Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

or Section 4947(a)(1) Trust Treated as Private Foundation

▶ Do not enter social security numbers on this form as it may be made public.
▶ Go to *www.irs.gov/Form990PF* for instructions and the latest information.

OMB No. 1545-0052

2020

Open to Public Inspection

For calendar year 2020, or tax year beginning 10-01-2020 , and ending 09-30-2021

Name of foundation
COMMUNITY FINANCE CORPORATION

A Employer identification number
86-0683138

Number and street (or P.O. box number if mail is not delivered to street address) Room/suite
333 N WILMOT RD SUITE 227

B Telephone number (see instructions)
(520) 623-3377

City or town, state or province, country, and ZIP or foreign postal code
TUCSON, AZ 857112631

C If exemption application is pending, check here ▶ ☐

G Check all that apply: ☐ Initial return ☐ Initial return of a former public charity ☐ Final return ☐ Amended return ☐ Address change ☐ Name change

D 1. Foreign organizations, check here ▶ ☐
2. Foreign organizations meeting the 85% test, check here and attach computation ▶ ☐

H Check type of organization: ☑ Section 501(c)(3) exempt private foundation
☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

E If private foundation status was terminated under section 507(b)(1)(A), check here ▶ ☐

I Fair market value of all assets at end of year (from Part II, col. (c), *line 16*) ▶$ 384,875,823

J Accounting method: ☐ Cash ☑ Accrual ☐ Other (specify)
(Part I, column (d) must be on cash basis.)

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ▶ ☐

Part I **Analysis of Revenue and Expenses** *(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions).)*

	Line	Description	(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1	Contributions, gifts, grants, etc., received (attach schedule)				
	2	Check ▶ ☑ if the foundation is **not** required to attach Sch. B				
	3	Interest on savings and temporary cash investments	468	468	468	
	4	Dividends and interest from securities	223,735	223,735	223,735	
	5a	Gross rents	61,411,986	61,098,263	61,411,986	
	b	Net rental income or (loss) 61,075,551				
	6a	Net gain or (loss) from sale of assets not on line 10				
	b	Gross sales price for all assets on line 6a				
	7	Capital gain net income (from Part IV, line 2)				
	8	Net short-term capital gain				
	9	Income modifications				
	10a	Gross sales less returns and allowances				
	b	Less: Cost of goods sold				
	c	Gross profit or (loss) (attach schedule)				
	11	Other income (attach schedule)	869,604	869,604	869,604	
	12	**Total.** Add lines 1 through 11	62,505,793	62,192,070	62,505,793	
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc.				
	14	Other employee salaries and wages				
	15	Pension plans, employee benefits				
	16a	Legal fees (attach schedule)				
	b	Accounting fees (attach schedule)	46,200	46,200	46,200	
	c	Other professional fees (attach schedule)	41,325,610	41,325,610	41,325,610	
	17	Interest	10,221,366	10,073,472	10,221,366	
	18	Taxes (attach schedule) (see instructions)				
	19	Depreciation (attach schedule) and depletion	3,592,090	3,505,885	3,592,090	
	20	Occupancy				
	21	Travel, conferences, and meetings				
	22	Printing and publications				
	23	Other expenses (attach schedule)	6,857,057	6,754,721	6,857,057	
	24	**Total operating and administrative expenses.** Add lines 13 through 23	62,042,323	61,705,888	62,042,323	0
	25	Contributions, gifts, grants paid	145,000			145,000
	26	**Total expenses and disbursements.** Add lines 24 and 25	62,187,323	61,705,888	62,042,323	145,000
	27	Subtract line 26 from line 12:				
	a	**Excess of revenue over expenses and disbursements**	318,470			
	b	**Net investment income** (if negative, enter -0-)		486,182		
	c	**Adjusted net income** (if negative, enter -0-)			463,470	

Part II Balance Sheets

Attached schedules and amounts in the description column should be for end-of-year amounts only. (See instructions.)

			Beginning of year	End of year	
			(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1	Cash—non-interest-bearing	870,261	939,897	939,897
	2	Savings and temporary cash investments	75,570,636	163,700,062	163,700,062
	3	Accounts receivable ▶ 8,175 Less: allowance for doubtful accounts ▶	1,388,941	8,175	8,175
	4	Pledges receivable ▶ Less: allowance for doubtful accounts ▶			
	5	Grants receivable			
	6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7	Other notes and loans receivable (attach schedule) ▶ Less: allowance for doubtful accounts ▶			
	8	Inventories for sale or use			
	9	Prepaid expenses and deferred charges	252,628	305,709	305,709
	10a	Investments—U.S. and state government obligations (attach schedule)	110,718,215	123,013,488	123,013,488
	b	Investments—corporate stock (attach schedule)			
	c	Investments—corporate bonds (attach schedule)			
	11	Investments—land, buildings, and equipment: basis ▶ 130,213,837 Less: accumulated depreciation (attach schedule) ▶ 52,872,762	80,915,701	77,341,075	77,341,075
	12	Investments—mortgage loans			
	13	Investments—other (attach schedule)			
	14	Land, buildings, and equipment: basis ▶ Less: accumulated depreciation (attach schedule) ▶			
	15	Other assets (describe ▶)	15,028,502	19,567,417	19,567,417
	16	**Total assets** (to be completed by all filers—see the instructions. Also, see page 1, item I)	284,744,884	384,875,823	384,875,823
Liabilities	17	Accounts payable and accrued expenses	14,025,721	12,638,566	
	18	Grants payable			
	19	Deferred revenue	13,371,602	8,826,897	
	20	Loans from officers, directors, trustees, and other disqualified persons			
	21	Mortgages and other notes payable (attach schedule)	295,149,404	403,825,490	
	22	Other liabilities (describe ▶)	23,379,806	23,938,274	
	23	**Total liabilities**(add lines 17 through 22)	345,926,533	449,229,227	
Net Assets or Fund Balances		**Foundations that follow FASB ASC 958, check here ▶** ☑ **and complete lines 24, 25, 29 and 30.**			
	24	Net assets without donor restrictions	-61,181,649	-64,353,404	
	25	Net assets with donor restrictions			
		Foundations that do not follow FASB ASC 958, check here ▶ ☐ **and complete lines 26 through 30.**			
	26	Capital stock, trust principal, or current funds			
	27	Paid-in or capital surplus, or land, bldg., and equipment fund			
	28	Retained earnings, accumulated income, endowment, or other funds			
	29	**Total net assets or fund balances** (see instructions)	-61,181,649	-64,353,404	
	30	**Total liabilities and net assets/fund balances** (see instructions)	284,744,884	384,875,823	

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year—Part II, column (a), line 29 (must agree with end-of-year figure reported on prior year's return)	1	-61,181,649
2	Enter amount from Part I, line 27a	2	318,470
3	Other increases not included in line 2 (itemize) ▶	3	191,957
4	Add lines 1, 2, and 3	4	-60,671,222
5	Decreases not included in line 2 (itemize) ▶	5	3,682,182
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 29	6	-64,353,404

