UNDER EXTENSION UNTIL 2/15/02

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt from Income Tax

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

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

OMB No 1545-0047

2000

Open to Public Inspection

A For the 2000 calendar year, or tax year period beginning Jul 1, 2000, and ending Jun 30, 20 01

B Check if applicable: ☐ Change of address ☐ Change of name ☐ Initial return ☐ Final return ☐ Amended return

Please use IRS label or print or type. See specific instructions.

C Name of organization: Zion Development Corporation

Number & street (or P O box if mail is not delivered to street addr) Room/suite: 524 7th Street

City Town or Country / State / ZIP code: Rockford IL 61104

D Employer Identification Number: 36-3229794

E Telephone number: (815) 964-8280

F Check ► ☐ if application pending

G Organization type (check only one) ► [X] 501(c) 3 ◄ (insert no) ☐ 527 or ☐ 4947(a)(1)

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

Note. *H and I are not applicable to section 527 orgs*

H (a) Is this a group return for affiliates? ☐ Yes [X] No

H (b) If 'yes' enter number of affiliates ►

H (c) Are all affiliates included? ☐ Yes [X] No (If "no," attach a list See instructions)

H (d) Is this a separate return filed by an organization covered by a group ruling? ☐ Yes ☐ No

I Enter 4 digit group exemption no (GEN) ►

J Accounting method ☐ Cash [X] Accrual ☐ Other (specify) ►

K Check here ► ☐ if the organization's gross receipts are normally not more than $25,000 The organization need not file a return with the IRS, but if the organization received a Form 990 Package in the mail, it should file a return without financial data **Some states require a complete return**

L Check this box if the organization is not required to attach Schedule B (Form 990 or 990 EZ) ► ☐

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

Revenue	1 Contributions gifts, grants, and similar amounts received				
	a Direct public support	1a	124,031		
	b Indirect public support	1b	171,623		
	c Government contributions (grants)	1c	216,997		
	d Total (add lines 1a through 1c) (cash $ 512,651 noncash $ 0)			1d	512,651
	2 Program service revenue including government fees and contracts (from Part VII, line 93)			2	725,835
	3 Membership dues and assessments			3	
	4 Interest on savings and temporary cash investments			4	14,548
	5 Dividends and interest from securities			5	
	6a Gross rents	6a	239,006		
	b Less rental expenses	6b	206,203		
	c Net rental income or (loss) (subtract line 6b from line 6a)			6c	32,803
	7 Other investment income (describe ►)			7	
	8a Gross amount from sales of assets other than inventory — (A) Securities: / (B) Other:	8a			
	b Less cost or other basis and sales expenses	8b			
	c Gain or (loss) (attach schedule)	8c			
	d Net gain or (loss) (combine line 8c, columns (A) and (B))			8d	
	9 Special events and activities (attach schedule)				
	a Gross revenue (not including $ of contributions reported on line 1a)	9a			
	b Less direct expenses other than fundraising expenses	9b			
	c Net income or (loss) from special events (subtract line 9b from line 9a)			9c	
	10a Gross sales of inventory, less returns and allowances	10a			
	b Less cost of goods sold	10b			
	c Gross profit or (loss) from sales of inventory (attach schedule) (subtract line 10b from line 10a)			10c	
	11 Other revenue (from Part VII, line 103)			11	10,570
	12 **Total revenue** (add lines 1d, 2 3, 4, 5, 6c, 7, 8d, 9c, 10c, and 11)			12	1,296,407
Expenses	13 Program services (from line 44, column (B))			13	771,097
	14 Management and general (from line 44, column (C))			14	306,322
	15 Fundraising (from line 44, column (D))			15	31,076
	16 Payments to affiliates (attach schedule)			16	
	17 **Total expenses** (add lines 16 and 44, column (A))			17	1,108,495
Net Assets	18 Excess or (deficit) for the year (subtract line 17 from line 12)			18	187,912
	19 Net assets or fund balances at beginning of year (from line 73, column (A))			19	512,310
	20 Other changes in net assets or fund balances (attach explanation)			20	45,000
	21 Net assets or fund balances at end of year (combine lines 18, 19, and 20)			21	745,222

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Part II Statement of Functional Expenses All organizations must complete column (A) Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others

