

Form **990**Department of the Treasury
Internal Revenue Service**Return of Organization Exempt From Income Tax**Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung
benefit trust or private foundation)

OMB No 1545-0047

2004Open to Public
Inspection

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

A For the 2004 calendar year, or tax year beginning **SEP 1, 2004** and ending **AUG 31, 2005****B** Check if applicable

- ☒ Address change
☐ Name change
☐ Initial return
☐ Final return
☐ Amended return
☐ Application pending

Please use IRS label or print or type See Specific Instructions

C Name of organization**CIVIC BUILDERS, INC.**

Number and street (or P.O. box if mail is not delivered to street address)

160 BROADWAY, EAST BUILDING - SUITE 900

Room/suite

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

NEW YORK, NY 10038**D** Employer identification number**04-3635313****E** Telephone number**212-870-3145****F** Accounting method☐ Cash ☒ Accrual

Other (specify) ▶

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

H and **I** are not applicable to section 527 organizations.**H(a)** Is this a group return for affiliates? ☐ Yes ☒ No**H(b)** If "Yes," enter number of affiliates ▶**H(c)** Are all affiliates included? **N/A** ☐ Yes ☐ No
(If "No," attach a list)**H(d)** Is this a separate return filed by an organization covered by a group ruling? ☐ Yes ☒ No**I** Group Exemption Number ▶**M** Check ☐ if the organization is **not** required to attach Sch. B (Form 990, 990-EZ, or 990-PF)**G** Website: ▶ **HTTP://WWW.CIVICBUILDERS.ORG****J** Organization type (check only one) ☒ 501(c) (3) (insert no) ☐ 4947(a)(1) or ☐ 527**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** Gross receipts: Add lines 6b, 8b, 9b, and 10b to line 12 ▶ **3,733,184.****Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances**

1 Contributions, gifts, grants, and similar amounts received.					
a Direct public support	1a	3,075,000.			
b Indirect public support	1b				
c Government contributions (grants)	1c	10,000.			
d Total (add lines 1a through 1c) (cash \$ 3,085,000. noncash \$)	1d		3,085,000.		
2 Program service revenue including government fees and contracts (from Part VII, line 93)	2		629,243.		
3 Membership dues and assessments	3				
4 Interest on savings and temporary cash investments	4		17,405.		
5 Dividends and interest from securities	5				
6 a Gross rents	6a				
b Less: rental expenses	6b				
c Net rental income or (loss) (subtract line 6b from line 6a)	6c				
7 Other investment income (describe)	7				
8 a Gross amount from sales of assets other than inventory	(A) Securities	8a	(B) Other		
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	
e Special events and activities (attach schedule) If any amount is from gaming, check here <input type="checkbox"/>					
9 a Gross revenue (not including) of contributions	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	
10 a 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		1,536.		
12 Total revenue (add lines 1d, 2, 3, 4, 5, 6c, 7, 8d, 9c, 10c, and 11)	12		3,733,184.		
13 Program services (from line 44, column (B))	13		1,225,805.		
14 Management and general (from line 44, column (C))	14		74,345.		
15 Fundraising (from line 44, column (D))	15		68,969.		
16 Payments to affiliates (attach schedule)	16				
17 Total expenses (add lines 16 and 44, column (A))	17		1,369,119.		
18 Excess or (deficit) for the year (subtract line 17 from line 12)	18		2,364,065.		
19 Net assets or fund balances at beginning of year (from line 73, column (A))	19		1,650,008.		
20 Other changes in net assets or fund balances (attach explanation)	20		0.		
21 Net assets or fund balances at end of year (combine lines 18, 19, and 20)	21		4,014,073.		

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01-13-05

LHA For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

Form 990 (2004)

SCANNER AUG 17 2006

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.

