizations for lobbying purposes?   |     | No |         |
| g Direct contact with legislators, their staffs, government officials, or a legislative body?  | Yes |    |         |
| h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?  |     | No |         |
| i Other activities? If "Yes," describe in Part IV  |     | No |         |
| j Total lines 1c through 1i  |     |    | 270,000 |
| 2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?   |     | No |         |
| b If "Yes," enter the amount of any tax incurred under section 4912  |     |    |         |
| c If "Yes," enter the amount of any tax incurred by organization managers under section 4912   |     |    |         |
| d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?   |     |    |         |

Part III-A

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

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

Part III-B

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

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

Part IV

Supplemental Information

Complete this part to provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, and Part II-B, line 1i. Also, complete this part for any additional information.

| Identifier                               | Return Reference   | Explanation   |
|--|--------------------|---|
| EXPLANATION OF OTHER LOBBYING ACTIVITIES | PART II-B, LINE 1I | LOBBYING IS NOT A SUBSTANTIAL PART OF THE ACTIVITIES OF THE CORPORATION. DURING THE FISCAL YEAR ENDED JUNE 30, 2011, OFFICERS OF THE CORPORATION DID LOBBY WITH RESPECT TO FEDERAL, STATE, AND LOCAL LEGISLATION RELATING TO AFFORDABLE HOUSING ISSUES, AND THE CORPORATION RETAINED THE SERVICES OF LEGAL COUNSEL IN ALBANY TO REPRESENT ITS INTERESTS WITH RESPECT TO STATE LEGISLATION AND IN WASHINGTON, DC, WITH RESPECT TO FEDERAL LEGISLATIONS, AS WELL AS RETAINING A CONSULTANT IN NEW YORK CITY FOR MATTERS RELATED TO LOCAL LEGISLATION. DIRECT LOBBYING EXPENSES OF THIS NATURE FOR THE FISCAL YEAR ENDED JUNE 30, 2011, TOTALED LESS THAN \$110,000. LOBBYING EXPENSES OF CORPORATION OFFICERS FOR THE PERIOD (INCLUDING REIMBURSEMENT OF TRAVEL EXPENSES AND A PER HOUR PRORATION OF OFFICERS' SALARIES) ARE ESTIMATED TO HAVE BEEN LESS THAN \$150,000 AND EXPENSES FOR MAILINGS ARE ESTIMATED AT LESS THAN \$10,000. THE CORPORATION'S TOTAL LOBBYING EXPENDITURES FOR THE FISCAL YEAR ENDED JUNE 30, 2011, ARE THEREFORE ESTIMATED TO HAVE BEEN LESS THAN \$270,000. |

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

2010

Open to Public  
Inspection

**Name of the organization**  
THE COMMUNITY PRESERVATION CORPORATION

**Employer identification number**  
13-2792409

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?   |                              |
|   | <div><input type="checkbox"/> Yes</div> <div><input type="checkbox"/> No</div>   |                              |
| 6 | Did the organization inform all grantees, donors, and donor advisors in writing that grant funds may 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 |                              |
|   | <div><input type="checkbox"/> Yes</div> <div><input type="checkbox"/> No</div>   |                              |

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)  

☐ Preservation of land for public use (e g , recreation or pleasure)

☐ Preservation of an historically importantly land area

☐ Protection of natural habitat

☐ Preservation of a certified historic structure

☐ Preservation of open space

2

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

|    |                             |
|----|-----------------------------|
|    | Held at the End of the Year |
| 2a |                             |
| 2b |                             |
| 2c |                             |
| 2d |                             |

3

Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the taxable 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 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

1b

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

▶ \$ \_\_\_\_\_

For Privacy Act and Paperwork Reduction Act Notice, see the Intructions for Form 990

Cat No 52283D

Schedule D (Form 990) 2010



Part III

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3

Using the organization's accession and other records, check any of the following that are a significant use of its collection items (check all that apply)

a

☐ Public exhibition

b

☐ Scholarly research

c

☐ Preservation for future generations

d

☐ Loan or exchange programs

e

☐ Other

4

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

|    |        |
|----|--------|
|    | 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.

|    |  |               |                   |                     |                    |
|----|--|---------------|-------------------|---------------------|--------------------|
|    | (a)Current Year  | (b)Prior Year | (c)Two Years Back | (d)Three Years Back | (e)Four Years Back |
| 1a | Beginning of year balance . . . . .                      |               |                   |                     |                    |
| b  | Contributions . . . . .                                  |               |                   |                     |                    |
| c  | Investment earnings or losses . . . . .                  |               |                   |                     |                    |
| d  | Grants or scholarships . . . . .                         |               |                   |                     |                    |
| e  | Other expenditures for facilities and programs . . . . . |               |                   |                     |                    |
| f  | Administrative expenses . . . . .                        |               |                   |                     |                    |
| g  | End of year balance . . . . .                            |               |                   |                     |                    |

2

Provide the estimated percentage of the 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 . . . . .

3a(i)

Yes

No

(ii) related organizations . . . . .

3a(ii)

Yes

No

b

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

3b

Yes

No

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 . . . . .  |                                      |                                |                              |                |
| b Buildings . . . . .  |                                      |                                |                              |                |
| c Leasehold improvements . . . . .   |                                      | 221,939                        | 186,784                      | 35,155         |
| d Equipment . . . . .  |                                      | 1,929,674                      | 1,541,334                    | 388,340        |
| e Other . . . . .  |                                      | 8,300,071                      | 3,392,355                    | 4,907,716      |
| Total. Add lines 1a-1e (Column (d) should equal Form 990, Part X, column (B), line 10(c).) . . . . . ▶ |                                      |                                |                              | 5,331,211      |

Schedule D (Form 990) 2010



| Part XIReconciliation of Change in Net Assets from Form 990 to Financial Statements |   |               |
|---|---|---------------|
| 1   | Total revenue (Form 990, Part VIII, column (A), line 12)                        | 170,018,011   |
| 2   | Total expenses (Form 990, Part IX, column (A), line 25)                         | 2127,664,151  |
| 3   | Excess or (deficit) for the year Subtract line 2 from line 1                    | 3-57,646,140  |
| 4   | Net unrealized gains (losses) on investments                                    | 4             |
| 5   | Donated services and use of facilities  | 5             |
| 6   | Investment expenses   | 6             |
| 7   | Prior period adjustments  | 720,223,827   |
| 8   | Other (Describe in Part XIV)  | 83,583,267    |
| 9   | Total adjustments (net) Add lines 4 - 8   | 923,807,094   |
| 10  | Excess or (deficit) for the year per financial statements Combine lines 3 and 9 | 10-33,839,046 |