Do not include amounts reported on line 6b, 8b 9b, 10b, or 16 of Part I		(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
22 Grants and allocations (attach schedule) (cash $ ____ non cash $ ____)	22				
23 Specific assistance to individuals (attach sch)	23				
24 Benefits paid to or for members (attach sch)	24				
25 Compensation of officers directors, etc	25	54,761	0	54,761	0
26 Other salaries and wages	26	479,412	406,446	72,966	0
27 Pension plan contributions	27				
28 Other employee benefits	28				
29 Payroll taxes	29				
30 Professional fundraising fees	30				
31 Accounting fees	31	11,125	0	11,125	0
32 Legal fees	32				
33 Supplies	33	19,028	8,073	10,955	0
34 Telephone	34	9,821	2,106	7,715	0
35 Postage and shipping	35				
36 Occupancy	36	61,919	33,155	28,764	0
37 Equipment rental and maintenance	37	3,052	1,992	1,060	0
38 Printing and publications	38	15,949	0	0	15,949
39 Travel	39	329	33	296	0
40 Conferences conventions and meetings	40	5,357	314	5,043	0
41 Interest	41	38,459	21,650	16,809	0
42 Depreciation, depletion etc (attach schedule)	42	16,183	8,755	7,428	0
43 Other expenses (itemize)					
a ADVERTISING	43a	1,523	190	1,333	0
b CONST/ REPAIRS/ MAINTENANCE	43b	23,959	20,825	3,134	0
c PAYROLL TAXES/ EMP EXP	43c	52,708	39,964	12,744	0
d DUES	43d	1,835	0	1,835	0
e See Other Expenses Stmt	43e	313,075	227,594	70,354	15,127
44 Total functional expenses (add lines 22 43) Organizations completing columns (B) - (D), carry these totals to lines 13 - 15	44	1,108,495	771,097	306,322	31,076

Reporting of Joint Costs — Did you report in column (B) (program services) any joint costs from a combined educational campaign and fundraising solicitation? ► ☐ Yes ☒ No

If 'Yes,' enter (i) the aggregate amount of these joint costs $ ____, (ii) the amount allocated to program services $ ____, (iii) the amount allocated to management and general $ ____, and (iv) the amount allocated to fundraising $

Part III Statement of Program Service Accomplishments

What is the organization's primary exempt purpose? ► Provide job training, Rehab housing All organizations must describe their exempt purpose achievements in a clear and concise manner State the number of clients served publications issued, etc Discuss achievements that are not measurable (Section 501(c)(3) & (4) organizations & section 4947(a)(1) nonexempt charitable trusts must also enter the amount of grants & allocations to others)	Program Service Expenses (Required for 501(c)(3) and (4) organizations and 4947(a)(1) trusts but optional for others)
a Sheltered Workshop--a machine shop program operated to provide jobs and training for economically disadvantaged individuals traditionally difficult to employ to help them to become financially stable, contributing members of the community (Grants and allocations $ 0)	314,218
b Housing Rehabilitation and Housing Program--seeks to motivate volunteers to work with trained staff to rehabilitate housing in depressed neighborhoods to provide affordable housing for rent or sale to economically disadvantaged individuals (Grants and allocations $ 0)	449,268
c Choppi Leadership Program and other program expenses (Grants and allocations $ 0)	7,611
d (Grants and allocations $)	
e Other program services (Grants and allocations $)	
f **Total of Program Service Expenses** (should equal line 44, column (B), program services) ►	771,097

Part IV Balance Sheets (See instructions)

Note: *Where required, attached schedules and amounts within the description column should be for end-of-year amounts only*			(A) Beginning of year		(B) End of year
Assets 45 Cash – non interest bearing			6,934	45	30,884
46 Savings and temporary cash investments			13,758	46	81,403
47a Accounts receivable	47a	54,969			
b Less allowance for doubtful accounts	47b	0	63,431	47c	54,969
48a Pledges receivable	48a	48,565			
b Less allowance for doubtful accounts	48b		57,394	48c	48,565
49 Grants receivable			0	49	22,400
50 Receivables from officers, directors, trustees, and key employees (attach schedule)				50	
51a Other notes & loans receivable (attach schedule)	51a	1,517,500			
b Less allowance for doubtful accounts	51b	0	0	51c	1,517,500
52 Inventories for sale or use				52	
53 Prepaid expenses and deferred charges				53	
54 Investments – securities (attach schedule)		☐ Cost ☐ FMV		54	
55a Investments – land, buildings, & equipment basis	55a	1,938,650			
b Less accumulated depreciation (attach schedule)	55b	481,365	2,060,893	55c	1,457,285
56 Investments – other (attach schedule)		L-56 Stmt	277,972	56	693,279
57a Land, buildings, and equipment basis	57a	380,913			
b Less accumulated depreciation (attach schedule)	57b	0	141,062	57c	380,913
58 Other assets (describe ► See Line 58 Stmt)			148,231	58	184,194
59 **Total assets** (add lines 45 through 58) (must equal line 74)			2,769,675	59	4,471,392
Liabilities 60 Accounts payable and accrued expenses			75,082	60	57,370
61 Grants payable				61	
62 Deferred revenue				62	
63 Loans from officers, directors trustees, and key employees (attach schedule)				63	
64a Tax-exempt bond liabilities (attach schedule)				64a	
b Mortgages and other notes payable (attach schedule)			1,970,026	64b	3,492,220
65 Other liabilities (describe ► See Line 65 Stmt)			212,257	65	176,580
66 **Total liabilities** (add lines 60 through 65)			2,257,365	66	3,726,170
Net Assets or Fund Balances **Organizations that follow SFAS 117, check here** ► [X] and complete lines 67 through 69 and lines 73 and 74					
67 Unrestricted			481,354	67	636,320
68 Temporarily restricted			30,956	68	108,902
69 Permanently restricted				69	
Organizations that do not follow SFAS 117, check here ► ☐ and complete lines 70 through 74					
70 Capital stock, trust principal, or current funds				70	
71 Paid in or capital surplus, or land, building, and equipment fund				71	
72 Retained earnings, endowment, accumulated income, or other funds				72	
73 **Total net assets or fund balances** (add lines 67 through 69 **or** lines 70 through 72, column (A) must equal line 19 and column (B) must equal line 21)			512,310	73	745,222
74 **Total liabilities and net assets/fund balances** (add lines 66 and 73)			2,769,675	74	4,471,392