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a			

	(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a				
b				
c				
d				
e				

	Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l) Gains (Col. (h) gain minus col. (k), but not less than -0-) **or** Losses (from col.(h))
	(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	
a				
b				
c				
d				
e				

2	Capital gain net income or (net capital loss) { If gain, also enter in Part I, line 7 / If (loss), enter -0- in Part I, line 7 }	2	
3	Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c) (see instructions). If (loss), enter -0- in Part I, line 8	3	

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

SECTION 4940(e) REPEALED ON DECEMBER 20, 2019 - DO NOT COMPLETE

1 Reserved

(a) Reserved	(b) Reserved	(c) Reserved	(d) Reserved

2	Reserved	2	
3	Reserved.	3	
4	Reserved	4	
5	Reserved	5	
6	Reserved	6	
7	Reserved	7	
8	Reserved , ...	8	

Part VI — Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see instructions)

1a	Exempt operating foundations described in section 4940(d)(2), check here ▶ ☐ and enter "N/A" on line 1. Date of ruling or determination letter: ______ **(attach copy of letter if necessary–see instructions)**		
b	Reserved	1	6,758
c	All other domestic foundations enter 1.39% of line 27b. Exempt foreign organizations enter 4% of Part I, line 12, col. (b)		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	2	
3	Add lines 1 and 2	3	6,758
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	4	
5	**Tax based on investment income.** Subtract line 4 from line 3. If zero or less, enter -0-	5	6,758
6	Credits/Payments:		
a	2020 estimated tax payments and 2019 overpayment credited to 2020 — 6a: 5,687		
b	Exempt foreign organizations—tax withheld at source — 6b:		
c	Tax paid with application for extension of time to file (Form 8868) — 6c: 1,113		
d	Backup withholding erroneously withheld — 6d:		
7	Total credits and payments. Add lines 6a through 6d	7	6,800
8	Enter any **penalty** for underpayment of estimated tax. Check here ☐ if Form 2220 is attached	8	
9	**Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶	9	
10	**Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶	10	42
11	Enter the amount of line 10 to be: **Credited to 2021 estimated tax** ▶ 42 **Refunded** ▶	11	

Part VII-A — Statements Regarding Activities

			Yes	No
1a	During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?	1a		No
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes? (see Instructions for definition). *If the answer is "Yes" to **1a** or **1b**, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.*	1b		No
c	Did the foundation file **Form 1120-POL** for this year?	1c		No
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: **(1)** On the foundation. ▶ $ ______ **(2)** On foundation managers. ▶ $ ______			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. ▶ $ ______			
2	Has the foundation engaged in any activities that have not previously been reported to the IRS? *If "Yes," attach a detailed description of the activities.*	2		No
3	Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? *If "Yes," attach a conformed copy of the changes*	3		No
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a	Yes	
b	If "Yes," has it filed a tax return on **Form 990-T** for this year?	4b	Yes	
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? *If "Yes," attach the statement required by General Instruction T.*	5		No
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6	Yes	
7	Did the foundation have at least $5,000 in assets at any time during the year? *If "Yes," complete Part II, col. (c), and Part XV.*	7	Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions) ▶ AZ, CA			
b	If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? *If "No," attach explanation*	8b	Yes	
9	Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2020 or the taxable year beginning in 2020? See the instructions for Part XIV. If "Yes," complete Part XIV	9		No
10	Did any persons become substantial contributors during the tax year? *If "Yes," attach a schedule listing their names and addresses.*	10		No

Part VII-A Statements Regarding Activities (continued)

			Yes	No
11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule. See instructions.	**11**		**No**
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement. See instructions	**12**		**No**
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	**13**	**Yes**	

Website address ▶N/A

14 The books are in care of ▶CORPORATION Telephone no. ▶(520) 623-3377

Located at ▶333 N WILMOT RD STE 227 TUCSON AZ ZIP+4 ▶857112631

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of **Form 1041** —check here . . . ▶ ☐
and enter the amount of tax-exempt interest received or accrued during the year . . . ▶ | **15** |

			Yes	No
16	At any time during calendar year 2020, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	**16**		**No**
	See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes", enter the name of the foreign country ▶			

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

				Yes	No
	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.			**Yes**	**No**
1a	During the year did the foundation (either directly or indirectly):				
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	☐ Yes ☑ No			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?.	☐ Yes ☑ No			
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	☐ Yes ☑ No			
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	☐ Yes ☑ No			
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?.	☐ Yes ☑ No			
	(6) Agree to pay money or property to a government official? (**Exception.** Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.).	☐ Yes ☑ No			
b	If any answer is "Yes" to 1a(1)–(6), did **any** of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions		**1b**		
	Organizations relying on a current notice regarding disaster assistance check here. ▶	☐			
c	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2020?.		**1c**		**No**
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)):				
a	At the end of tax year 2020, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2020?.	☐ Yes ☑ No			
	If "Yes," list the years ▶ 20____, 20____, 20____, 20____				
b	Are there any years listed in 2a for which the foundation is **not** applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to **all** years listed, answer "No" and attach statement—see instructions.)		**2b**		
c	If the provisions of section 4942(a)(2) are being applied to **any** of the years listed in 2a, list the years here. ▶ 20____, 20____, 20____, 20____				
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?.	☐ Yes ☑ No			
b	If "Yes," did it have excess business holdings in 2020 as a result of **(1)** any purchase by the foundation or disqualified persons after May 26, 1969; **(2)** the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or **(3)** the lapse of the 10-, 15-, or 20-year first phase holding period?*(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2020.)*.		**3b**		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?		**4a**		**No**
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2020?		**4b**		**No**

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required *(continued)*

			Yes	No
5a	During the year did the foundation pay or incur any amount to:			
	(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))? ☐ Yes ☑ No			
	(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive? ☐ Yes ☑ No			
	(3) Provide a grant to an individual for travel, study, or other similar purposes? ☐ Yes ☑ No			
	(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions ☐ Yes ☑ No			
	(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals? ☐ Yes ☑ No			
b	If any answer is "Yes" to 5a(1)–(5), did **any** of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance? See instructions	5b		
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
c	If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? ☐ Yes ☐ No			
	If "Yes," attach the statement required by Regulations section 53.4945–5(d).			
6a	Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? ☐ Yes ☑ No			
b	Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	6b		No
	If "Yes" to 6b, file Form 8870.			
7a	At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction? ☐ Yes ☑ No			
b	If "Yes", did the foundation receive any proceeds or have any net income attributable to the transaction?	7b		
8	Is the foundation subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment during the year? ☐ Yes ☑ No			

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, foundation managers and their compensation. See instructions

(a) Name and address	**(b)** Title, and average hours per week devoted to position	**(c)** Compensation **(If not paid, enter -0-)**	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
See Additional Data Table				

2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). If none, enter "NONE."

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

Total number of other employees paid over $50,000 ▶

Part VIII **Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors *(continued)***

3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".