| Part XIIReconciliation of Revenue per Audited Financial Statements With Revenue per Return |  |              |
|--|--|--------------|
| 1  | Total revenue, gains, and other support per audited financial statements . . . . .         | 1108,760,730 |
| 2  | Amounts included on line 1 but not on Form 990, Part VIII, line 12                         |              |
| a  | Net unrealized gains on investments . . . . .2a  |              |
| b  | Donated services and use of facilities . . . . .2b   |              |
| c  | Recoveries of prior year grants . . . . .2c  |              |
| d  | Other (Describe in Part XIV) . . . . .2d42,830,719   |              |
| e  | Add lines 2a through 2d . . . . .  | 2e42,830,719 |
| 3  | Subtract line 2e from line 1 . . . . .   | 365,930,011  |
| 4  | Amounts included on Form 990, Part VIII, line 12, but not on line 1                        |              |
| a  | Investment expenses not included on Form 990, Part VIII, line 7b . . . . .4a               |              |
| b  | Other (Describe in Part XIV) . . . . .4b4,088,000  |              |
| c  | Add lines 4a and 4b . . . . .  |              |
| 5  | Total Revenue Add lines 3 and 4c. (This should equal Form 990, Part I, line 12 ) . . . . . | 570,018,011  |

| Part XIIIReconciliation of Expenses per Audited Financial Statements With Expenses per Return |   |              |
|---|---|--------------|
| 1   | Total expenses and losses per audited financial statements . . . . .                        | 1162,823,603 |
| 2   | Amounts included on line 1 but not on Form 990, Part IX, line 25                            |              |
| a   | Donated services and use of facilities . . . . .2a  |              |
| b   | Prior year adjustments . . . . .2b  |              |
| c   | Other losses . . . . .2c  |              |
| d   | Other (Describe in Part XIV) . . . . .2d39,247,452  |              |
| e   | Add lines 2a through 2d . . . . .   | 2e39,247,452 |
| 3   | Subtract line 2e from line 1 . . . . .  | 3123,576,151 |
| 4   | Amounts included on Form 990, Part IX, line 25, but not on line 1:                          |              |
| a   | Investment expenses not included on Form 990, Part VIII, line 7b . . . . .4a                |              |
| b   | Other (Describe in Part XIV) . . . . .4b4,088,000   |              |
| c   | Add lines 4a and 4b . . . . .   |              |
| 5   | Total expenses Add lines 3 and 4c. (This should equal Form 990, Part I, line 18 ) . . . . . | 5127,664,151 |

Part XIVSupplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, Part XI, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

| Identifier  | Return Reference | Explanation  |
|---|------------------|--|
|   | PART IV, LINE 2B | THE CORPORATION MAKES CONSTRUCTION LOANS AND PERMANENT MORTGAGE LOANS TO BORROWERS FOR LOW AND MODERATE INCOME HOUSING. IN CONJUNCTION WITH THOSE LOANS, THE CORPORATION HOLDS BORROWER FUNDS IN ESCROW FOR THE PAYMENT OF REAL ESTATE TAXES, PROPERTY INSURANCE PREMIUMS, INSPECTION FEES, AND OTHER LOAN-RELATED ITEMS. IN ADDITION, THE CORPORATION HOLDS FUNDS BELONGING TO NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT AND CERTAIN OTHER GOVERNMENT AGENCIES, WHICH PARTICIPATE IN CERTAIN OF THE CORPORATION'S LOANS, FOR FUTURE LOAN ADVANCES TO BORROWERS ON BEHALF OF THOSE AGENCIES. AT JUNE 30, 2011, THE CORPORATION HELD APPROXIMATELY \$126 MILLION OF BORROWER ESCROW FUNDS AND APPROXIMATELY \$81 MILLION OF GOVERNMENT AGENCY FUNDS. |
| DESCRIPTION OF UNCERTAIN TAX POSITIONS UNDER FIN 48 | PART X           | EFFECTIVE JULY 1, 2009, THE CORPORATION USES A MORE-LIKELY THAN NOT THRESHOLD FOR RECOGNITION AND DERECOGNITION OF TAX POSITIONS TAKEN OR TO BE TAKEN IN A TAX RETURN. IN ACCORDANCE WITH THE ACCOUNTING GUIDANCE ON THE ACCOUNTING FOR UNCERTAINTY IN INCOME TAXES, THE CORPORATION ASSESSED ITS TAX POSITIONS FOR ALL OPEN TAX YEARS AS OF JUNE 30, 2011, WHICH ARE FROM JULY 1, 2007 THROUGH JUNE 30, 2010. THE CORPORATION CONCLUDED THAT IT HAS NO MATERIAL UNCERTAIN TAX POSITIONS TO BE RECOGNIZED AT THIS TIME. IF THERE ARE INTEREST AND PENALTIES ON TAX POSITIONS, THE CORPORATION'S POLICY IS TO CLASSIFY THESE AS GENERAL AND ADMINISTRATIVE EXPENSES.  |
| PART XI, LINE 8 - OTHER ADJUSTMENTS                 |                  | EQUITY IN NON-EXEMPT SUBSIDIARIES 3,583,267  |
| PART XII, LINE 2D - OTHER ADJUSTMENTS               |                  | INCOME OF NON-EXEMPT SUBSIDIARIES INCLUDED IN CONSOLIDATED AUDIT 42,830,719  |
| PART XII, LINE 4B - OTHER ADJUSTMENTS               |                  | RECLASS UNREALIZED LOSS ON FMV OF LOANS 4,088,000  |
| PART XIII, LINE 2D - OTHER ADJUSTMENTS              |                  | EXPENSES OF NON-EXEMPT SUBSIDIARIES INCLUDED IN CONSOLIDATED AUDIT 39,247,452  |
| PART XIII, LINE 4B - OTHER ADJUSTMENTS              |                  | RECLASS UNREALIZED LOSS ON FMV OF LOANS 4,088,000  |

Name of the organization  
THE COMMUNITY PRESERVATION CORPORATION

Employer identification number  
13-2792409

Part I General Information on Grants and Assistance

- 1

Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? . . . . .

☒ Yes ☐ No
- 2

Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

Part II Grants and Other Assistance to Governments and Organizations in the United States. Complete if the organization answered "Yes" to Form 990, Part IV, line 21 for any recipient that received more than \$5,000. Check this box if no one recipient received more than \$5,000. Part II can be duplicated if additional space is needed. . . . . ☐