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

BAA

Part IV-A Reconciliation of Revenue per Audited Financial Statements with Revenue per Return (See instructions.)

a	Total revenue, gains, and other support per audited financial statements	a	1,502,610
b	Amounts included on line a but not on line 12, Form 990		
(1)	Net unrealized gains on investments $		
(2)	Donated services and use of facilities $		
(3)	Recoveries of prior year grants $		
(4)	Other (specify) Rental Expenses $ 206,203		
	Add amounts on lines (1) through (4)	b	206,203
c	Line a minus line b	c	1,296,407
d	Amounts included on line 12, Form 990 but not on line a		
(1)	Investment expenses not included on line 6b, Form 990 $		
(2)	Other (specify) $		
	Add amounts on lines (1) and (2)	d	
e	Total revenue per line 12, Form 990 (line c plus line d)	e	1,296,407

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

a	Total expenses and losses per audited financial statements	a	1,314,698
b	Amounts included on line a but not on line 17, Form 990		
(1)	Donated services and use of facilities $		
(2)	Prior year adjustments reported on line 20, Form 990 $		
(3)	Losses reported on line 20, Form 990 $		
(4)	Other (specify) Rental Expenses $ 206,203		
	Add amounts on lines (1) through (4)	b	206,203
c	Line a minus line b	c	1,108,495
d	Amounts included on line 17, Form 990 but not on line a		
(1)	Investment expenses not included on line 6b, Form 990 $		
(2)	Other (specify) $		
	Add amounts on lines (1) and (2)	d	
e	Total expenses per line 17, Form 990 (line c plus line d)	e	1,108,495

Part V List of Officers, Directors, Trustees, and Key Employees (List each one even if not compensated, 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 and other allowances
Brad Roos Rockford, IL	Executive Director 43	54,761	0	0
and See attached list	Board of Directors 2	0	0	0

75 Did any officer, director, trustee, or key employee receive aggregate compensation of more than $100 000 from your organization and all related organizations, of which more than $10,000 was provided by the related organizations? ☐ Yes ☒ No

If 'Yes,' attach schedule – see instructions

Part VI Other Information (See specific instructions.)

			N/A	Yes	No
76	Did the organization engage in any activity not previously reported to the IRS? If 'Yes,' attach a detailed description of each activity		76		X
77	Were any changes made in the organizing or governing documents but not reported to the IRS? If 'Yes,' attach a conformed copy of the changes		77		X
78a	Did the organization have unrelated business gross income of $1,000 or more during the year covered by this return?		78a		X
b	If 'Yes,' has it filed a tax return on **Form 990-T** for this year?		78b		X
79	Was there a liquidation, dissolution, termination, or substantial contraction during the year? If 'Yes,' attach a statement		79		X
80a	Is the organization related (other than by association with a statewide or nationwide organization) through common membership, governing bodies, trustees, officers, etc. to any other exempt or nonexempt organization?		80a		X
b	If 'Yes,' enter the name of the organization ► ______ and check whether it is ☐ exempt **or** ☐ nonexempt				
81a	Enter the amount of political expenditures, direct or indirect, as described in the instructions	81a 0			
b	Did the organization file **Form 1120-POL** for this year?		81b		X
82a	Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?		82a		X
b	If 'Yes,' you may indicate the value of these items here. Do not include this amount as revenue in Part I or as an expense in Part II. (See instructions for reporting in Part III.)	82b			
83a	Did the organization comply with the public inspection requirements for returns and exemption applications?		83a	X	
b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions?		83b	X	
84a	Did the organization solicit any contributions or gifts that were not tax deductible?		84a		X
b	If 'Yes,' did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		84b		
85	*501(c)(4), (5), or (6) organizations.* **a** Were substantially all dues nondeductible by members?		85a		
b	Did the organization make only in-house lobbying expenditures of $2,000 or less?		85b		
	If 'Yes' was answered to either 85a or 85b, **do not** complete 85c through 85h below unless the organization received a waiver for proxy tax owed for the prior year.				
c	Dues, assessments, and similar amounts from members	85c			
d	Section 162(e) lobbying and political expenditures	85d			
e	Aggregate nondeductible amount of Section 6033(e)(1)(A) dues notices	85e			
f	Taxable amount of lobbying and political expenditures (line 85d less 85e)	85f			
g	Does the organization elect to pay the Section 6033(e) tax on the amount in 85f?		85g		
h	If Section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount in 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year?		85h		
86	*501(c)(7) organizations.* Enter: **a** Initiation fees and capital contributions included on line 12	86a			
b	Gross receipts, included on line 12, for public use of club facilities	86b			
87	*501(c)(12) organizations.* Enter: **a** Gross income from members or shareholders	87a			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	87b			
88	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations Sections 301.7701-2 and 301.7701-3? If 'Yes,' complete Part IX		88		X
89a	*501(c)(3) organizations.* Enter: Amount of tax imposed on the organization during the year under Section 4911 ► 0, Section 4912 ► 0, Section 4955 ► 0				
b	*501(c)(3) and 501(c)(4) organizations.* Did the organization engage in any Section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If 'Yes,' attach a statement explaining each transaction		89b		X
c	Enter: Amount of tax imposed on the organization managers or disqualified persons during the year under Sections 4912, 4955, and 4958	► 0			
d	Enter: Amount of tax on line 89c, above, reimbursed by the organization	►			