(a) Name and address of each person paid more than $50,000	**(b)** Type of service	**(c)** Compensation
GEO GROUP INC ONE PARK PLACE 621 NW 53RD ST SUITE 700 BOCA RATON, FL 33487	FACIL-MGMT FEES	3,167,296
GEO GROUP INC ONE PARK PLACE 621 NW 53RD ST SUITE 700 BOCA RATON, FL 33487	FACIL-MGMT FEE	1,649,611
MONMOUTH INDEPENDENCE NETWORK LLC 405 N HOGAN RD MONMOUTH, OR 97361	WKING CAP FEES	1,061,523
CAPSTONE ON CAMPUS MANAGEMENT LLC 431 OFFICE PARK DRIVE BIRMINGHAM, AL 35223	DORM MGMT FEE	387,940
HUNTON ANDREW KURTH LLP 600 TRAVIS STREET SUITE 4200 HOUSTON, TX 77002	BOND COUNSEL FE	325,000
Total number of others receiving over $50,000 for professional services. . . . . ▶		10

Part IX-A **Summary of Direct Charitable Activities**

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expenses
1	
2	
3	
4	

Part IX-B **Summary of Program-Related Investments** (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.	Amount
1 N/A	
2	
All other program-related investments. See instructions. **3**	
Total. Add lines 1 through 3 . . . . ▶	

Part X Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see instructions.)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:		
a	Average monthly fair market value of securities.	1a	0
b	Average of monthly cash balances.	1b	907,252
c	Fair market value of all other assets (see instructions).	1c	0
d	**Total** (add lines 1a, b, and c).	1d	907,252
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation). 1e		
2	Acquisition indebtedness applicable to line 1 assets.	2	
3	Subtract line 2 from line 1d.	3	907,252
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	13,609
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3. Enter here and on Part V, line 4	5	893,643
6	**Minimum investment return.** Enter 5% of line 5.	6	44,682

Part XI Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here ▶ ☐ and do not complete this part.)

1	Minimum investment return from Part X, line 6.			1	44,682
2a	Tax on investment income for 2020 from Part VI, line 5.	2a	6,758		
b	Income tax for 2020. (This does not include the tax from Part VI.).	2b			
c	Add lines 2a and 2b.			2c	6,758
3	Distributable amount before adjustments. Subtract line 2c from line 1.			3	37,924
4	Recoveries of amounts treated as qualifying distributions.			4	
5	Add lines 3 and 4.			5	37,924
6	Deduction from distributable amount (see instructions).			6	
7	**Distributable amount** as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1.			7	37,924

Part XII Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:		
a	Expenses, contributions, gifts, etc.—total from Part I, column (d), line 26.	1a	145,000
b	Program-related investments—total from Part IX-B.	1b	
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes.	2	
3	Amounts set aside for specific charitable projects that satisfy the:		
a	Suitability test (prior IRS approval required).	3a	
b	Cash distribution test (attach the required schedule).	3b	
4	**Qualifying distributions.** Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	4	145,000
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b. See instructions.	5	
6	**Adjusted qualifying distributions.** Subtract line 5 from line 4.	6	145,000

Note: The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years.

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2019	(c) 2019	(d) 2020
1 Distributable amount for 2020 from Part XI, line 7				37,924
2 Undistributed income, if any, as of the end of 2020:				
a Enter amount for 2019 only.				
b Total for prior years: 20___ , 20___ , 20___				
3 Excess distributions carryover, if any, to 2020:				
a From 2015. 185,785				
b From 2016. 95,967				
c From 2017. 100,777				
d From 2018. 104,407				
e From 2019. 110,284				
f **Total** of lines 3a through e.	597,220			
4 Qualifying distributions for 2020 from Part XII, line 4: ▶ $ 145,000				
a Applied to 2019, but not more than line 2a				
b Applied to undistributed income of prior years (Election required—see instructions).				
c Treated as distributions out of corpus (Election required—see instructions).				
d Applied to 2020 distributable amount.				37,924
e Remaining amount distributed out of corpus	107,076			
5 Excess distributions carryover applied to 2020. *(If an amount appears in column (d), the same amount must be shown in column (a).)*				
6 **Enter the net total of each column as indicated below:**				
a Corpus. Add lines 3f, 4c, and 4e. Subtract line 5	704,296			
b Prior years' undistributed income. Subtract line 4b from line 2b				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed.				
d Subtract line 6c from line 6b. Taxable amount —see instructions				
e Undistributed income for 2019. Subtract line 4a from line 2a. Taxable amount—see instructions				
f Undistributed income for 2021. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2020				0
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)				
8 Excess distributions carryover from 2015 not applied on line 5 or line 7 (see instructions) . . .	185,785			
9 **Excess distributions carryover to 2021.** Subtract lines 7 and 8 from line 6a	518,511			
10 Analysis of line 9:				
a Excess from 2016. . . . 95,967				
b Excess from 2017. . . . 100,777				
c Excess from 2018. . . . 104,407				
d Excess from 2019. . . . 110,284				
e Excess from 2020. . . . 107,076				

Part XIV **Private Operating Foundations** (see instructions and Part VII-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2020, enter the date of the ruling. . . . . ▶

b Check box to indicate whether the organization is a private operating foundation described in section ☐ 4942(j)(3) or ☐ 4942(j)(5)

	Tax year	Prior 3 years			(e) Total
	(a) 2020	**(b)** 2019	**(c)** 2018	**(d)** 2017	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed					
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon:					
a "Assets" alternative test—enter:					
(1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed.					
c "Support" alternative test—enter:					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii).					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XV **Supplementary Information (Complete this part only if the foundation had $5,000 or more in assets at any time during the year—see instructions.)**

1 Information Regarding Foundation Managers:

a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than $5,000). (See section 507(d)(2).)

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest.

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:

Check here ▶ ☑ if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. to individuals or organizations under other conditions, complete items 2a, b, c, and d. See instructions

a The name, address, and telephone number or email address of the person to whom applications should be addressed:

b The form in which applications should be submitted and information and materials they should include:

c Any submission deadlines:

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors:

Part XV Supplementary Information (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year* See Additional Data Table				
Total . . . . ▶ **3a**				145,000
b *Approved for future payment*				
Total . . . . ▶ **3b**				

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See instructions.)
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
1 Program service revenue:					
a					
b					
c					
d					
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments. . . .					
3 Interest on savings and temporary cash investments			14	468	
4 Dividends and interest from securities. . . .			14	223,735	
5 Net rental income or (loss) from real estate:					
a Debt-financed property.	531120	-22,712	30	61,098,263	
b Not debt-financed property.					
6 Net rental income or (loss) from personal property					
7 Other investment income.					
8 Gain or (loss) from sales of assets other than inventory					
9 Net income or (loss) from special events:					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue:					
a ADMINISTRATIVE FEES					499,347
b OTHER INCOME			30	370,257	
c					
d					
e					
12 Subtotal. Add columns (b), (d), and (e). .		-22,712		61,692,723	499,347

13 Total. Add line 12, columns (b), (d), and (e). **13** 62,169,358

(See worksheet in line 13 instructions to verify calculations.)