| 1 (a) Name and address of organization or government   | (b) EIN    | (c) IRC Code section if applicable | (d) Amount of cash grant | (e) Amount of non-cash assistance | (f) Method of valuation (book, FMV, appraisal, other) | (g) Description of non-cash assistance | (h) Purpose of grant or assistance      |
|--|------------|------------------------------------|--------------------------|-----------------------------------|---|--|---|
| (1) BOULEVARD APARTMENTS LLC112 HIGH STREET HOOSICK FALLS, NY 12090                              | 22-3892567 |                                    | 30,000                   |                                   |   |  | CDFI GRANT UNDER NEW YORK STATE PROGRAM |
| (2) GENEVA GENERAL HOUSING DEVELOPMENT FUND CO INC260 NORTH STREET GENEVA, NY 14456              | 22-2816883 | 501(C)(3)                          |                          | 195,690                           | COST  | WEATHERIZATION IMPROVEMENTS            | NEW YORK STATE WEATHERIZATION GRANT     |
| (3) CANANDAIGUA GENERAL HOUSING DEVELOPMENT FUND CORP INC80 PARRISH STREET CANANDAIGUA, NY 14424 | 22-2415151 | 501(C)(3)                          |                          | 326,799                           | COST  | WEATHERIZATION IMPROVEMENTS            | NEW YORK STATE WEATHERIZATION GRANT     |
| (4) TWO PLUS FOUR MANAGEMENT COMPANY INC6320 FLY ROAD SYRACUSE, NY 13057                         | 16-1140398 |                                    |                          | 64,828                            | COST  | WEATHERIZATION IMPROVEMENTS            | NEW YORK STATE WEATHERIZATION GRANT     |
| (5) WATERTOWN ASSOCIATES LLC207 WEALTHEA AVENUE WATERTOWN, NY 13601                              | 14-1628442 |                                    |                          | 354,353                           | COST  | WEATHERIZATION IMPROVEMENTS            | NEW YORK STATE WEATHERIZATION GRANT     |
| (6) AUBURN HOUSING AUTHORITY20 THORNTON AVENUE AUBURN, NY 13021                                  | 15-6002494 | CITY OF AUBURN                     |                          | 804,556                           | COST  | WEATHERIZATION IMPROVEMENTS            | NEW YORK STATE WEATHERIZATION GRANT     |
| (7) SYRACUSE HOUING AUTHORITY427 TULLY STREET SYRACUSE, NY 13204                                 | 15-6001224 | CITY OF SYRACUSE                   |                          | 589,776                           | COST  | WEATHERIZATION IMPROVEMENTS            | NEW YORK STATE WEATHERIZATION GRANT     |
|  |            |                                    |                          |                                   |   |  |   |
|  |            |                                    |                          |                                   |   |  |   |
|  |            |                                    |                          |                                   |   |  |   |
|  |            |                                    |                          |                                   |   |  |   |
|  |            |                                    |                          |                                   |   |  |   |

Part III

Grants and Other Assistance to Individuals in the United States. Complete if the organization answered "Yes" to Form 990, Part IV, line 22.  
Use Schedule I-1 (Form 990) if additional space is needed.

| (a)Type of grant or assistance               | (b)Number of recipients | (c)Amount of cash grant | (d)Amount of non-cash assistance | (e)Method of valuation (book, FMV, appraisal, other) | (f)Description of non-cash assistance |
|--|-------------------------|-------------------------|----------------------------------|--|---------------------------------------|
| (1) CDFI GRANTS UNDER NEW YORK STATE PROGRAM | 7                       | 19,000                  |                                  |  |                                       |
|  |                         |                         |                                  |  |                                       |
|  |                         |                         |                                  |  |                                       |
|  |                         |                         |                                  |  |                                       |
|  |                         |                         |                                  |  |                                       |
|  |                         |                         |                                  |  |                                       |
|  |                         |                         |                                  |  |                                       |

Part IV

Supplemental Information. Complete this part to provide the information required in Part I, line 2, and any other additional information.

| Identifier                                 | Return Reference | Explanation  |
|--|------------------|--|
| PROCEDURE FOR MONITORING GRANTS IN THE U S | PART I, LINE 2   | SCHEDULE I, PART I, LINE 2 THE CORPORATION MAKES GRANTS FROM ITS OWN FUNDS FROM TIME TO TIME TO NON-PROFITS WITH WHICH THE CORPORATION COLLABORATES IN CARRYING OUT ITS TAX-EXEMPT PURPOSES. EXAMPLES INCLUDE THE NEW YORK HOUSING CONFERENCE, THE NATIONAL ASSOCIATION OF AFFORDABLE HOUSING LENDERS, THE CITIZENS HOUSING AND PLANNING COUNCIL, AMONG MANY OTHERS. THE GRANTS ARE RELATIVELY MODEST IN AMOUNT, AND HELP MEET THE OPERATING BUDGETS OF THE GRANTEEES. THE CORPORATION ALSO DEPLOYS FUNDS AWARDED TO IT IN THE EARLY 2000'S UNDER THE U S TREASURY'S COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS (CDFI) PROGRAM. THE CORPORATION'S AWARDS FROM CDFI TOTALLED \$5,000,000 OVER THE COURSE OF THE PROGRAM, AND WERE EXPENDED IN GRANTS AND LOANS TO PROPERTIES IN TARGET AREAS WHERE THE CORPORATION WAS ALSO AN ACTIVE LENDER. THE PURPOSES, AMOUNTS, AND PROPERTIES WERE IDENTIFIED IN REGULAR REPORTS SUBMITTED TO THE U S TREASURY DURING THE AWARDS' REQUIRED REPORTING PERIOD, WHICH HAS NOW EXPIRED. WHEN FUNDS FROM THE ORIGINAL CDFI GRANTS WERE DISBURSED AS LOANS ON INDIVIDUAL PROPERTIES, AND THOSE LOANS WERE SUBSEQUENTLY REPAID, THE CORPORATION HAS RE-DEPLOYED THE FUNDS FOR COMMUNITY DEVELOPMENT PURPOSES. THE CORPORATION ALSO MAKES PASS-THROUGH GRANTS UNDER A NEW YORK STATE WEATHERIZATION ASSISTANCE PROGRAM. |

Schedule J  
(Form 990)

Compensation Information

OMB No 1545-0047

2010

Open to Public Inspection

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ Complete if the organization answered "Yes" to Form 990, Part IV, question 23.

▶ Attach to Form 990. ▶ See separate instructions.

Name of the organization  
THE COMMUNITY PRESERVATION CORPORATION

Employer identification number  
13-2792409

Part I

Questions Regarding Compensation

|    |   |     |    |
|----|---|-----|----|
|    |   | Yes | No |
| 1a | Check the appropriate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a Complete Part III to provide any relevant information regarding these items   |     |    |
|    | <div><div><input type="checkbox"/> First-class or charter travel</div><div><input type="checkbox"/> Travel for companions</div><div><input type="checkbox"/> Tax idemnification and gross-up payments</div><div><input type="checkbox"/> Discretionary spending account</div></div> <div><div><input type="checkbox"/> Housing allowance or residence for personal use</div><div><input type="checkbox"/> Payments for business use of personal residence</div><div><input type="checkbox"/> Health or social club dues or initiation fees</div><div><input type="checkbox"/> Personal services (e g , maid, chauffeur, chef)</div></div> |     |    |
| b  | If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all the expenses described above? If "No," complete Part III to explain   |     |    |
| 2  | Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?  |     |    |
| 3  | Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director Check all that apply  |     |    |
|    | <div><div><input checked="" type="checkbox"/> Compensation committee</div><div><input checked="" type="checkbox"/> Independent compensation consultant</div><div><input type="checkbox"/> Form 990 of other organizations</div></div> <div><div><input checked="" type="checkbox"/> Written employment contract</div><div><input checked="" type="checkbox"/> Compensation survey or study</div><div><input checked="" type="checkbox"/> Approval by the board or compensation committee</div></div>  |     |    |
| 4  | During the year, did any person listed in Form 990, Part VII, Section A, line 1a with respect to the filing organization or a related organization  |     |    |
| a  | Receive a severance payment or change-of-control payment from the organization or a related organization?   |     | No |
| b  | Participate in, or receive payment from, a supplemental nonqualified retirement plan?   | Yes |    |
| c  | Participate in, or receive payment from, an equity-based compensation arrangement?  | Yes |    |
|    | If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III  |     |    |
|    | Only 501(c)(3) and 501(c)(4) organizations only must complete lines 5-9.  |     |    |
| 5  | For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of   |     |    |
| a  | The organization?   |     | No |
| b  | Any related organization?   | Yes |    |
|    | If "Yes," to line 5a or 5b, describe in Part III  |     |    |
| 6  | For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of   |     |    |
| a  | The organization?   |     | No |
| b  | Any related organization?   | Yes |    |
|    | If "Yes," to line 6a or 6b, describe in Part III  |     |    |
| 7  | For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III  |     | No |
| 8  | Were any amounts reported in Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regs section 53 4958-4(a)(3)? If "Yes," describe in Part III  |     | No |
| 9  | If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53 4958-6(c)?  |     |    |