90a List the states with which a copy of this return is filed ► Illinois

b Number of employees employed in the pay period that includes March 12, 2000 (see instructions) 90b 25

91 The books are in care of ► Brad Roos Telephone number ► (815) 964-8280

Located at ► 524 7th Street, Rockford IL ZIP code ► 61104

92 *Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of **Form 1041** —* Check here ► ☐

and enter the amount of tax-exempt interest received or accrued during the tax year ► 92

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

Enter gross amounts unless otherwise indicated	Unrelated business income		Excluded by section 512, 513, or 514		(E) Related or exempt function income
	(A) Business code	(B) Amount	(C) Exclusion code	(D) Amount	
93 Program service revenue					
a Workshop Sales					291,179
b Amort-Def Mtgs					4,107
c Developer and Other Fees					430,549
d					
e					
f Medicare/Medicaid payments					
g Fees & contracts from government agencies					
94 Membership dues and assessments					
95 Interest on savings & temporary cash invmnts					14,548
96 Dividends & interest from securities					
97 Net rental income or (loss) from real estate					
a debt financed property					32,803
b not debt financed property					
98 Net rental income or (loss) from pers prop					
99 Other investment income					
100 Gain or (loss) from sales of assets other than inventory					
101 Net income or (loss) from special events					
102 Gross profit or (loss) from sales of inventory					
103 Other revenue a					
b Miscellaneous					10,570
c					
d					
e					
104 Subtotal (add columns (B), (D), and (E))					783,756
105 **Total** (add line 104, columns (B), (D), and (E)) ►					783,756

Note. *Line 105 plus line 1d Part I should equal the amount on line 12 Part I*

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

Line No ▼	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes)
93a	Revenue from jobs/ training for unskilled individuals chronically unemployed
93b and	Income from sources conected with the housing rehabilitation projects that seek
93c	to provide affordable housing for low income individuals to rent or purchase
	See Relationship of Activities to the Accomplishment of Exempt Purposes Statement

Part IX **Information Regarding Taxable Subsidiaries and Disregarded Entities** (See instructions) N/A

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

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

a Did the organization during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? ☐ Yes ☒ No

b Did the organization during the year, pay premiums, directly or indirectly, on a personal benefit contract? ☐ Yes ☒ No

[redacted] g accompanying schedules and statements and to the best of my knowledge and belief it is
[redacted] ed on all information of which preparer has any knowledge (See instructions)

[redacted] 12-27-01 ► Curtiss A. Reynolds - Asst. Treas

Date Type or Print Name and Title

[redacted]

Department of the Treasury Internal Revenue Service

Schedule A (Form 990 or 990-EZ)

Organization Exempt Under Section 501(c)(3)

2000

IRS use only — Do not write or staple in this space

OMB No 1545 0047

(Except Private Foundation) and Section 501(e), 501(f), 501(k), 501(n), or Section 4947(a)(1) Nonexempt Charitable Trust Supplementary Information — (See separate instructions)

► **Must be completed by the above organizations and attached to their Form 990 or 990-EZ.**

Name of the Organization	Employer Identification Number
Zion Development Corporation	36-3229794

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

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

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

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

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

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

Part III Statements About Activities

			Yes	No
1	During the year, has the organization attempted to influence national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum?	1		X
	If 'Yes,' enter the total expenses paid or incurred in connection with the lobbying activities ► $			
	Organizations that made an election under section 501(h) by filing Form 5768 must complete Part VI A Other organizations checking 'Yes,' must complete Part VI-B **and** attach a statement giving a detailed description of the lobbying activities			
2	During the year, has the organization either directly or indirectly, engaged in any of the following acts with any of its trustees directors, officers, creators, key employees, or members of their families, or with any taxable organization with which any such person is affiliated as an officer, director, trustee, majority owner, or principal beneficiary			
a	Sale exchange, or leasing of property?	2a		X
b	Lending of money or other extension of credit?	2b		X
c	Furnishing of goods, services, or facilities?	2c		X
d	Payment of compensation (or payment or reimbursement of expenses if more than $1,000)? See Pt V, Fm 990	2d	X	
e	Transfer of any part of its income or assets?	2e		X
	If the answer to any question is 'Yes, attach a detailed statement explaining the transactions			
3	Does the organization make grants for scholarships, fellowships, student loans, etc?	3		X
4a	Do you have a section 403(b) annuity plan for your employees?	4a	X	
b	Attach a statement to explain how the organization determines that individuals or organizations receiving grants or loans from it in furtherance of its charitable programs qualify to receive payments (See instructions)			