Part XVI-B Relationship of Activities to the Accomplishment of Exempt Purposes

Line No. ▼	Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes). (See instructions.)
11B	ADMINISTRATIVE FEES ARE EARNED PURSUANT TO THE
11B	ORGANIZATION'S PURPOSE OF LESSENING THE BURDENS OF
11B	GOVERNMENT AND TO FINANCE THE ERECTION OF PUBLIC BUILDINGS

Part XVII **Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations**

			Yes	No
1	Did the organization directly or indirectly engage in any of the following with any other organization described in section 501 (c) (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?			
a	Transfers from the reporting foundation to a noncharitable exempt organization of:			
	(1) Cash.	1a(1)		No
	(2) Other assets.	1a(2)		No
b	Other transactions:			
	(1) Sales of assets to a noncharitable exempt organization.	1b(1)		No
	(2) Purchases of assets from a noncharitable exempt organization.	1b(2)		No
	(3) Rental of facilities, equipment, or other assets.	1b(3)		No
	(4) Reimbursement arrangements.	1b(4)		No
	(5) Loans or loan guarantees.	1b(5)		No
	(6) Performance of services or membership or fundraising solicitations.	1b(6)	Yes	
c	Sharing of facilities, equipment, mailing lists, other assets, or paid employees.	1c		No

d If the answer to any of the above is "Yes," complete the following schedule. Column **(b)** should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column **(d)** the value of the goods, other assets, or services received.

(a) Line No.	**(b)** Amount involved	**(c)** Name of noncharitable exempt organization	**(d)** Description of transfers, transactions, and sharing arrangements
1b(6)	238,434	BDFC ADVISOR SERVICES	ADMINISTRATIVE FEES

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) (other than section 501(c)(3)) or in section 527? ☐ Yes ☑ No

b If "Yes," complete the following schedule.

(a) Name of organization	**(b)** Type of organization	**(c)** Description of relationship

Sign Here

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

****** | 2022-08-02 | ******

Signature of officer or trustee | Date | Title

May the IRS discuss this return with the preparer shown below (see instr.) ☑ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name	Preparer's Signature	Date	Check if self-employed ▶ ☐	PTIN
RONALD D KOVAR JR		2022-08-10		P01218573
Firm's name ▶ RONALD D KOVAR JR CPA				Firm's EIN ▶
Firm's address ▶ 7838 E LINDEN CT TUCSON, AZ 85715				Phone no. (520) 722-3643

Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
GARY MOLENDA 333 N WILMOT RD STE 227 TUCSON, AZ 85711	DES REP 2.00	0	0	0
MICHAEL HAMMOND 333 N WILMOT RD STE 227 TUCSON, AZ 85711	PRESIDENT 2.00	0	0	0
KENDALL BERT 333 N WILMOT RD STE227 TUCSON, AZ 85711	SECRETARY 1.00	0	0	0
MICHAEL ARNOLD 333 N WILMOT RD STE 227 TUCSON, AZ 85711	TREASURER 1.00	0	0	0
KATHLEEN PERKINS 333 N WILMOT RD STE 227 TUCSON, AZ 85711	VICE-PRESIDE 1.00	0	0	0
KENNETH ABRAHAMS 333 N WILMOT RD STE227 TUCSON, AZ 85711	BOARD MEMBER 1.00	0	0	0

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
UA-COLLEGE OF ENGINEERING DAVINCI SCHOLARSHIP 1111 N CHERRY AVENUE TUCSON, AZ 857210109	N/A	501(C)(3)	SEE ATTACHED SCHEDULE K	25,000
YMCA OF SOUTHERN AZPO BOX 1111 TUCSON, AZ 85702	N/A	501(C)(3)	SEE ATTACHED SCHEDULE K	25,000
TUCSON UNIFIED SCHOOL DISTRICT EDUCATION ENRICHMENT FOUNDATION 3809 E THIRD STREET TUCSON, AZ 85716	N/A	501(C)(3)	SEE ATTACHED SCHEDULE K	25,000
Total . . . . ▶ **3a**				145,000

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
LEAD GUITAR2100 E SPEEDWAY BLVD SUITE 40206 TUCSON, AZ 85719	N/A	501(C)(3)	SEE ATTACHED SCHEDULE K	25,000
SO AZ RESEARCH SCIENCE AND ENGINEERING FOUNDATION 4574 E BROADWAY TUCSON, AZ 85711	N/A	501(C)(3)	SEE ATTACHED SCHEDULE K	5,000
JEWISH COMMUNITY CENTER OF SOUTHERN ARIZONA3800 E RIVER RD TUCSON, AZ 85718	N/A	501(C)(3)	SEE ATTACHED SCHEDULE K	15,000
Total . . . . ▶ **3a**				145,000

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
EL GROUPO YOUTH CYCLING 610 N 9TH AVENUE TUCSON, AZ 85705	N/A	501(C)(3)	SEE ATTACHED SCHEDULE K	25,000
Total . . . . ▶ **3a**				145,000

TY 2020 Accounting Fees Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
SEE SCHEDULE C	46,200	46,200	46,200	

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2020 Amortization Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Amortization Schedule

Description of Amortized Expenses	Date Acquired, Completed, or Expended	Amount Amortized	Deduction for Prior Years	Amortization Method	Current Year Amortization	Net Investment Income	Adjusted Net Income	Total Amount of Amortization
AMORTIZATION					1,276		1,276	1,276

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2020 Depreciation Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Depreciation Schedule

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
SEE SCEDULE G			3,475,385			3,505,885	3,505,885	3,505,885	

TY 2020 Investments Government Obligations Schedule

Name:	COMMUNITY FINANCE CORPORATION
EIN:	86-0683138
US Government Securities - End of Year Book Value:	1,682,436
US Government Securities - End of Year Fair Market Value:	1,682,436
State & Local Government Securities - End of Year Book Value:	121,331,052
State & Local Government Securities - End of Year Fair Market Value:	121,331,052

TY 2020 Investments - Land Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Category/ Item	Cost/Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
LAND	8,153,678		8,153,678	8,153,678
LAND IMPROVEMENTS	257,029		257,029	257,029
BUILDINGS, FURNITURE & EQUIPMENT	121,803,130	52,872,762	68,930,368	68,930,368
SEE SCHEDULE G				

TY 2020 Mortgages and Notes Payable Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Total Mortgage Amount:

Mortgages and Notes Payable Schedule

Item No.	1
Lender's Name	SEE SCHEDULE I
Lender's Title	
Relationship to Insider	
Original Amount of Loan	
Balance Due	403,825,490
Date of Note	
Maturity Date	
Repayment Terms	
Interest Rate	
Security Provided by Borrower	
Purpose of Loan	
Description of Lender Consideration	
Consideration FMV	

TY 2020 Other Assets Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Other Assets Schedule