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

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

**Note.** The sum of columns (B)(i)-(iii) must equal the applicable column (D) or column (E) amounts on Form 990, Part VII, line 1a

| (A) Name                  |  | (B) Breakdown of W-2 and/or 1099-MISC compensation |                                     |                                     | (C) Retirement and other deferred compensation | (D) Nontaxable benefits | (E) Total of columns (B)(i)-(D) | (F) Compensation reported in prior Form 990 or Form 990-EZ |
|---------------------------|--|--|-------------------------------------|-------------------------------------|--|-------------------------|---------------------------------|--|
|                           |  | (i) Base compensation                              | (ii) Bonus & incentive compensation | (iii) Other reportable compensation |  |                         |                                 |  |
| See Additional Data Table |  |  |                                     |                                     |  |                         |                                 |  |
| ( 2 )                     |  |  |                                     |                                     |  |                         |                                 |  |
| ( 3 )                     |  |  |                                     |                                     |  |                         |                                 |  |
| ( 4 )                     |  |  |                                     |                                     |  |                         |                                 |  |
| ( 5 )                     |  |  |                                     |                                     |  |                         |                                 |  |
| ( 6 )                     |  |  |                                     |                                     |  |                         |                                 |  |
| ( 7 )                     |  |  |                                     |                                     |  |                         |                                 |  |
| ( 8 )                     |  |  |                                     |                                     |  |                         |                                 |  |
| ( 9 )                     |  |  |                                     |                                     |  |                         |                                 |  |
| ( 10 )                    |  |  |                                     |                                     |  |                         |                                 |  |
| ( 11 )                    |  |  |                                     |                                     |  |                         |                                 |  |
| ( 12 )                    |  |  |                                     |                                     |  |                         |                                 |  |
| ( 13 )                    |  |  |                                     |                                     |  |                         |                                 |  |
| ( 14 )                    |  |  |                                     |                                     |  |                         |                                 |  |
| ( 15 )                    |  |  |                                     |                                     |  |                         |                                 |  |
| ( 16 )                    |  |  |                                     |                                     |  |                         |                                 |  |

Part IIISupplemental Information

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

| Identifier | Return Reference   | Explanation   |
|------------|--------------------|---|
|            | PART I, LINES 4B-C | SCHEDULE J, LINE 4B - SUPPLEMENTAL NONQUALIFIED RETIREMENT PLAN PAYMENTS FROM THE FROM RELATED ORGANIZATION ORGANIZATION CAROLYN AU 5,100 - CHRISTOPHER P BETTS 3,500 - MARY A BRENNAN 18,700 - ROSE BROWNE 3,500 - WILLIAM A BURKE 1,568 10,832 RICHARD P CONLEY 4,300 - BRUCE DALE 3,600 - ALICE DUNN 17,004 3,796 KATHLEEN A DUNN 378 24,922 MARY E ENRIGHT 20 6,180 JACK GREENE 15,100 - RICHARD A KUMRO 11,261 11,839 MICHAEL D LAPPIN 30,563 50,937 DIANNA LOOK 4,700 - JOHN M MCCARTHY 33,050 250 THOMAS P MCGRATH 4,171 129 SADIE MCKEOWN 4,600 - DOUGLAS L OLCOTT 2,200 - ANITA PINS 4,200 - SUSAN M POLLOCK 13,897 3,103 ROBERT L RIGGS 5,400 - HELENE S RUDOLPH 3,300 - RONALD SCHIFERL 16,188 14,212 SCHEDULE J, LINE 4C - EQUITY-BASED COMPENSATION PAYMENTS FROM THE FROM RELATED ORGANIZATION ORGANIZATION CAROLYN AU - 73,909 MARY A BRENNAN - 73,909 ROSE BROWNE - 36,955 RICHARD P CONLEY - 73,909 BRUCE DALE - 73,909 KATHLEEN A DUNN - 254,062 MARY E ENRIGHT - 92,386 JACK GREENE - 73,909 RICHARD A KUMRO - 129,341 MICHAEL D LAPPIN - 831,473 DIANNA LOOK - 73,909 JOHN M MCCARTHY - 240,203 THOMAS P MCGRATH - 73,909 SADIE MCKEOWN - 73,909 SUSAN M POLLOCK - 73,909 BRENDA RATLIFF - 23,097 ROBERT L RIGGS - 74,000 |
|            | PART I, LINE 5     | THE PAYMENTS DETAILED IN THE RESPONSE TO ITEM 4A ABOVE WERE BASED ON THE REVENUE OF A RELATED ORGANIZATION FROM A SPECIFIC INVESTMENT AND ARE INCLUDED IN THE COMPENSATION FROM RELATED ORGANIZATIONS REPORTED IN PART II   |
|            | PART I, LINE 6     | THE PAYMENTS DETAILED IN THE RESPONSE TO ITEM 4A ABOVE WERE BASED ON THE REVENUE OF A RELATED ORGANIZATION FROM A SPECIFIC INVESTMENT AND ARE INCLUDED IN THE COMPENSATION FROM RELATED ORGANIZATIONS REPORTED IN PART II   |



Additional Data

Return to Form

Software ID:

Software Version:

EIN: 13-2792409

Name: THE COMMUNITY PRESERVATION CORPORATION

Form 990, Schedule J, Part II - Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

| (A) Name                 |      | (B) Breakdown of W-2 and/or 1099-MISC compensation |                                     |                          | (C) Deferred compensation | (D) Nontaxable benefits | (E) Total of columns (B)(i)-(D) | (F) Compensation reported in prior Form 990 or Form 990-EZ |
|--------------------------|------|--|-------------------------------------|--------------------------|---------------------------|-------------------------|---------------------------------|--|
|                          |      | (i) Base Compensation                              | (ii) Bonus & incentive compensation | (iii) Other compensation |                           |                         |                                 |  |
| MICHAEL D LAPPIN         | (i)  | 176,934  | 37,500                              | 50,458                   | 11,944                    | 9,258                   | 286,094                         | 0  |
|                          | (ii) | 294,889  | 62,500                              | 915,570                  | 19,906                    | 15,430                  | 1,308,295                       | 0  |
| JOHN M MCCARTHY          | (i)  | 321,627  | 44,663                              | 58,024                   | 31,611                    | 25,861                  | 481,786                         | 0  |
|                          | (ii) | 2,430  | 338                                 | 240,641                  | 239                       | 195                     | 243,843                         | 0  |
| CAROLYN AU               | (i)  | 189,829  | 30,000                              | 20,184                   | 27,710                    | 21,700                  | 289,423                         | 0  |
|                          | (ii) | 0  | 0                                   | 73,909                   | 0                         | 0                       | 73,909                          | 0  |
| CHRISTOPHER BETTS        | (i)  | 132,910  | 22,000                              | 20,795                   | 20,189                    | 19,269                  | 215,163                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| MARY A BRENNAN           | (i)  | 226,942  | 80,000                              | 43,780                   | 31,850                    | 13,851                  | 396,423                         | 0  |
|                          | (ii) | 0  | 0                                   | 73,909                   | 0                         | 0                       | 73,909                          | 0  |
| ROSE BROWNE              | (i)  | 136,319  | 15,000                              | 33,704                   | 20,586                    | 176                     | 205,785                         | 0  |
|                          | (ii) | 0  | 0                                   | 36,955                   | 0                         | 0                       | 36,955                          | 0  |
| RICHARD P CONLEY         | (i)  | 178,968  | 22,000                              | 23,577                   | 25,870                    | 15,269                  | 265,684                         | 0  |
|                          | (ii) | 0  | 0                                   | 73,909                   | 0                         | 0                       | 73,909                          | 0  |
| BRUCE DALE               | (i)  | 165,495  | 15,000                              | 35,171                   | 26,130                    | 24,516                  | 266,312                         | 0  |
|                          | (ii) | 0  | 0                                   | 73,909                   | 0                         | 0                       | 73,909                          | 0  |
| ALICE DUNN               | (i)  | 200,971  | 57,224                              | 36,601                   | 21,323                    | 9,602                   | 325,721                         | 0  |
|                          | (ii) | 44,871   | 12,776                              | 8,172                    | 4,761                     | 2,144                   | 72,724                          | 0  |
| JACK GREENE              | (i)  | 229,847  | 70,000                              | 37,288                   | 31,850                    | 1,653                   | 370,638                         | 0  |
|                          | (ii) | 0  | 0                                   | 73,909                   | 0                         | 0                       | 73,909                          | 0  |
| CHRISTOPHER R HOOKE      | (i)  | 157,266  | 100,000                             | 6,412                    | 1,928                     | 17,616                  | 283,222                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| DIANNA LOOK              | (i)  | 157,557  | 30,000                              | 22,097                   | 23,920                    | 22,056                  | 255,630                         | 0  |
|                          | (ii) | 0  | 0                                   | 73,909                   | 0                         | 0                       | 73,909                          | 0  |
| THOMAS P MCGRATH         | (i)  | 186,300  | 21,340                              | 28,299                   | 27,710                    | 18,723                  | 282,372                         | 0  |
|                          | (ii) | 5,762  | 660                                 | 74,784                   | 857                       | 579                     | 82,642                          | 0  |
| DOUGLAS L OLCOTT         | (i)  | 134,038  | 12,500                              | 19,638                   | 20,215                    | 17,341                  | 203,732                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| ANITA PINS               | (i)  | 168,771  | 20,000                              | 26,867                   | 24,908                    | 6,932                   | 247,478                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| ROBERT RIGGS             | (i)  | 163,968  | 33,000                              | 28,066                   | 24,411                    | 19,686                  | 269,131                         | 0  |
|                          | (ii) | 0  | 0                                   | 74,000                   | 0                         | 0                       | 74,000                          | 0  |
| SADIE MCKEOWN            | (i)  | 181,710  | 27,000                              | 23,415                   | 27,183                    | 23,269                  | 282,577                         | 0  |
|                          | (ii) | 0  | 0                                   | 73,909                   | 0                         | 0                       | 73,909                          | 0  |
| RICHARD A KUMRO          | (i)  | 124,498  | 41,438                              | 22,421                   | 15,527                    | 9,133                   | 213,017                         | 0  |
|                          | (ii) | 130,882  | 43,563                              | 152,912                  | 16,323                    | 9,601                   | 353,281                         | 0  |
| HELENE S RUDOLPH         | (i)  | 144,037  | 20,000                              | 19,605                   | 21,515                    | 13,368                  | 218,525                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| RONALD SCHIFERL          | (i)  | 125,100  | 74,550                              | 28,594                   | 6,310                     | 10,356                  | 244,910                         | 0  |
|                          | (ii) | 109,830  | 65,450                              | 25,104                   | 5,540                     | 9,092                   | 215,016                         | 0  |
| BARBARA BAER             | (i)  | 70,645   | 6,563                               | 2,432                    | 7,440                     | 837                     | 87,917                          | 0  |
|                          | (ii) | 90,829   | 8,438                               | 3,127                    | 9,566                     | 1,076                   | 113,036                         | 0  |
| RICHARD BONVICINO        | (i)  | 142,872  | 61,311                              | 8,658                    | 2,616                     | 18,591                  | 234,048                         | 0  |
|                          | (ii) | 31,899   | 13,689                              | 1,933                    | 584                       | 4,151                   | 52,256                          | 0  |
| LYNN BRADLEY             | (i)  | 112,849  | 5,500                               | 21,653                   | 17,415                    | 5,124                   | 162,541                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| CECELIA DOYLE            | (i)  | 92,236   | 16,758                              | 21,223                   | 6,233                     | 2,183                   | 138,633                         | 0  |
|                          | (ii) | 20,594   | 3,742                               | 4,738                    | 1,392                     | 487                     | 30,953                          | 0  |
| SUSAN MCCLURE            | (i)  | 171,722  | 12,262                              | 20,097                   | 10,184                    | 19,336                  | 233,601                         | 0  |
|                          | (ii) | 38,341   | 2,738                               | 4,487                    | 2,274                     | 4,317                   | 52,157                          | 0  |
| CHRISTOPHER O'KEEFE      | (i)  | 127,412  | 22,072                              | 14,105                   | 18,465                    | 4,491                   | 186,545                         | 0  |
|                          | (ii) | 28,447   | 4,928                               | 3,149                    | 4,123                     | 1,003                   | 41,650                          | 0  |
| ANDREW PADIAN            | (i)  | 118,514  | 10,000                              | 7,749                    | 3,089                     | 17,520                  | 156,872                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| NICHOLAS PETRAGNANI      | (i)  | 113,664  | 22,000                              | 7,369                    | 15,437                    | 16,040                  | 174,510                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| BRENDA RATLIFF           | (i)  | 73,915   | 15,750                              | 18,541                   | 12,285                    | 6,420                   | 126,911                         | 0  |
|                          | (ii) | 19,945   | 4,250                               | 28,100                   | 3,315                     | 1,732                   | 57,342                          | 0  |
| JAMES RYKOWSKI           | (i)  | 119,179  | 5,500                               | 14,198                   | 18,148                    | 19,970                  | 176,995                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| MARY F SCHOUENBORG-PADEN | (i)  | 107,840  | 12,000                              | 7,959                    | 15,347                    | 10,846                  | 153,992                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| ANNEMARIE UEBBING        | (i)  | 143,837  | 5,500                               | 17,691                   | 21,184                    | 6,716                   | 194,928                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| DANIEL J WHEELER         | (i)  | 117,332  | 15,000                              | 8,457                    | 16,939                    | 17,198                  | 174,926                         | 0  |
|                          | (ii) | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
| KATHLEEN A DUNN          | (i)  | 3,795  | 1,269                               | 739                      | 475                       | 212                     | 6,490                           | 0  |
|                          | (ii) | 250,487  | 83,731                              | 302,812                  | 31,375                    | 14,018                  | 682,423                         | 0  |
| SUSAN M POLLOCK          | (i)  | 50,032   | 73,573                              | 21,370                   | 7,408                     | 4,666                   | 157,049                         | 0  |
|                          | (ii) | 156,451  | 16,427                              | 94,839                   | 23,207                    | 14,465                  | 305,389                         | 0  |
| MARY E ENRIGHT           | (i)  | 620  | 96                                  | 97                       | 91                        | 26                      | 930                             | 0  |
|                          | (ii) | 193,736  | 29,904                              | 122,624                  | 28,541                    | 7,972                   | 382,777                         | 0  |
| WILLIAM A BURKE          | (i)  | 29,195   | 6,953                               | 5,356                    | 4,026                     | 101                     | 45,631                          | 0  |
|                          | (ii) | 201,756  | 48,047                              | 37,012                   | 27,824                    | 699                     | 315,338                         | 0  |
| BARRY E LIGHT            | (i)  | 0  | 0                                   | 0                        | 0                         | 0                       | 0                               | 0  |
|                          | (ii) | 174,861  | 8,000                               | 24,585                   | 26,325                    | 9,652                   | 243,423                         | 0  |