Part IV Reason for Non-Private Foundation Status (See instructions)

The organization is not a private foundation because it is (please check only **One** applicable box)

5 ☐ A church, convention of churches, or association of churches Section 170(b)(1)(A)(i)

6 ☐ A school Section 170(b)(1)(A)(ii) (Also complete Part V, page 5)

7 ☐ A hospital or a cooperative hospital service organization Section 170(b)(1)(A)(iii)

8 ☐ A federal, state, or local government or governmental unit Section 170(b)(1)(A)(v)

9 ☐ A medical research organization operated in conjunction with a hospital Section 170(b)(1)(A)(iii) **Enter the hospital's name, city, and state** ►

10 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit Section 170(b)(1)(A)(iv) (Also complete the **Support Schedule** in Part IV-A)

11a ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public Section 170(b)(1)(A)(vi) (Also complete the **Support Schedule** in Part IV A)

11b ☐ A community trust Section 170(b)(1)(A)(vi) (Also complete the **Support Schedule** in Part IV A)

12 ☐ An organization that normally receives **(1) more than 33-1/3%** of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc, functions – subject to certain exceptions, and **(2) no more than 33-1/3%** of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30 1975 See section 509(a)(2) (Also complete the **Support Schedule** in Part IV-A)

13 ☐ An organization that is not controlled by any disqualified persons (other than foundation managers) and supports organizations described in **(1)** lines 5 through 12 above, or **(2)** section 501(c)(4), (5), or (6), if they meet the test of section 509(a)(2) (See section 509(a)(3))

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

(a) Name(s) of supported organization(s)	**(b)** Line number from above

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

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

Calendar year (or fiscal year beginning in) ►	(a) 1999	(b) 1998	(c) 1997	(d) 1996	(e) Total
15 Gifts, grants, and contributions received (Do not include unusual grants See line 28)	469,299	144,278	227,988	416,021	1,257,586
16 Membership fees received	0	0	0	0	0
17 Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is not a business unrelated to the organization s charitable etc, purpose	690,176	751,155	564,928	500,027	2,506,286
18 Gross income from interest, dividends, amounts received from payments on securities loans (Section 512(a)(5)), rents, royalties, and unrelated business taxable income (less Section 511 taxes) from businesses acquired by the organization after June 30, 1975	444	1,183	486	-17,340	-15,227
19 Net income from unrelated business activities not included in line 18	0	0	0	0	0
20 Tax revenues levied for the organization s benefit and either paid to it or expended on its behalf	0	0	0	0	0
21 The value of services or facilities furnished to the organization by a governmental unit without charge Do not include the value of services or facilities generally furnished to the public without charge	0	0	0	0	0
22 Other income Attach a schedule Do not include gain or (loss) from sale of capital assets	3,403	7,688	7,470	7,437	25,998
23 Total of lines 15 through 22	1,163,322	904,304	800,872	906,145	3,774,643
24 Line 23 minus line 17	473,146	153,149	235,944	406,118	1,268,357
25 Enter 1% of line 23	11,633	9,043	8,009	9,061	

26 **Organizations described on lines 10 or 11:** a Enter 2% of amount in column (e), line 24 ► 26a 25,367

b Attach a list (which is not open to public inspection) showing the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 1996 through 1999 exceeded the amount shown in line 26a Enter the sum of all these excess amounts ► 26b 0

c Total support for Section 509(a)(1) test Enter line 24, column (e) ► 26c 1,268,357

d Add Amounts from column (e) for lines 18 -15,227 19 0
22 25,998 26b 0 ► 26d 10,771

e Public support (line 26c minus line 26d total) ► 26e 1,257,586

f **Public support percentage (line 26e (numerator) divided by line 26c (denominator))** ► 26f 99 15 %

27 **Organizations described on line 12**

a For amounts included in lines 15, 16, and 17 that were received from a 'disqualified person, attach a list (which is not open to public inspection) to show the name of, and total amounts received in each year from, each 'disqualified person ' Enter the sum of such amounts for each year

(1999) ____________ (1998) ____________ (1997) ____________ (1996) ____________

b For any amount included in line 17 that was received from a nondisqualified person, attach a list to show the name of, and amount received for each year, that was more than the larger of **(1)** the amount on line 25 for the year or **(2)** $5,000 (Include in the list organizations described in lines 5 through 11, as well as individuals) After computing the difference between the amount received and the larger amount described in **(1)** or **(2)**, enter the sum of these differences (the excess amounts) for each year