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
NOTE ISSUANCE COSTS LESS ACC AMORT	6,195,927	7,435,764	7,435,764
OTHER RECEIVABLE	222,254	238,790	238,790
LEASE INCOME RECEIVABLE	3,822,180	6,615,503	6,615,503
INTEREST RECEIVABLE	53,645	1,491	1,491
DEVELOPMENT COSTS	4,734,496	5,275,869	5,275,869
SEE SCHEDULE H			

efile GRAPHIC print - DO NOT PROCESS	As Filed Data -	DLN: 93491223001002

TY 2020 Other Decreases Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Description	Amount
SEE ATTACHMENT B	169,245
SEE ATTACHMENT B	3,512,937

efile GRAPHIC print - DO NOT PROCESS	As Filed Data -	DLN: 93491223001002

TY 2020 Other Expenses Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Other Expenses Schedule

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
COLLEGE DORM PROJECT				
FACILITIES EXPENSES	90,019		90,019	
REPAIRS & MAINTENANCE	11,041		11,041	
EXPENSES				
FACILITIES EXPENSES	3,901,520	3,901,520	3,901,520	
GROUND LEASE RENT	46,965	46,965	46,965	
OTHER EXPENSES	5,918	5,918	5,918	
REPAIRS & MAINTENANCE	440,783	440,783	440,783	
REAL ESTATE TAXES	933,895	933,895	933,895	
SEE SCHEDULE E				

efile GRAPHIC print - DO NOT PROCESS	As Filed Data -	DLN: 93491223001002

TY 2020 Other Income Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Other Income Schedule

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
ADMINISTRATIVE FEES	499,347	499,347	499,347
OTHER INCOME	370,257	370,257	370,257

TY 2020 Other Increases Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Other Increases Schedule

Description	Amount
UNREALIZED LOSS ON INVESTMENTS	169,245
LOSS FROM 990-T; SEE SCH B	22,712

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93491223001002

TY 2020 Other Liabilities Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Description	Beginning of Year - Book Value	End of Year - Book Value
ACCRUED REAL ESTATE TAXES	697,207	712,745
INTEREST PAYABLE	22,682,599	23,225,529

TY 2020 Other Professional Fees Schedule

Name: COMMUNITY FINANCE CORPORATION

EIN: 86-0683138

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
LEGAL, PROFESSIONAL, & TRUSTEE F	324,756	324,756	324,756	
ADMINISTRATIVE FEES	238,434	238,434	238,434	
FACILITIE MGMT FEES AND OPERATIN	40,762,420	40,762,420	40,762,420	
SEE SCHEDULE D				

Community Finance Corporation
Form 990-PF, Year End September 30, 2021
EI #86-0683138

Schedule #A, Page 1, Part I, Line 5a, "Gross Rents":

	Column a	Column b	Column c
Lease income earned	48,321,880	48,321,880	48,321,880
Rental income earned	9,455,403	9,455,403	9,455,403
Add back of loss from Project/Trust Funds	3,512,937	3,512,937	3,512,937
Unrealized loss on investments	(169,245)	(169,245)	(169,245)
Loss on Form 990-T	(22,712)	(22,712)	(22,712)
Other income (Retail Rent on Form 990-T)	313,723		313,723
Gross Rents	61,411,986	61,098,263	61,411,986

The loss from Project/Trust funds is used for the Corporation's charitable purposes, which is the purpose of lessening the burdens of government and to erect, finance the erection of, or maintain public buildings, monuments, or works. The loss from Project/Trust funds is added back in Gross Rents in order to avoid distorting the amount of net investment income in Line 27b that is subject to excise tax on this return. In addition, unrealized loss on investments effects the amount of lease income earned; thus, it is also an add back to lease income; as well as the loss on Form 990-T.

Schedule #B, Page 2, Part III, Lines 3 and 5, "Other Increases and Decreases not included":

Unrealized loss on investments--Increases	169,245
Loss on Form 990-T	24,197
Total-Increases	193,442
Unrealized loss on investments	169,245
Add back of loss from Project/Trust Funds	3,512,937
Total-Decreases	3,682,182

Unrealized loss on investments represents the decrease in the market value of investments over the original cost of the investments. This loss is used for the Corporation's charitable purposes and is offset by a increase in lease income or gross rent, as the Corporation's non charitable purposes are not financially liable for market decreases in these investments. In addition, the add back of loss (See Schedule A) is a reduction on the balance sheet.

Schedule #C, Page 1, Part I, Line 16b, "Accounting Fees":

Accounting fees	46,200

Accounting fees represent charges for accounting writeup and preparation of the Form 990-PF for fiscal year ended September 30, 2020 and accounting support during the fiscal year ended September 30, 2021.

Schedule #D, Page 1, Part I, Line 16c, "Other Professional Fees":

Legal, professional, and trustee fees	324,756	
Administrative fees	238,434	
Facilitie management fees and operating costs	40,762,420	Related to exempt activities
	41,325,610	

Schedule #E, Page 1, Part I, Line 23, "Other Expenses":

Amortization	1,426,918
Facilities expenses	3,991,539
Ground lease rent	46,965
Other expenses	5,916
Repairs and maintenance	451,824
Real estate taxes	933,895
	6,857,057

Amortization represents costs associated with the issuance of notes payable. These costs were incurred in July 2002, October 2019, December 2002, December 2020, January 2014, May 2018, July 2018, December 2019 and June 2021, and are being amortized on a straight line basis over a period of 19.92 years or 239 months, 12.75 years or 153 months, 19.83 years or 238 months, 4.79 years or 58 months, 17.92 years or 215 months, 24.08 years or 289 months, 22.08 years or 265 months, 39.75 years or 477 months and 28.67 years or 344 months, respectively.

Community Finance Corporation
Form 990-PF, Year End September 30, 2021
EI #86-0683138

Schedule #E, Page 1, Part I, Line 23, "Other Expenses" (Continued):

Amount amortized for note #1	1,150,303
Amortization for fiscal 2021	57,746
Total amortization at 9/30/21	1,106,801
Amount amortized for note #2	427,924
Amortization for fiscal 2021	33,563
Total amortization at 9/30/21	67,126
Amount amortized for note #4	1,135,589
Amortization for fiscal 2021	57,266
Total amortization at 9/30/21	1,073,741
Amount amortized for note #5	529,244
Amortization for fiscal 2021	87,287
Total amortization at 9/30/21	87,287
Amount amortized for note #5a	3,971,695
Amortization for fiscal 2021; before paid off	1,010,256
Total amortization at 9/30/21; before paid off	3,971,695
Amount amortized for note #7	680,591
Amortization for fiscal 2021	37,980
Total amortization at 9/30/21	294,341
Amount amortized for note #8	1,242,904
Amortization for fiscal 2021	51,824
Total amortization at 9/30/21	177,384
Amount amortized for note #10	1,809,093
Amortization for fiscal 2021	81,934
Total amortization at 9/30/21	266,285
Amount amortized for note #14	1,440,877
Amortization for fiscal 2021	36,248
Total amortization at 9/30/21	72,496
Amount amortized for note #18	2,183,740
Amortization for fiscal 2021	19,040
Total amortization at 9/30/21	19,040
Amount amortized for all notes before notes paid off	14,571,960
Removal of amortization for note #5a paid off	(3,971,695)
Not used	
Amount amortized for all notes after notes paid off	10,600,265
Amortization for fiscal 2021	1,473,144 b
Total amortization at 9/30/21 before notes paid off	7,136,196
Removal of amortization for note #5a paid off	(3,971,695)
Not used	
Total amortization at 9/30/21	3,164,501

b-1,426,918 of this 1,473,144 total is recognized as amortization expense in Schedule #E above. The remaining balance of 27,186 and 19,040 represents amortization of note #14 and note #15, respectively, which are being capitalized for projects still in the construction stage rather than being expensed.