Schedule L  
(Form 990 or 990-EZ)

Transactions with Interested Persons

OMB No 1545-0047

2010

Open to Public Inspection

Name of the organization  
THE COMMUNITY PRESERVATION CORPORATION

Employer identification number  
13-2792409

Part I

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

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

| 1 | (a) Name of disqualified person | (b) Description of transaction | (c)<br>Corrected? |    |
|---|---------------------------------|--------------------------------|-------------------|----|
|   |                                 |                                | Yes               | No |
|   |                                 |                                |                   |    |
|   |                                 |                                |                   |    |
|   |                                 |                                |                   |    |
|   |                                 |                                |                   |    |
|   |                                 |                                |                   |    |
|   |                                 |                                |                   |    |
|   |                                 |                                |                   |    |

2

Enter the amount of tax imposed on the organization managers or disqualified persons during the year under section 4958 . . . . .

\$

3

Enter the amount of tax, if any, on line 2, above, reimbursed by the organization . . . . .

\$

Part II

Loans to and/or From Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 26, or Form 990-EZ, Part V, line 38a

| (a) Name of interested person and purpose | (b) Loan to or from the organization? |      | (c)Original principal amount | (d)Balance due | (e) In default? |    | (f) Approved by board or committee? |    | (g)Written agreement? |    |
|---|---------------------------------------|------|------------------------------|----------------|-----------------|----|-------------------------------------|----|-----------------------|----|
|   | To                                    | From |                              |                | Yes             | No | Yes                                 | No | Yes                   | No |
|   |                                       |      |                              |                |                 |    |                                     |    |                       |    |
|   |                                       |      |                              |                |                 |    |                                     |    |                       |    |
|   |                                       |      |                              |                |                 |    |                                     |    |                       |    |
|   |                                       |      |                              |                |                 |    |                                     |    |                       |    |
|   |                                       |      |                              |                |                 |    |                                     |    |                       |    |
|   |                                       |      |                              |                |                 |    |                                     |    |                       |    |
| Total . . . . .                           |                                       |      |                              |                | \$              |    |                                     |    |                       |    |

Part III

Grants or Assistance Benefitting Interested Persons.

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

| (a) Name of interested person | (b)Relationship between interested person and the organization | (c)Amount of grant or type of assistance |
|-------------------------------|--|--|
|                               |  |  |
|                               |  |  |
|                               |  |  |
|                               |  |  |
|                               |  |  |
|                               |  |  |

Part IV

Business Transactions Involving Interested Persons.

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

| (a) Name of interested person | (b) Relationship between interested person and the organization | (c) Amount of transaction | (d) Description of transaction  | (e) Sharing of organization's revenues? |    |
|-------------------------------|---|---------------------------|---|---|----|
|                               |   |                           |   | Yes                                     | No |
| (1) VARIOUS DIRECTORS         | DIRECTORS   |                           | ABOUT HALF OF THE CORPORATION'S DIRECTORS AT ANY GIVEN TIME ARE INCUMBENT SENIOR OFFICIALS OF FINANCIAL INSTITUTIONS THAT ARE MEMBERS OF, PROVIDE CREDIT TO, AND/OR HAVE TRANSACTIONS WITH THE CORPORATION IN THE ORDINARY COURSE OF BUSINESS, SUCH AS PURCHASING LOAN PARTICIPATIONS IN ADDITION, IN 2008 A LOAN FUND MANAGED BY ONE OF THE DIRECTORS OF THE CORPORATION AND OF ITS SUBSIDIARY, CPC RESOURCES INC , LOANED FUNDS TO THE SUBSIDIARY   |   | No |
| (2) JOHN M MCCARTHY           | EXECUTIVE V P & CHIEF OPERATING OFFICER                         |                           | MR MCCARTHY SERVES AS CHAIRMAN OF THE HOUSING PARTNERSHIP DEVELOPMENT CORPORATION (HPDC), A NON-PROFIT ENTITY WHOSE PURPOSES INCLUDE DEPLOYING STATE HOUSING SUBSIDIES TO APPROVED PROJECTS A FEW PROJECTS RELATED TO THE ORGANIZATION AND TO CPC RESOURCES INC (CPCR), THE ORGANIZATIONS WHOLLY-OWNED NON-EXEMPT SUBSIDIARY, HAVE RECEIVED THESE SUBSIDIES MR MCCARTHY IS SUBJECT TO WRITTEN CONFLICT OF INTEREST POLICIES OF BOTH THE ORGANIZATION AND HPDC AND HAS NOT TAKEN PART IN HPDC DECISIONS TO DEPLOY, NOR IN DECISIONS OF THE ORGANIZATION OR CPCR TO SEEK, THESE SUBSIDIES |   | No |
|                               |   |                           |   |   |    |
|                               |   |                           |   |   |    |
|                               |   |                           |   |   |    |
|                               |   |                           |   |   |    |

Part V

Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule L (see instructions)

| Identifier | Return Reference | Explanation |
|------------|------------------|-------------|
|------------|------------------|-------------|

SCHEDULE O

(Form 990 or 990-EZ)

Department of the Treasury  
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