(1999) ____________ (1998) ____________ (1997) ____________ (1996) ____________

c Add Amounts from column (e) for lines 15 ______ 16 ______
17 ______ 20 ______ 21 ______ ► 27c

d Add Line 27a total ______ and line 27b total ______ ► 27d

e Public support (line 27c total minus line 27d total) ► 27e

f *Total support for section 509(a)(2) test Enter amount on line 23, column (e)* ► 27f

g **Public support percentage (line 27e (numerator) divided by line 27f (denominator))** ► 27g %

h **Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))** ► 27h %

28 **Unusual Grants** For an organization described in line 10, 11, or 12 that received any unusual grants during 1996 through 1999, attach a list (which is not open to public inspection) for each year showing the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant Do not include these grants in line 15 (See instructions)

Part V Private School Questionnaire (See instructions)
(To be completed Only by schools that checked the box on line 6 in Part IV)

N/A

			Yes	No
29	Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body?	29		
30	Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues and other written communications with the public dealing with student admissions, programs, and scholarships?	30		
31	Has the organization publicized its racially nondiscriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves?	31		
	If 'Yes,' please describe, if 'No,' please explain (If you need more space, attach a separate statement)			
32	Does the organization maintain the following			
a	Records indicating the racial composition of the student body, faculty, and administrative staff?	32a		
b	Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis?	32b		
c	Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?	32c		
d	Copies of all material used by the organization or on its behalf to solicit contributions?	32d		
	If you answered 'No' to any of the above, please explain (If you need more space, attach a separate statement)			
33	Does the organization discriminate by race in any way with respect to			
a	Students' rights or privileges?	33a		
b	Admissions policies?	33b		
c	Employment of faculty or administrative staff?	33c		
d	Scholarships or other financial assistance?	33d		
e	Educational policies?	33e		
f	Use of facilities?	33f		
g	Athletic programs?	33g		
h	Other extracurricular activities?	33h		
	If you answered 'Yes to any of the above, please explain (If you need more space, attach a separate statement)			
34a	Does the organization receive any financial aid or assistance from a governmental agency?	34a		
b	Has the organization's right to such aid ever been revoked or suspended?	34b		
	If you answered 'Yes' to either 34a or b, please explain using an attached statement			
35	Does the organization certify that it has complied with the applicable requirements of sections 4 01 through 4 05 of Rev Proc 75 50 1975 2 C B 587 covering racial nondiscrimination? If 'No, attach an explanation	35		

Part VI-A **Lobbying Expenditures by Electing Public Charities** (See instructions)
(To be completed **Only** by an eligible organization that filed Form 5768)

N/A

Check here ► a ☐ if the organization belongs to an affiliated group
Check here ► b ☐ if you checked 'a' above and 'limited control' provisions apply

Limits on Lobbying Expenditures (The term 'expenditures' means amounts paid or incurred)		(a) Affiliated group totals	(b) To be completed for **all** electing organizations
36 Total lobbying expenditures to influence public opinion (grassroots lobbying)	36		
37 Total lobbying expenditures to influence a legislative body (direct lobbying)	37		
38 Total lobbying expenditures (add lines 36 and 37)	38		
39 Other exempt purpose expenditures	39		
40 Total exempt purpose expenditures (add lines 38 and 39)	40		
41 Lobbying nontaxable amount Enter the amount from the following table —			
If the amount on line 40 is — / **The lobbying nontaxable amount is —**			
Not over $500,000 / 20% of the amount on line 40			
Over $500,000 but not over $1,000,000 / $100,000 plus 15% of the excess over $500,000			
Over $1,000,000 but not over $1,500,000 / $175,000 plus 10% of the excess over $1,000,000	41		
Over $1,500,000 but not over $17,000,000 / $225,000 plus 5% of the excess over $1,500,000			
Over $17,000,000 / $1,000,000			
42 Grassroots nontaxable amount (enter 25% of line 41)	42		
43 Subtract line 42 from line 36 Enter 0 if line 42 is more than line 36	43		
44 Subtract line 41 from line 38 Enter -0 if line 41 is more than line 38	44		
Caution *If there is an amount on either line 43 or line 44 you must file Form 4720*			

4 -Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below
See the instructions for lines 45 through 50)

	Lobbying Expenditures During 4 -Year Averaging Period				
Calendar year (or fiscal year beginning in) ►	**(a)** 2000	**(b)** 1999	**(c)** 1998	**(d)** 1997	**(e)** Total
45 Lobbying nontaxable amount					
46 Lobbying ceiling amount (150% of line 45(e))					
47 Total lobbying expenditures					
48 Grassroots non-taxable amount					
49 Grassroots ceiling amount (150% of line 48(e))					
50 Grassroots lobbying expenditures					

Part VI-B **Lobbying Activity by Nonelecting Public Charities**
(For reporting only by organizations that did not complete Part VI A) (See instructions)