Community Finance Corporation
Form 990-PF, Year End September 30, 2021
EI #86-0683138

Schedule #F, Page 2, Part II, Line 13, "Investments-Other":

Certificates of deposit	2,208,615
U.S. Treasury Notes	1,682,436
Net investment in leases	119,122,437
	123,013,488

Investments include certificates of deposit that mature ranging from August 17, 2022 to August 16, 2023 with interest rates ranging from 3.15% to 3.35%. The certificates of deposit have a cost basis of $2,125,380, resulting in an unrealized gain of $83,235 from its fair value of $2,208,615.

Investments include U.S. Treasury Notes that mature ranging from May 15, 2026 to February 28, 2046 with interest rates ranging from 2.375% to 2.875%. The U.S. Treasury Notes have a cost basis of $1,372,150, resulting in an unrealized gain of $310,286 from their fair value of $1,682,436.

Net investment in leases represents the difference between note payable and related obligations over the cash, investments, and other assets for this activity. This difference represents the minimum lease payments required by the various local governments over the term of the leases for the real estate projects constructed/developed under these lease agreements. Fair value = the book/cost basis.

Schedule #G, Page 1, Part I, Line 19, "Depreciation" and Page 2, Part II, Line 14, "Land, Buildings, & Equipment":

Land	8,153,678
Land improvements	257,029
Buildings	110,420,669
Furniture and equipment	11,382,461
Total cost/basis	130,213,837
Less accumulated depreciation	(52,872,762)
Property and equipment, net	77,341,075
Accumulated depreciation at 10/01/20	49,280,672
Addition to accumulated depreciation	3,592,090
Accumulated depreciation at 09/30/20	52,872,762

Depreciation is based on the estimated useful lives of the assets using the straight-line method. Estimated useful lives used for buildings are 30 years, for land improvements are 20 years, and for furniture and equipment is 5 years. Depreciation expense for fiscal 2021 is $3,592,090 on a straight-line basis.

Schedule #H, Page 2, Part II, Line 15, "Other Assets":

Note issuance costs	10,600,265
Less accumulated amortization	(3,164,501)
Subtotal see Schedule #E	7,435,764
Other receivable	238,790
Lease income receivable	6,615,503
Interest receivable	1,491
Development costs	5,275,869
	19,567,417

Schedule #I, Page 2, Part II, Line 21, "Mortgages and Other Notes Payable":

Note payable #1	835,000
Note payable #2	6,965,000
Note payable #3	2,535,000
Note payable #4	1,960,000
Note payable #5	15,490,000
Note payable #5a	–
Note payable #5b	240,000
Note payable #6	20,200,000
Note payable #7	11,630,000
Note payable #8	95,450,000
Note payable #9	3,715,000
Note payable #10	20,480,000
Note payable #11	1,990,000
Note payable #12	3,397,574
Note payable #13	13,502,672
Note payable #14	60,885,000
Note payable #15	925,000
Notes payable #16	4,495,582
Notes payable #17	112,610
Notes payable #18	100,140,000
Notes payable	364,948,438
Original (discount)/premium	38,877,052
Total notes payable	403,825,490

Note payable #1 exists with the Industrial Development Authority of the County of Maricopa, Arizona. It is a non–recourse loan that is secured by available investments from the proceeds of the note payable and the underlying contract with the State of Arizona /GEO Group, Inc. for the real estate property acquired with the proceeds from this note payable. This loan originated on July 31, 2002 with a final maturity of July 2022. The interest rate ranges from 4.10% to 5.375%, depending on the maturity dates of various issues/ installments associated with the note payable ranging from July 2004 to July 2022. Semi–annual payments range from $22,441 to $857,441. The original loan balance was $10,265,000, with $835,000 the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to purchase a secure private prison to be utilized by the local government the State of Arizona and to be managed by the publicly traded corporation GEO Group, Inc. This note payable has no relationship with disqualified persons.

Note payable #2 exists with the Industrial Development Authority of the City of Tucson, Arizona. It is a non–recourse loan that is secured by available investments from the proceeds of the note payable and the underlying lease with the University of Arizona/Marshall Foundation for the real estate property constructed with the proceeds from this note payable. This loan originated on October 9, 2019 with a final maturity of July 2032. The interest rate range is 4.00%, depending on the maturity dates of various issues/installments associated with the note payable ranging from July 2020 to July 2032. Semi–annual payments range from $542,207 to $1,144,000. The original loan balance was $7,735,000, with $6,965,000 the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to construct/develop a building to be utilized by the local government/university the University of Arizona and the charitable non–profit organization the Marshall Foundation. This note payable has no relationship with disqualified persons.

Note payable #3 exists with the Industrial Development Authority of the City of Tucson, Arizona. It is a non–recourse loan that is secured by available investments from the proceeds of the note payable and the underlying lease with the University of Arizona/Marshall Foundation for the real estate property constructed with the proceeds from this note payable. This loan originated on October 9, 2019 with a final maturity of July 2032. The interest rate ranges from 3.07% to 3.40%, depending on the maturity dates of various issues/installments associated with the note payable ranging from July 2020 to July 2032. Semi–annual payments range from $195,209 to $403,260. The original loan balance was $2,840,000, with $2,535,000 the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to construct/develop a building to be utilized by the local government/university the University of Arizona and the charitable non–profit organization the Marshall Foundation. This note payable has no relationship with disqualified persons.

Schedule #I, Page 2, Part II, Line 21, "Mortgages and Other Notes Payable": (Continued)

Note payable #4 exists with the Industrial Development Authority of the County of Pinal, Arizona. It is a non-recourse loan that is secured by available investments from the proceeds of the note payable and the underlying contract with the State of Arizona /GEO Group, Inc. for the real estate property acquired with the proceeds from this note payable. This loan originated on December 20, 2002 with a final maturity of October 2022. The interest rate ranges from 3.875% to 5.25%, depending on the maturity dates of various issues/ installments associated with the note payable ranging from April 2003 to October 2022. Semi-annual payments range from $26,381 to $1,031,381. The original loan balance was $12,840,000, with $1,960,000 the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to purchase a secure private prison to be utilized by the local government the State of Arizona and to be managed by the publicly traded corporation GEO Group, Inc. This note payable has no relationship with disqualified persons.

