

Form **990-EZ**

Short Form

**Return of Organization Exempt From Income Tax**

OMB No 1545-1150

**2017**

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

Do not enter social security numbers on this form as it may be made public.

**Open to Public Inspection**

Department of the Treasury  
Internal Revenue Service

Go to [www.irs.gov/Form990EZ](http://www.irs.gov/Form990EZ) for instructions and the latest information.

**A For the 2017 calendar year, or tax year beginning** , and ending

**B** Check if applicable:  Address change,  Name change,  Initial return,  Final return/terminated,  Amended return,  Application pending

**C Name of organization**  
**WEIPPE DEVELOPMENT CORPORATION**

**D Employer identification number**  
**23-7168009**

**E Telephone number**  
**208-435-4216**

**F Group Exemption Number**

**G Accounting Method:**  Cash  Accrual Other (specify)

**H Check  if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).**

**I Website:** **N/A**

**J Tax-exempt status (check only one):**  501(c)(3)  501(c) ( 2 ) (insert no.)  4947(a)(1) or  527

**K Form of organization:**  Corporation  Trust  Association  Other

**L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ.** **\$ 185,872**

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

Check if the organization used Schedule O to respond to any question in this Part I

|            |   |  |                |                |
|------------|---|--|----------------|----------------|
| Revenue    | 1   | Contributions, gifts, grants, and similar amounts received   | 1              | 137,089        |
|            | 2   | Program service revenue including government fees and contracts  | 2              | 48,767         |
|            | 3   | Membership dues and assessments  | 3              |                |
|            | 4   | Investment income  | 4              | 16             |
|            | 5a  | Gross amount from sale of assets other than inventory  | 5a             |                |
|            | 5b  | Less: cost or other basis and sales expenses   | 5b             | 0              |
|            | 5c  | Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)  | 5c             |                |
|            | 6   | Gaming and fundraising events  |                |                |
|            | 6a  | Gross income from gaming (attach Schedule G if greater than \$15,000)  | 6a             |                |
| 6b         | Gross income from fundraising events (not including of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000) | 6b   |                |                |
| 6c         | Less: direct expenses from gaming and fundraising events  | 6c   |                |                |
| 6d         | Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)  | 6d   |                |                |
| 7a         | Gross sales of inventory, less returns and allowances   | 7a   |                |                |
| 7b         | Less: cost of goods sold  | 7b   |                |                |
| 7c         | Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)  | 7c   |                |                |
| 8          | Other revenue (describe in Schedule O)  | 8  |                |                |
| 9          | <b>Total revenue.</b> Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8   | 9  | <b>185,872</b> |                |
| Expenses   | 10  | Grants and similar amounts paid (list in Schedule O)   | 10             |                |
|            | 11  | Benefits paid to or for members  | 11             |                |
|            | 12  | Salaries, other compensation, and employee benefits  | 12             | 9,754          |
|            | 13  | Professional fees and other payments to independent contractors  | 13             |                |
|            | 14  | Occupancy, rent, utilities, and maintenance  | 14             | 33,901         |
|            | 15  | Printing, publications, postage, and shipping  | 15             |                |
|            | 16  | Other expenses (describe in Schedule O)  | 16             | 63,286         |
| 17         | <b>Total expenses.</b> Add lines 10 through 16  | 17   | <b>106,941</b> |                |
| Net Assets | 18  | Excess or (deficit) for the year (Subtract line 17 from line 9)  | 18             | 78,931         |
|            | 19  | Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return) | 19             | 120,487        |
|            | 20  | Other changes in net assets or fund balances (explain in Schedule O)   | 20             |                |
|            | 21  | <b>Net assets or fund balances at end of year.</b> Combine lines 18 through 20   | 21             | <b>199,418</b> |

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For Paperwork Reduction Act Notice, see the separate instructions.

Form **990-EZ** (2017)

97 14



Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V

33 Did the organization engage in any significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O
34 Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O (see instructions)
35a Did the organization have unrelated business gross income of \$1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?
35b If "Yes," to line 35a, has the organization filed a Form 990-T for the year? If "No," provide an explanation in Schedule O
35c Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If "Yes," complete Schedule C, Part III
36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N
37a Enter amount of political expenditures, direct or indirect, as described in the instructions
37b Did the organization file Form 1120-POL for this year?
38a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?
38b If "Yes," complete Schedule L, Part II and enter the total amount involved
39 Section 501(c)(7) organizations. Enter:
39a Initiation fees and capital contributions included on line 9
39b Gross receipts, included on line 9, for public use of club facilities
40a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911; section 4912; section 4955
40b Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I
40c Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958
40d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization
40e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T
41 List the states with which a copy of this return is filed
42a The organization's books are in care of
42b 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)? If "Yes," enter the name of the foreign country: See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).
42c At any time during the calendar year, did the organization maintain an office outside the United States? If "Yes," enter the name of the foreign country:
43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 - Check here and enter the amount of tax-exempt interest received or accrued during the tax year
44a Did the organization maintain any donor advised funds during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ
44b Did the organization operate one or more hospital facilities during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ
44c Did the organization receive any payments for indoor tanning services during the year?
44d If "Yes" to line 44c, has the organization filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O
45a Did the organization have a controlled entity within the meaning of section 512(b)(13)?
45b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ (see instructions)

46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I

Table with Yes/No columns for question 46. Answer: No (X)

Part VI Section 501(c)(3) organizations only

All section 501(c)(3) organizations must answer questions 47-49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI

47 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

Table with Yes/No columns for question 47. Answer: No

48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E

Table with Yes/No columns for question 48. Answer: No

49a Did the organization make any transfers to an exempt non-charitable related organization?