Page 2

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 \$ _____ noncash \$ _____)				
23	Specific assistance to individuals (attach schedule)				
24	Benefits paid to or for members (attach schedule)				
25	Compensation of officers, directors, etc	142,500.	121,125.	11,400.	9,975.
26	Other salaries and wages	361,759.	307,495.	28,941.	25,323.
27	Pension plan contributions				
28	Other employee benefits				
29	Payroll taxes	33,308.	28,310.	2,666.	2,332.
30	Professional fundraising fees				
31	Accounting fees	27,913.	26,239.	837.	837.
32	Legal fees	16,804.	15,796.	504.	504.
33	Supplies	15,340.	10,738.	2,301.	2,301.
34	Telephone	16,474.	11,532.	2,471.	2,471.
35	Postage and shipping	4,794.	3,356.	719.	719.
36	Occupancy	35,124.	24,586.	5,269.	5,269.
37	Equipment rental and maintenance				
38	Printing and publications	5,561.	3,893.	834.	834.
39	Travel	14,309.	10,017.	2,146.	2,146.
40	Conferences, conventions, and meetings				
41	Interest				
42	Depreciation, depletion, etc (attach schedule)	168,438.	165,070.	1,684.	1,684.
43	Other expenses not covered above (itemize):				
a					
b					
c					
d					
e	SEE STATEMENT 1	526,795.	497,648.	14,573.	14,574.
44	Total functional expenses (add lines 22 through 43) Organizations completing columns (B)-(D), carry these totals to lines 13-15	1,369,119.	1,225,805.	74,345.	68,969.

Joint Costs. Check ☐ if you are following SOP 98-2.Are any joint costs from a combined educational campaign and fundraising solicitation reported in (B) Program services? ☐ 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 AccomplishmentsWhat is the organization's primary exempt purpose? ☐

SEE STATEMENT A

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) and (4) organizations and 4947(a)(1) nonexempt charitable trusts must also enter the amount of grants and allocations to others.)

		Program Service Expenses (Required for 501(c)(3) and (4) orgs., and 4947(a)(1) trusts, but optional for others.)
a	SEE STATEMENT 2	
	(Grants and allocations \$ _____)	1,225,805.
b		
	(Grants and allocations \$ _____)	
c		
	(Grants and allocations \$ _____)	
d		
	(Grants and allocations \$ _____)	
e	Other program services (attach schedule)	(Grants and allocations \$ _____)
f	Total of Program Service Expenses (should equal line 44, column (B), Program services)	1,225,805.

Part IV Balance Sheets

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	68,768.	41,882.
	46 Savings and temporary cash investments	1,073,384.	1,539,256.
	47 a Accounts receivable	87,546.	
	b Less: allowance for doubtful accounts	25,833.	87,546.
	48 a Pledges receivable		
	b Less: allowance for doubtful accounts		
	49 Grants receivable		2,010,000.
	50 Receivables from officers, directors, trustees, and key employees		
	51 a Other notes and loans receivable		
	b Less: allowance for doubtful accounts		
	52 Inventories for sale or use		
	53 Prepaid expenses and deferred charges	6,917.	7,524.
	54 Investments - securities		
	55 a Investments - land, buildings, and equipment, basis		
	b Less: accumulated depreciation		
56 Investments - other			
57 a Land, buildings, and equipment basis	4,564,237.		
b Less: accumulated depreciation	100,432.	4,463,805.	
58 Other assets (describe SEE STATEMENT 4)	326,537.	576,131.	
59 Total assets (add lines 45 through 58) (must equal line 74)	5,801,931.	8,726,144.	
Liabilities	60 Accounts payable and accrued expenses	49,613.	71,841.
	61 Grants payable		
	62 Deferred revenue		
	63 Loans from officers, directors, trustees, and key employees		
	64 a Tax-exempt bond liabilities		
	b Mortgages and other notes payable	3,755,431.	3,910,580.
	65 Other liabilities (describe SEE STATEMENT 6)	346,879.	729,650.
66 Total liabilities (add lines 60 through 65)	4,151,923.	4,712,071.	
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 67 through 69 and lines 73 and 74		
	67 Unrestricted	1,550,008.	2,301,169.
	68 Temporarily restricted	100,000.	1,712,904.
	69 Permanently restricted		
	Organizations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 70 through 74.		
	70 Capital stock, trust principal, or current funds		
	71 Paid-in or capital surplus, or land, building, and equipment fund		
	72 Retained earnings, endowment, accumulated income, or other funds		
	73 Total net assets or fund balances (add lines 67 through 69 or lines 70 through 72; column (A) must equal line 19, column (B) must equal line 21)	1,650,008.	4,014,073.
	74 Total liabilities and net assets / fund balances (add lines 66 and 73)	5,801,931.	8,726,144.