Note payable #5 exists with the Industrial Development Authority of the County of Pinal, Arizona. It is a non-recourse loan that is secured by available investments from the proceeds of the note payable and the underlying contract with the State of Arizona /GEO Group, Inc. for the real estate property acquired with the proceeds from this note payable. This loan originated on December 17, 2020 with a final maturity of October 2025. The interest rate ranges from 2.00% to 4.00%, depending on the maturity dates of various issues/ installments associated with the note payable ranging from October 2021 to October 2025. Semi-annual payments range from $15,400 to $4,008,800. The original loan balance was $15,490,000, with $15,490,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to construct a secure private prison to be utilized by the local government the State of Arizona and to be managed by the publicly traded corporation GEO Group, Inc. This note payable has no relationship with disqualified persons.

Note payable #5b exists with the Industrial Development Authority of the County of Pinal, Arizona. It is a non-recourse loan that is secured by available investments from the proceeds of the note payable and the underlying contract with the State of Arizona /GEO Group, Inc. for the real estate property acquired with the proceeds from this note payable. This loan originated on December 17, 2020 with a final maturity of October 2025. The interest rate is 2.25% with a maturity date of October 2021. Semi-annual payments range from $1,560 to $244,260. The original loan balance was $240,000, with $240,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to construct a secure private prison to be utilized by the local government the State of Arizona and to be managed by the publicly traded corporation GEO Group, Inc. This note payable has no relationship with disqualified persons.

Note payable #6 exists with the Industrial Development Authority of the City of Phoenix, Arizona. It is a non-recourse loan that is secured by available investments from the proceeds of the note payable and the underlying leases with Arizona State University students and retailers, as well as the buildings and improvements and an interest in the ground lease for the real estate property acquired with the proceeds from this note payable. This loan originated on October, 2008 with a final maturity of July 2042. The interest rate is 7.95%, with a final maturity of July 2042. Annual payments range from $540,578 to $1,990,252. The total loan balance is $22,700,000, with $20,200,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to acquire, develop, construct, and operate facilities to be utilized by Arizona State University students and retailers and to be managed by Capstone On-Campus Management LLC, when construction is completed. This note payable has no relationship with disqualified persons. This note payable was subordinate to Notes payable #9 and #10 and was issued in favor of the developer to pay a portion of the development fee.

Note payable #7 exists with the California Municipal Finance Authority located in Carlsbad California. It is a non-recourse loan that is secured by available investments from the proceeds of the note payable and the underlying lease with Oxnard, California for the real estate property constructed with the proceeds from this note payable. This loan originated on January 9, 2014 with a final maturity of December 2031. The interest rate ranges from 4.00% to 5.00%, depending on the maturity dates of various issues/installments associated with the note payable ranging from December 2016 to December 2031. Semi-annual payments range from $268,163 to $1,337,625. The original loan balance was $15,160,000, with $11,630,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to construct/develop a real estate project known as the Oxnard Fire Station to be utilized by the local government Oxnard, California. This note payable has no relationship with disqualified persons.

Schedule #I, Page 2, Part II, Line 21, "Mortgages and Other Notes Payable": (Continued)

Note payable #8 exists with the Industrial Development Authority of the City of Phoenix, Arizona. It is a non–recourse loan that is secured by available investments from the proceeds of the note payable and the underlying leases with Arizona State University students and retailers, as well as the buildings and improvements and an interest in the ground lease for the real estate property acquired with the proceeds from this note payable. This loan originated on May 15, 2018 with a final maturity of July 2042. The interest rate is 5% with maturity dates on the note payable ranging from July 2018 to July 2042. Semi–annual payments range from $609,819 to $7,829,250. The original loan balance was $95,450,000, with $95,450,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to acquire, develop, construct, and operate facilities to be utilized by Arizona State University students and retailers and to be managed by Capstone On–Campus Management LLC. This note payable has no relationship with disqualified persons.

Note payable #9 exists with the Industrial Development Authority of the City of Phoenix, Arizona. It is a non–recourse loan that is secured by available investments from the proceeds of the note payable and the underlying leases with Arizona State University students and retailers, as well as the buildings and improvements and an interest in the ground lease for the real estate property acquired with the proceeds from this note payable. This loan originated on May 15, 2018 with a final maturity of July 2023. The interest rate ranges from 2.85% to 4.125%, depending on the maturity dates of various issues/installments associated with the note payable ranging from July 2018 to July 2023. Semi–annual payments range from $132,781 to $2,389,099. The original loan balance was $8,815,000, with $3,715,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to acquire, develop, construct, and operate facilities to be utilized by Arizona State University students and retailers and to be managed by Capstone On–Campus Management LLC. This note payable has no relationship with disqualified persons.

Note payable #10 exists with the Industrial Development Authority of the County of La Paz, Arizona. It is a non–recourse loan that is secured by available investments from the proceeds of the note payable and cable fee rentals received from Dallas, Oregon residents for the development, construction, and operation of a cable fiber network to be utilized by the residents of Dallas, Oregon with the proceeds from this note payable.
This loan originated on July 18, 2018 with a final maturity of August 2040. The interest rate ranges from 6.00% to 6.25%, depending on the maturity dates of various issues/installments associated with the note payable ranging from August 2024 to August 2040. Semi–annual payments range from $635,813 to $3,800,156. The original loan balance was $20,480,000, with $20,480,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to develope, construct, and operate a cable fiber network to be utilized by the residents of Dallas, Oregon and to be operated by the local governments of Monmount and Independence, Oregon. This note payable has no relationship with disqualified persons.

Note payable #11 exists with the Industrial Development Authority of the County of La Paz, Arizona. It is a non–recourse loan that is secured by available investments from the proceeds of the note payable and cable fee rentals received from Dallas, Oregon residents for the development, construction, and operation of a cable fiber network to be utilized by the residents of Dallas, Oregon with the proceeds from this note payable.
This loan originated on July 18, 2018 with a final maturity of August 2024. The interest rate is 9.50% with maturity dates on the note payable ranging from August 2021 to August 2024. Semi–annual payments range from $17,338 to $684,050. The original loan balance was $1,990,000, with $1,990,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to develope, construct, and operate a cable fiber network to be utilized by the residents of Dallas, Oregon and to be operated by the local governments of Monmount and Independence, Oregon. This note payable has no relationship with disqualified persons.

Note payable #12 exists with the Industrial Development Authority of the City of Phoenix, Arizona. It is a non–recourse loan that is secured by the underlying lease with Goodwill of Central and Northern Arizona, as well as the buildings, land and improvements for the real estate property acquired with the proceeds from this note payable. This loan originated on October 30, 2019 with a final maturity of October 2029. The interest rate is 3.17% with quarterly payments of $119,650. The original loan balance was $4,000,000, with $3,397,574 being the outstanding balance at September 30, 2021. The purpose of the note payable was to purchase two buildings used by Goodwill as retail centers. This note payable has no relationship with disqualified persons.

Schedule #I, Page 2, Part II, Line 21, "Mortgages and Other Notes Payable": (Continued)

Note payable #13 exists with the Industrial Development Authority of the City of Phoenix, Arizona. It is a non-recourse loan that is secured by the underlying lease with Goodwill of Central and Northern Arizona, as well as the buildings, land and improvements for the real estate property acquired with the proceeds from this note payable. This loan originated on October 30, 2019 with a final maturity of October 2029. The interest rate is 3.92% with quarterly payments of $222,030 and a balloon payment of $10,010,419. The original loan balance was $14,000,000, with $13,502,672 being the outstanding balance at September 30, 2021. The purpose of the note payable was to purchase two buildings used by Goodwill as a retail center and an administrative facility. This note payable has no relationship with disqualified persons.