N/A

During the year, did the organization attempt to influence national state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of	Yes	No	Amount
a Volunteers			
b Paid staff or management (include compensation in expenses reported on lines **c** through **h**)			
c Media advertisements			
d Mailings to members, legislators, or the public			
e Publications, or published or broadcast statements			
f Grants to other organizations for lobbying purposes			
g Direct contact with legislators, their staffs, government officials, or a legislative body			
h Rallies, demonstrations seminars, conventions, speeches, lectures, or any other means			
i Total lobbying expenditures (add lines **c** through **h**)			

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

Part VII Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations (See instructions)

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

		Yes	No
a Transfers from the reporting organization to a noncharitable exempt organization of			
(i) Cash	51 a (i)		X
(ii) Other assets	a (ii)		X
b Other transactions			
(i) Sales or exchanges of assets with a noncharitable exempt organization	b (i)		X
(ii) Purchases of assets from a noncharitable exempt organization	b (ii)		X
(iii) Rental of facilities, equipment, or other assets	b (iii)		X
(iv) Reimbursement arrangements	b (iv)		X
(v) Loans or loan guarantees	b (v)		X
(vi) Performance of services or membership or fundraising solicitations	b (vi)		X
c Sharing of facilities equipment, mailing lists other assets, or paid employees	c		X

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 organization If the organization 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

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

b If 'Yes,' complete the following schedule

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

Schedule B (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

Supplementary information for line 1d of Form 990 or and line 1 of Form 990-EZ (see instructions)

OMB No 1545 0047

2000

Name of Organization	Employer Identification Number
Zion Development Corporation	36-3229794

Organization type (check one) – Section [X] 501(c)(3) ◄ (enter number), [ ] 527 or [ ] 4947(a)(1) nonexempt charitable trust

A Section 501(c)(7), (8), or (10) organizations – Check this box if the organization had **no** charitable contributors who contributed more than $1,000 during the year (But see **General rule** below) ► [ ]

Enter here the total gifts received during the year for a religious, charitable, etc, purpose ► $

BAA For Paperwork Reduction Act Notice, see instructions for Form 990 and Form 990-EZ. Schedule **B** (Form 990 or 990-EZ) (2000)

Name of Organization	Employer Identification Number
Zion Development Corporation	36-3229794

Part I Contributors

(a) Number	(b) Name, address and ZIP code	(c) Aggregate contributions	(d) Type of contribution
1		$ 45,000	Individual [X] Payroll [ ] Noncash [ ] (Complete Part II if a noncash contribution)
2		$ 44,139	Individual [X] Payroll [ ] Noncash [ ] (Complete Part II if a noncash contribution)
		$	Individual [ ] Payroll [ ] Noncash [ ] (Complete Part II if a noncash contribution)
		$	Individual [ ] Payroll [ ] Noncash [ ] (Complete Part II if a noncash contribution)
		$	Individual [ ] Payroll [ ] Noncash [ ] (Complete Part II if a noncash contribution)
		$	Individual [ ] Payroll [ ] Noncash [ ] (Complete Part II if a noncash contribution)

Form 990, Page 2, Part II, Line 43
Other Expenses Stmt

Other expenses (itemize)	(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
OUTSIDE SERVICES	46,030	34,979	11,051	0
PROFESSIONAL FEES	11,717	9,881	1,836	0
INSURANCE	50,132	19,085	31,047	0
REAL ESTATE TAXES	10,799	7,542	3,257	0
EDUCATION/ SEMINARS	5,569	600	4,969	0
OFFICE EXPENSE	9,878	694	9,184	0
GRAND AVE/ WELLNESS EXPENSES	138,865	138,865	0	0
VEHICLE EXPENSES	7,475	5,355	2,120	0
TRASH REMOVAL	13,013	9,537	3,476	0
BANQUET	15,127	0	0	15,127
MISCELLANEOUS EXPENSE	4,470	1,056	3,414	0
Total	313,075	227,594	70,354	15,127

Form 990, Page 3, Part IV, Line 56
Investments - Other Statement

Line 56 — Investments - Other:	Beginning of Year	End of Year
Investment in LLC - Longwood Plaza	245,218	310,653
Investment in LLC - 528 Seventh Street	32,754	32,626
Investment in LP - Grand Apartments	0	350,000
Total	277,972	693,279

Form 990, Page 3, Part IV, Line 58
Other Assets Statement

Line 58 - Other Assets:	Beginning of Year	End of Year
Meter deposits	225	14,377
Developer fee receivable- Longwood	148,006	169,817
Total	148,231	184,194

Form 990, Page 3, Part IV, Line 65
Other Liabilities Statement

Line 65 - Other Liabilities:	Beginning of Year	End of Year
Overdraft	14,116	0
Tenant deposits	13,758	13,337
Accrued payroll taxes	12,009	16,251
Accrued payroll	35,132	28,253
Accrued real estate taxes	48,860	75,341
Other long term liabilities	3,500	2,298

Form 990, Page 3, Part IV, Line 65 Continued
Other Liabilities Statement

Line 65 - Other Liabilities:	Beginning of Year	End of Year
Advanced payments - grants	84,882	41,100
Total	212,257	176,580

Form 990, Page 6, Part VIII
Relationship of Activities to the Accomplishment of Exempt Purposes Statement