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.

Part VI Other Information

	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
78 a 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? N/A	78b	
79 Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," attach a statement	79	X
80 a 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 <input type="checkbox"/> exempt or <input type="checkbox"/> nonexempt.		
81 a Enter direct or indirect political expenditures. See line 81 instructions 81a 0.		
b Did the organization file Form 1120-POL for this year?	81b	X
82 a 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 in Part III.) 82b N/A		
83 a 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
84 a 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? N/A	84b	
85 501(c)(4), (5), or (6) organizations. a Were substantially all dues nondeductible by members? N/A	85a	
b Did the organization make only in-house lobbying expenditures of \$2,000 or less? N/A	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 N/A		
d Section 162(e) lobbying and political expenditures 85d N/A		
e Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices 85e N/A		
f Taxable amount of lobbying and political expenditures (line 85d less 85e) 85f N/A		
g Does the organization elect to pay the section 6033(e) tax on the amount on line 85f? N/A	85g	
h If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year? N/A	85h	
86 501(c)(7) organizations. Enter: a Initiation fees and capital contributions included on line 12 86a N/A		
b Gross receipts, included on line 12, for public use of club facilities 86b N/A		
87 501(c)(12) organizations. Enter: a Gross income from members or shareholders 87a N/A		
b Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them) 87b N/A		
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
89 a 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		0.
90 a List the states with which a copy of this return is filed NEW YORK		
b Number of employees employed in the pay period that includes March 12, 2004 90b 3		
91 The books are in care of FRANK BUCCOLA Telephone no. 212-870-3145		

Located at 160 BROADWAY, EAST BUILDING #900, NEW YORK, NY

ZIP + 4 10038

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

N/A

Part VII Analysis of Income-Producing Activities (See page 33 of the instructions.)

Note: 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) Exclu- sion code	(D) Amount	
93 Program service revenue					
a CONSULTING FEES					72,250.
b DEVELOPMENT FEE					43,275.
c RENTAL INCOME					513,718.
d					
e					
f Medicare/Medicaid payments					
g Fees and contracts from government agencies					
94 Membership dues and assessments					
95 Interest on savings and temporary cash investments			14	17,405.	
96 Dividends and interest from securities					
97 Net rental income or (loss) from real estate					
a debt-financed property					
b not debt-financed property					
98 Net rental income or (loss) from personal property					
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 MISCELLANEOUS					1,536.
b					
c					
d					
e					
104 Subtotal (add columns (B), (D), and (E))		0.		17,405.	630,779.
105 Total (add line 104, columns (B), (D), and (E))					648,184.

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 page 34 of the 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)
1	SEE STATEMENT 8
2	
3	
4	

Part IX Information Regarding Taxable Subsidiaries and Disregarded Entities (See page 34 of the instructions.)

(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
N/A	%			
	%			
	%			
	%			

Part X Information Regarding Transfers Associated with Personal Benefit Contracts (See page 34 of the 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

Note: If "Yes" to (b), file Form 8870 and Form 4720 (see instructions).

Please 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 officer) is based on all information of which preparer has any knowledge.

Signature of officer: *[Signature]* Date: 6/27/06 Type or print name and title: CEO, David Umansky

Paid Preparer's Use Only: Preparer's signature: *[Signature]* Date: 6/19/06 Check if self-employed: ☐ Preparer's SSN or PTIN: *[SSN]*

Firm's name (or yours if self-employed), address, and ZIP + 4: LUTZ AND CARR, CPA'S LLP
300 EAST 42ND STREET
NEW YORK, NY 10017

EIN: *[EIN]*
Phone no.: *[Phone]*

SCHEDULE A
(Form 990 or 990-EZ)Department of the Treasury
Internal Revenue Service**Organization Exempt Under Section 501(c)(3)**(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**

OMB No 1545-0047

2004

Name of the organization

CIVIC BUILDERS, INC.