Note payable #14 exists with the Industrial Development Authority of the City of Phoenix, Arizona. It is a non-recourse loan that is secured by available investments from the proceeds of the note payable and the underlying leases with Arizona State University students, as well as the buildings and improvements and an interest in the ground lease for the real estate property acquired with the proceeds from this note payable. This loan originated on December 5, 2019 with a final maturity of July 2059. The interest rate is 5.00%. Semi-annual payments range from $90,125 to $3,695,125. The original loan balance was $60,885,000, with $60,885,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to acquire, develop, construct, and operate facilities to be utilized by Arizona State University students and to be managed by Capstone On-Campus Management LLC. This note payable has no relationship with disqualified persons.

Note payable #15 exists with the Industrial Development Authority of the City of Phoenix, Arizona. It is a non-recourse loan that is secured by available investments from the proceeds of the note payable and the underlying leases with Arizona State University students, as well as the buildings and improvements and an interest in the ground lease for the real estate property acquired with the proceeds from this note payable. This loan originated on December 5, 2019 with a final maturity of July 2026. The interest rate is 3.50%. Semi-annual payments range from $1,488 to $398,313. The original loan balance was $925,000, with $925,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to acquire, develop, construct, and operate facilities to be utilized by Arizona State University students and to be managed by Capstone On-Campus Management LLC. This note payable has no relationship with disqualified persons.

Notes payable #16 exists with the City of Roanoke, Texas. These are non-recourse loans that are not collateralized and have a borrowing limit of $4,500,000 with a fixed interest rate of 5.5%. The maturity date and the repayments are contingent on the issuance of financing for the construction of a convention center and hotel in Roanoke, Texas. $4,495,582 is the outstanding balance at September 30, 2021. The purpose of the notes payable is to finance the development costs for a convention center and hotel in Roanoke, Texas. These notes payable have no relationship with disqualified persons.

Notes payable #17 exists with the City of Roanoke, Texas. These are non-recourse loans that are not collateralized and have a borrowing limit of $1,408,771 with a fixed interest rate of 5.5%. The maturity date and the repayments are contingent on the issuance of financing for the construction of a convention center and hotel in Roanoke, Texas. $112,610 is the outstanding balance at September 30, 2021. The purpose of the notes payable is to finance the development costs for a convention center and hotel in Roanoke, Texas. These notes payable have no relationship with disqualified persons.

Note payable #18 exists with the Greater Texas Cultural Education Facilities Finance Corporation located in Arlington, Texas. It is a non-recourse loan that is secured by available investments from the proceeds of the note payable and the underlying lease with Ft. Bend County, Texas for the real estate property constructed with the proceeds from this note payable. This loan originated on June 23, 2021 with a final maturity of March 2050. The interest rate ranges from 4.00% to 5.00%, depending on the maturity dates of various issues/installments associated with the note payable ranging from March 2032 to March 2050. Semi-annual payments range from $808,983 to $6,421,500. The original loan balance was $100,140,000, with $100,140,000 being the outstanding balance at September 30, 2021. The purpose of the note payable was to have the necessary resources to construct/develop a real estate project known as the Epicenter, which is a convention and multipurpose center, to be utilized by the local government Ft. Bend County, Texas. This note payable has no relationship with disqualified persons.

Schedule #J, Page 8, Part X, " Minimum Investment Return ":

In performing the calculations required for Part X, the only assets available to make charitable distributions is the cash available in a checking accounts in the name of Community Finance Corporation or its underlying disregarded tax entities. This represents the calculated average of monthly cash balances of $921,889 used in Part X (which also includes $907,252 in cash-non - interest bearing as of the end of year book value on Page 2, Part II line 1 on the Balance Sheet). All other assets on the balance sheet are not included in the calculations in Part X because they represent assets on deposit with trustee/fiscal agents that are permanently restricted and cannot be accessed by Community Finance Corporation based on the provisions of legal documents such as trust indentures, loan agreements, promissory notes, and management agreements. These assets are on deposit with trustee/ fiscal agents and are the result of the issuance of publicly financed bond issues. The acceptance of notes payable proceeds from publicly financed bond issues results in the availability of assets on deposit with trustee/fiscal agents for the purpose of lessening the burdens of government and to erect, finance the erection of, or maintain public buildings, monuments, or works, which is the purpose of Community Finance Corporation's tax exempt status. Finally, these assets are not included in the calculations in Part X because they meet the definition of "assets that are actually used or held for use by the organization for a charitable, educational, or other similar function that contributed to the charitable status of the foundation". By definition, the only assets included in Part X calculations are "only those assets that are not actually used or held for use by the organization for a charitable, educational, or other similar function that contributed to the charitable status of the foundation".

Schedule #K, Page 11, Part XV, " Supplementary Information"; Question 3 "Grants and Contributions Paid During the Year":

It is the policy of the Community Finance Corporation to make charitable contributions to existing 501(c)(3) public entities that provide programs or services that have the primary purpose of the lessening of the burdens of government. More specifically, Community Finance Corporation will consider programs that will provide community social service or community economic development.

In fiscal 2021, Community Finance Corporation made $25,000 in donations to the University of Arizona Foundation/daVinci Scholarship Fund for the purpose of a scholarship program for engineering students, which met the criteria of community social service.

Also, in fiscal 2021, Community Finance Corporation made $25,000 in donations to the YMCA of Southern Arizona for the purpose of their capital campaign for the expansion of one of their sites, which met the criteria of community social service.

Also, in fiscal 2021, Community Finance Corporation made $25,000 in donations to the Tucson Unified School District Educational Enrichment Foundation, $25,000 for the purpose of maintenance of a community garden at John B. Wright Elementary School to enhance STEM curriculum and provide fresh food and emergency funds for JBW Elementary School, which met the criteria of community social service.

Schedule #K, Page 11, Part XV, " Supplementary Information"; Question 3 "Grants and Contributions Paid During the Year" (Continued):

Also, in fiscal 2021, Community Finance Corporation made a $25,000 donation to the El Groupo Youth Cycling to provide assistance in their expansion of their youth bike program, which met the criteria of community social service.

Also, in fiscal 2021, Community Finance Corporation made a $5,000 donation to the SO AZ Research, Science and Engineering Foundation to support STEM activities, which met the criteria of community social service.

Also, in fiscal 2021, Community Finance Corporation made a $25,000 donation to Lead Guitar for the purpose of supporting fine arts education at eight local schools, which met the criteria of community social service.

Also, in fiscal 2021, Community Finance Corporation made a $15,000 donation to the Jewish Community Center of Southern Arizona for the purpose of supporting the JCC Special Needs Program for Young Adults, which met the criteria of community social service.

All seven of these donations are intended to lessen/reduce the burdens of government.