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

OMB No 1545-0047

2010

Open to Public  
Inspection

|   |   |
|---|---|
| <b>Name of the organization</b><br>THE COMMUNITY PRESERVATION CORPORATION | <b>Employer identification number</b><br>13-2792409 |
|---|---|

| Identifier                           | Return Reference | Explanation  |
|--------------------------------------|------------------|--|
| FORM 990, PART VI, SECTION A, LINE 2 |                  | CHRISTOPHER O'KEEFE IS THE NEPHEW OF KATHLEEN A DUNN |

| Identifier                           | Return Reference | Explanation  |
|--------------------------------------|------------------|--|
| FORM 990, PART VI, SECTION A, LINE 6 |                  | THE CORPORATION HAS FOUR CLASSES OF MEMBERS CLASS A CONSISTS OF FOUNDING COMMERCIAL BANKS AND IS A CLOSED CLASS, CLASS B CONSISTS SOLELY OF THE NEW YORK STATE BANKERS ASSOCIATION, CLASS C CONSISTS OF LIFE INSURANCE COMPANIES, CLASS D CONSISTS OF FINANCIAL INSTITUTIONS AND OTHERS THAT DO NOT FIT WITHIN THE OTHER THREE CLASSES |

| Identifier                            | Return Reference | Explanation   |
|---------------------------------------|------------------|---|
| FORM 990, PART VI, SECTION A, LINE 7A |                  | EACH MEMBERSHIP CLASS HAS THE RIGHT TO VOTE FOR TWO OF THE CORPORATION'S DIRECTORS (THE REMAINDER OF THE BOARD BEING ELECTED AT-LARGE BY THE BOARD ITSELF), AND UNDER NEW YORK LAW THE MEMBERS ALSO HAVE CERTAIN RIGHTS TO VOTE ON MAJOR ISSUES SUCH AS MERGERS AND DISSOLUTION |

| Identifier                            | Return Reference | Explanation   |
|---------------------------------------|------------------|---|
| FORM 990, PART VI, SECTION A, LINE 7B |                  | UNDER NEW YORK LAW, THE MEMBERS HAVE CERTAIN RIGHTS TO VOTE ON MAJOR ISSUES SUCH AS MERGERS AND DISSOLUTION |

| Identifier                                     | Return Reference | Explanation  |
|--|------------------|--|
| FORM 990,<br>PART VI,<br>SECTION B, LINE<br>11 |                  | PRIOR TO FILING, A DRAFT COPY OF FORM 990 WAS REVIEWED FOR COMPLETENESS AND ACCURACY BY MEMBERS OF THE CORPORATION'S MANAGMENT AND WAS ALSO SUPPLIED TO THE COMPENSATION COMMITTEE OF THE CORPORATION'S BOARD OF DIRECTORS FOR COMMENT THE FINAL REVIEWED VERSION OF FORM 990 WAS THEN PROVIDED TO EACH MEMBER OF THE BOARD OF DIRECTORS PRIOR TO THE FORM'S ELECTRONIC FILING |



| Identifier | Return Reference                          | Explanation   |
|------------|---|---|
|            | FORM 990, PART VI, SECTION B,<br>LINE 12C | RESPONSES ARE REVIEWED BY THE ORGANIZATION'S INDEPENDENT AUDITORS AS PART OF THE ANNUAL FINANICAL AUDIT |

| Identifier | Return Reference                               | Explanation  |
|------------|--|--|
|            | FORM 990,<br>PART VI,<br>SECTION B,<br>LINE 15 | EACH YEAR, THE CORPORATION PARTICIPATES IN MARKET SURVEY'S RELEVANT TO THE COMMERCIAL REAL ESTATE FINANCIAL SERVICES INDUSTRY. THE CORPORATION BENCHMARKS ITS TOTAL COMPENSATION AGAINST COMPARABLE JOBS FOUND IN RELEVANT SURVEYS (MCLAGAN AND TOWERS WATSON). THE PEER INSTITUTIONS USED AS BENCHMARKS ARE THOSE FOUND IN THE MCGLAGAN MARKET SURVEY (INCLUDING OVER 100 PARTICIPANTS, INCLUDING BANKS, INSURANCE COMPANIES, ETC.). THE CORPORATION'S COMPENSATION COMMITTEE, COMPRISED OF MEMBERS OF THE BOARD OF DIRECTORS, REVIEW AND APPROVE ANNUALLY THE RECOMMENDED COMPENSATION (SALARY, ANNUAL BONUS, LONG-TERM INCENTIVE PLAN, AND EXECUTIVE RETIREMENT PLAN) FOR THE CORPORATION'S SENIOR MANAGEMENT TEAM AND TOP 25 EMPLOYEES. THE COMPENSATION COMMITTEE REVIEWS AND APPROVES THE OVERALL AMOUNTS OF SALARIES AND BONUS AWARDS BEFORE RECOMMENDATIONS ARE MADE BASED ON MARKET DATA, BUSINESS CONDITIONS AND THE OVERALL COMPETITIVE MARKETPLACE. THE CORPORATION'S BOARD OF DIRECTORS THEN REVIEWS AND APPROVES ALL COMPENSATION RECOMMENDATIONS. |

| Identifier | Return Reference                               | Explanation   |
|------------|--|---|
|            | FORM 990,<br>PART VI,<br>SECTION C,<br>LINE 19 | THE CORPORATION'S CHARTER IS A PUBLIC DOCUMENT AVAILABLE FROM THE NEW YORK SECRETARY OF STATE. A SUMMARY OF THE CORPORATION'S AUDITED FINANCIAL STATEMENTS IS INCLUDED EACH YEAR IN THE CORPORATION'S ANNUAL REPORT, WHICH IS AVAILABLE ON THE CORPORATION'S WEBSITE, AND THE FULL AUDITED FINANCIAL STATEMENTS ARE AVAILABLE TO THE PUBLIC UPON WRITTEN REQUEST. THE CORPORATION'S BY-LAWS, CONFLICT OF INTEREST POLICY AND SIMILAR DOCUMENTS ARE NOT AVAILABLE TO THE PUBLIC BUT ARE AVAILABLE TO THE CORPORATION'S MEMBERS UPON REQUEST. |

| Identifier                             | Return Reference          | Explanation   |
|--|---------------------------|---|
| CHANGES IN NET ASSETS OR FUND BALANCES | FORM 990, PART XI, LINE 5 | PRIOR PERIOD ADJUSTMENTS 20,223,827 EQUITY IN NON-EXEMPT SUBSIDIARIES 3,583,267 TOTAL TO FORM 990, PART XI, LINE 5 23,807,094 |

| Identifier | Return Reference | Explanation   |
|------------|------------------|---|
|            |                  | FORM 990, PART XI, LINE 2 THE CORPORATION HAS HAD NO CHANGE FROM THE PRIOR YEAR IN THE PROCESS FOR SELECTION OF AUDITOR OR THE OVERSIGHT OF THE AUDIT OF ITS FINANCIAL STATEMENTS |

| Identifier | Return Reference  | Explanation   |
|------------|---|---|
|            | SUPPLEMENT TO SCHEDULE R,<br>PART V, TRANSACTIONS WITH<br>RELATED ORGANIZATIONS | CPC NOMINEE 1, INC (CPCN) IS A DELAWARE CORPORATION OWNED 100% BY THE ORGANIZATION IT WAS FORMED FOR THE PURPOSE OF TEMPORARILY HOLDING TITLE TO REAL ESTATE ACQUIRED BY THE ORGANIZATION THROUGH LOAN FORECLOSURES AT JUNE 30, 2011, IT OWNED ONLY ASSETS WHICH CONSIST OF REAL ESTATE IN NEW YORK STATE ONCE THESE ASSETS ARE DISPOSED OF CPCN WILL BE FORMALLY DISSOLVED |