Line Number ▼	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes)
95	Interest income helps to support all program objectives
97a	Income from housing rented to economically disadvantaged individuals provides affordable housing
103b	All supplemental income is used to help implement program objectives

Supporting Statement of:

Form 990 p 1/Line 20

Description	Amount
PRIOR PERIOD ADJUSTMENT/ UNITED WAY CONTRIBUTION	45,000
Total	45,000

Supporting Statement of:

Form 990 p 3/Line 51a

Description	Amount
LONGWOOD PLAZA	1,517,500
Total	1,517,500

ZION DEVELOPMENT CORPORATION
FEIN 36 3229794
Form 990, Part IV, Line 57
June 30, 2001

ASSETS

Description	Balance at 6/30/2000	Additions	Disposals	Balance at 6/30/2001
Land	5,950 00	8,650 00		14,600 00
Office Building	*26,771 00*	*164,967 00*		*191,738 00*
Building improvements	67,732 00	52,246 00		119,978 00
Office Equipment	33,681 00	5,800 00		39,481 00
Lshld improve - Workshp	56,663 00			56,663 00
Shop Equipment	13,167 00			13,167 00
Vehicles	20,001 00	20,270 00		40,271 00
	223,965 00	251,933 00	0 00	475,898 00

Accumulated Depreciation	Balance at 6/30/2000	Disposals Dr	Depreciation Cr	Balance at 6/30/2001
Less Accumulated Depreciation	82,903 00		12,082 00	94,985 00
Net assets Part IV, line 57	141,062 00			380,913 00

ZION DEVELOPMENT CORPORATION 36-3229794
Form 990 (6/30/2001) Part V, Board of Directors

ZION DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

resigned Oct. 2001

NAME & ADDRESS	TERM EXPIRES	EMPLOYMENT	PHONES	FAX E-MAIL
David Bippus (Kohnne) TREASURER 9640 N Blaine Drive Byron IL 61010	2001	Vice President of Finance & Information Technology Haldex Barnes Corp 2222 Fifteenth Street Rockford IL 61104-7390	W 398-1400 X219 H 234-7304 C 262-3631	398-0435 david bippus@hbus.haldex com
Rev Dr Denver Bitner (Pam) CHAIRMAN 3523 Northview Road Rockford IL 61107	2001	Senior Pastor Zion Lutheran Church 925 Fifth Avenue Rockford IL 61104	W 964-4609 H 633-4136	964-4652 dbitner@quik com
Anton Cooper* 528 Seventh Street #3 Rockford IL 61104	2000		H 963-7324	
John Crone (Linda) 2787 Hedge Cliff Dr Rockford IL 61114	2000	Executive Vice President Belvidere National Bank 600 S State Street Belvidere IL 61008	W 231-6081 H 654-9601 C 985-8080	544-7221 jacacpa@aol com
Regina Evans* 528 Seventh Street #7 Rockford IL 61104	2000	Legal Department City of Rockford 425 E State Street Rockford IL 61104	W 987-5540 H 967-4155	967-6949
Karol Hammond* (Lance) 609 College Avenue Rockford IL 61104	2002	Chrysler Corporation 300 W Chrysler Drive Belvidere IL 61008	H 968-5868	
Robert Huffington (MaryLou) 811 Paris Avenue Rockford IL 61107	2001	Managing Director RSM McGladrey 501 Seventh Street Rockford IL 61104	W 961-7465 H 226-4710 C 978-8725	987-9894 Bob huffington@RSMI com

ZION DEVELOPMENT CORPORATION 36-3229794
Board of Directors (6/30/2001) page 2 of 2

NAME & ADDRESS	TERM EXPIRES	EMPLOYMENT	PHONES	FAX E-MAIL
Maralyn Johnson SECRETARY 219 Hunter Avenue Rockford IL 61108	2001	RETIRED	H 399-3007	mjohn21377
Curtiss Reynolds (Marion) 427 N Highland Avenue Rockford IL 61107	2002	RETIRED President Rehnberg-Jacobson Mfg Co	H 399-0508 C 519-8185	car20@worldnet att net
Hon Brian Dean Shore (Mary) 1106 Pine Valley Drive Rockford IL 61107	2002	Associate Judge Seventeenth Judicial Circuit 400 W State Street Rockford IL 61101	W 987-3077 H 399-6875	4shore@inwave com
William Sjostrom (Genny) PRESIDENT 6336 Park Ridge Road Loves Park IL 6111	2000	Director of Facilities Planning Rock Valley College 3301 N Mulford Rd Rockford IL 61114-5699	W 639-2561 H 877-8727	639-2568 W Sjostrom@RVC cc il us
Donald Weir (Phyllis) 1111 Winthrop Lane Rockford IL 61107	2002	RETIRED Deputy Fire Chief	H 399-8971	drwfire@juno com
Patricia Cardenas	2002	1220 Eighth Street Rockford, IL 61104		
Wayne Dust	2002	5974 Palo Verde Dr Rockford, IL 61114		