Table with Yes/No columns for question 49a. Answer: No

b If "Yes," was the related organization a section 527 organization?

Table with Yes/No columns for question 49b. Answer: No

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees, and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

Table with 5 columns: (a) Name and title of each employee, (b) Average hours per week devoted to position, (c) Reportable compensation (Forms W-2/1099-MISC), (d) Health benefits, contributions to employee benefit plans, and deferred compensation, (e) Estimated amount of other compensation.

f Total number of other employees paid over \$100,000

51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

Table with 3 columns: (a) Name and business address of each independent contractor, (b) Type of service, (c) Compensation.

d Total number of other independent contractors each receiving over \$100,000

52 Did the organization complete Schedule A? Note: All section 501(c)(3) organizations must attach a completed Schedule A

Yes No

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

Sign Here: Signature of officer (Norman Steadman), Date (11/30/2018), Type or print name and title (SECRETARY)

Paid Preparer Use Only: Print/Type preparer's name (JORDAN ZWYGART), Preparer's signature (JORDAN ZWYGART), Date (11/30/18), Check if self-employed, PTIN (P01702065), Firm's name (ZWYGART JOHN & ASSOCIATES CPAS, PLLC), Firm's EIN (82-3280471), Firm's address (1803 ELLIS AVE CALDWELL, ID 83605-4810), Phone no. (208-459-4649)

May the IRS discuss this return with the preparer shown above? See instructions

Yes No

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

Department of the Treasury  
Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

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

▶ Attach to Form 990 or 990-EZ.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No 1545-0047

**2017**

**Open to Public  
Inspection**

Name of the organization

**WEIPPE DEVELOPMENT CORPORATION**

Employer identification number

**23-7168009**

**FORM 990-EZ, PART I, LINE 16 - OTHER EXPENSES**

| DESCRIPTION                 | AMOUNT           |
|-----------------------------|------------------|
| <b>EXPENSES</b>             |                  |
| ADVERTISING AND PROMOTION   | \$ 46            |
| OFFICE                      | \$ 323           |
| INTEREST                    | \$ 1,037         |
| INSURANCE                   | \$ 2,248         |
| WORKMAN'S COMP              | \$ 571           |
| OTHER                       | \$ 47,280        |
| TAX EXPENSE                 | \$ 4,135         |
| NON-INVESTMENT DEPRECIATION | \$ 7,646         |
| <b>TOTAL</b>                | <b>\$ 63,286</b> |

**FORM 990-EZ, PART I, LINE 20 - OTHER CHANGES IN NET ASSETS OR FUND BALANCES**

| DESCRIPTION       | AMOUNT |
|-------------------|--------|
| ADJUST TO BALANCE | \$ 0   |

**FORM 990-EZ, PART II, LINE 24 - OTHER ASSETS**

| DESCRIPTION                    | BEG. OF YEAR | END OF YEAR |
|--------------------------------|--------------|-------------|
| EQUIPMENT                      | \$ 101,030   | \$ 32,963   |
| LESS ACCUMULATED DEPRECIATION  | \$ 75,525    | \$ 24,330   |
| ALLOWANCE FOR DOUBTFUL ACCOUNT | \$ -117      | \$ 0        |
| ACCOUNTS RECEIVABLE            | \$ 2,882     | \$ 12       |
| OTHER NONCURRENT ASSETS        | \$ 504       | \$ 504      |
| PREPAID                        | \$ 6,002     | \$ 1,373    |

Name of the organization

Employer identification number

**WEIPPE DEVELOPMENT CORPORATION**

**23-7168009**

**TOTAL \$ 34,776 \$ 10,522**

**FORM 990-EZ, PART II, LINE 26 - OTHER LIABILITIES**

| DESCRIPTION                           | BEG. OF YEAR | END OF YEAR |
|---------------------------------------|--------------|-------------|
| ACCOUNTS PAYABLE AND ACCRUED EXPENSES | \$ 4,995     | \$ 2,007    |
|                                       | \$ 0         | \$ 0        |
| SECURITY DEPOSITS                     | \$ 2,859     | \$ 1,300    |
| NOTES PAYABLE                         | \$ 118,610   | \$ 97,037   |

**FORM 990-EZ, PART III - PRIMARY EXEMPT PURPOSE**

**PROVIDE HOUSEING UNITS FOR LOW TO MODERATE INCOME FAMILIES. THERE ARE 8 ELDERLY UNITS AND 16 FAMILY UNITS.**