SCHEDULE R  
(Form 990)

Department of the Treasury  
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.  
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

Name of the organization  
THE COMMUNITY PRESERVATION CORPORATION

Employer identification number  
13-2792409

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

| (a)<br>Name, address, and EIN of disregarded entity                                  | (b)<br>Primary activity | (c)<br>Legal domicile (state or foreign country) | (d)<br>Total income | (e)<br>End-of-year assets | (f)<br>Direct controlling entity |
|--|-------------------------|--|---------------------|---------------------------|----------------------------------|
| (1) CPC REO LLC<br>28 EAST 28TH STREET 9TH FLOOR<br>NEW YORK, NY 10016<br>27-2320596 | TITLEHOLDER             | NY   |                     |                           | N/A                              |
|  |                         |  |                     |                           |                                  |
|  |                         |  |                     |                           |                                  |
|  |                         |  |                     |                           |                                  |
|  |                         |  |                     |                           |                                  |
|  |                         |  |                     |                           |                                  |

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

| (a)<br>Name, address, and EIN of related organization | (b)<br>Primary activity | (c)<br>Legal domicile (state or foreign country) | (d)<br>Exempt Code section | (e)<br>Public charity status (if section 501(c)(3)) | (f)<br>Direct controlling entity | (g)<br>Section 512(b)(13) controlled organization |    |
|---|-------------------------|--|----------------------------|---|----------------------------------|---|----|
|   |                         |  |                            |   |                                  | Yes   | No |
|   |                         |  |                            |   |                                  |   |    |
|   |                         |  |                            |   |                                  |   |    |
|   |                         |  |                            |   |                                  |   |    |
|   |                         |  |                            |   |                                  |   |    |
|   |                         |  |                            |   |                                  |   |    |
|   |                         |  |                            |   |                                  |   |    |
|   |                         |  |                            |   |                                  |   |    |

Part III

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

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

Part IV

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

| (a)<br>Name, address, and EIN of related organization                           | (b)<br>Primary activity                                  | (c)<br>Legal domicile<br>(state or<br>foreign<br>country) | (d)<br>Direct controlling<br>entity | (e)<br>Type of entity<br>(C corp, S corp,<br>or trust) | (f)<br>Share of total income | (g)<br>Share of<br>end-of-year<br>assets | (h)<br>Percentage<br>ownership |
|---|--|---|-------------------------------------|--|------------------------------|--|--------------------------------|
| (1) CPC RESOURCES INC<br>28 EAST 28TH STREET<br>NEW YORK, NY10016<br>13-3692436 | INVESTMENT,<br>CONSULTING, REAL<br>ESTATE<br>DEVELOPMENT | NY  | N/A                                 | C  | 12,157,780                   | 87,617,603                               | 100 000 %                      |
| (2) CPC NOMINEE 1 INC<br>28 EAST 28TH STREET<br>NEW YORK, NY10016<br>13-3947975 | REAL ESTATE<br>NOMINEE                                   | NY  | N/A                                 | C  | 64,333                       | 2,179,882                                | 100 000 %                      |
|   |  |   |                                     |  |                              |  |                                |
|   |  |   |                                     |  |                              |  |                                |
|   |  |   |                                     |  |                              |  |                                |
|   |  |   |                                     |  |                              |  |                                |
|   |  |   |                                     |  |                              |  |                                |



Part V

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

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

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

a Receipt of (i) interest (ii) annuities (iii) royalties (iv) rent from a controlled entity

b Gift, grant, or capital contribution to other organization(s)

c Gift, grant, or capital contribution from other organization(s)

d Loans or loan guarantees to or for other organization(s)

e Loans or loan guarantees by other organization(s)

f Sale of assets to other organization(s)

g Purchase of assets from other organization(s)

h Exchange of assets

i Lease of facilities, equipment, or other assets to other organization(s)

j Lease of facilities, equipment, or other assets from other organization(s)

k Performance of services or membership or fundraising solicitations for other organization(s)

l Performance of services or membership or fundraising solicitations by other organization(s)

m Sharing of facilities, equipment, mailing lists, or other assets

n Sharing of paid employees

o Reimbursement paid to other organization for expenses

p Reimbursement paid by other organization for expenses

q Other transfer of cash or property to other organization(s)

r Other transfer of cash or property from other organization(s)

Yes

No

1a Yes

1b No

1c No

1d No

1e No

1f No

1g No

1h No

1i Yes

1j No

1k No

1l No

1m Yes

1n Yes

1o No

1p Yes

1q Yes

1r No

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

| (a)<br>Name of other organization                  | (b)<br>Transaction<br>type(a-r) | (c)<br>Amount involved | (d)<br>Method of determining amount involved |
|--|---------------------------------|------------------------|--|
| (1) CPC RESOURCES INC                              | A                               | 196,144                |  |
| (2) CPC RESOURCES INC                              | I                               | 196,144                |  |
| (3) CPC RESOURCES INC                              | M                               | 997,353                |  |
| (4) CPC RESOURCES INC                              | N                               | 2,179,977              |  |
| (5) CPC RESOURCES INC                              | P                               | 3,177,330              |  |
| (6) CPC NOMINEE 1 INC (SEE FOOTNOTE ON SCHEDULE O) | Q                               |                        |  |

Schedule R (Form 990) 2010

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

[illegible]

**Part VII**   **Supplemental Information**

Complete this part to provide additional information for responses to questions on Schedule R (see instructions)

| Identifier | Return Reference | Explanation |
|------------|------------------|-------------|
|------------|------------------|-------------|

Software ID:

Software Version:

EIN: 13-2792409

Name: THE COMMUNITY PRESERVATION CORPORATION

Form 990, Schedule R, Part V - Transactions With Related Organizations

| (a)<br>Name of other organization |   | (b)<br>Transaction<br>type(a-r) | (c)<br>Amount Involved<br>(\$) | (d)<br>Method of determining<br>amount involved |
|-----------------------------------|---|---------------------------------|--------------------------------|---|
| (1)                               | CPC RESOURCES INC                               | A                               | 196,144                        |   |
| (2)                               | CPC RESOURCES INC                               | I                               | 196,144                        |   |
| (3)                               | CPC RESOURCES INC                               | M                               | 997,353                        |   |
| (4)                               | CPC RESOURCES INC                               | N                               | 2,179,977                      |   |
| (5)                               | CPC RESOURCES INC                               | P                               | 3,177,330                      |   |
| (6)                               | CPC NOMINEE 1 INC (SEE FOOTNOTE ON SCHEDULE O ) | Q                               |                                |   |