Employer identification number

04 3635313

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

(See page 1 of the 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
ANNIE SHAPIRO TIRSCHWELL 160 BROADWAY, EAST BUILDING, #900, NEW YORK, NY 10038	REAL EST. DIR 40	115,417.	0.	6,492.
JILL CRAWFORD 160 BROADWAY, EAST BUILDING, #900, NEW YORK, NY 10038	PROJ. MANAGER 40	72,708.	5,153.	1,969.
DANIEL DECKMAN 160 BROADWAY, EAST BUILDING, #900, NEW YORK, NY 10038	COORD. MARKET 40	50,167.	10,305.	2,118.
BRENDA SOLOMON 160 BROADWAY, EAST BUILDING, #900, NEW OYRK, NY 10038	PROJ MANAGER 40	65,422.	3,897.	342.
Total number of other employees paid over \$50,000 ▶	0			

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

(See page 2 of the 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
TANENBAUM-HARBER CO., INC. 320 WEST 57TH STREET, NEW YORK, NY 10019	INSURANCE SERVICES	145,320.
TITLE ASSOCIATES, INC. 825 THIRD AVENUE, NEW YORK, NY 10022	TITLE SEARCH SERVICES	60,719.
HIRSCHEN & SINGER, LLP 902 BROADWAY, 13TH FLOOR, NEW YORK, NY 10010	LEGAL SERVICES	134,895.
GRAN ASSOCIATES 29 BROADWAY, 28TH FLOOR, NEW YORK, NY 10006	ARCHITECTURAL SERVICES	630,148.
GEORGIA LEVENSON KEOHANE 269 WEST ROCK AVENUE, NEW HAVEN, CT 06515	CONSULTING SERVICES	59,880.
Total number of others receiving over \$50,000 for professional services ▶	0	

Part III Statements About Activities (See page 2 of the instructions.)

	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? If "Yes," enter the total expenses paid or incurred in connection with the lobbying activities 1 \$ _____ (Must equal amounts on line 38, Part VI-A, or line i of Part VI-B)		X
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 substantial contributors, 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? (If the answer to any question is "Yes," attach a detailed statement explaining the transactions.) SEE STATEMENT 9		
a Sale, exchange, or leasing of property?		X
b Lending of money or other extension of credit?		X
c Furnishing of goods, services, or facilities?		X
d Payment of compensation (or payment or reimbursement of expenses if more than \$1,000)?	X	
e Transfer of any part of its income or assets?		X
3 a Do you make grants for scholarships, fellowships, student loans, etc.? (If "Yes," attach an explanation of how you determine that recipients qualify to receive payments.)		X
b Do you have a section 403(b) annuity plan for your employees?		X
4 a Did you maintain any separate account for participating donors where donors have the right to provide advice on the use or distribution of funds?		X
b Do you provide credit counseling, debt management, credit repair, or debt negotiation services?		X

Part IV Reason for Non-Private Foundation Status (See pages 3 through 6 of the 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.)
- 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 **1**
- 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 page 5 of the 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 page 5 of the 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) 2003	(b) 2002	(c) 2001	(d) 2000	(e) Total
15 Gifts, grants, and contributions received (Do not include unusual grants. See line 28)	1,395,118.	602,500.	535,250.		2,532,868.
16 Membership fees received					
17 Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc., purpose	276,409.	114,450.	45,864.		436,723.
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	47,599.	0.	1,008.		48,607.
19 Net income from unrelated business activities not included in line 18					
20 Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf					
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.					
22 Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets		2,834.	SEE STATEMENT 10		2,834.
23 Total of lines 15 through 22	1,719,126.	719,784.	582,122.	0.	3,021,032.
24 Line 23 minus line 17	1,442,717.	605,334.	536,258.		2,584,309.
25 Enter 1% of line 23	17,191.	7,198.	5,821.		
26 Organizations described on lines 10 or 11: a Enter 2% of amount in column (e), line 24					51,686.
b Prepare a list for your records to show the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 2000 through 2003 exceeded the amount shown in line 26a. Do not file this list with your return. Enter the total of all these excess amounts					1,191,570.
c Total support for section 509(a)(1) test. Enter line 24, column (e)					2,584,309.
d Add Amounts from column (e) for lines: 18 48,607. 19 1,191,570. 22 2,834. 26b 1,191,570.					1,243,011.
e Public support (line 26c minus line 26d total)					1,341,298.
f Public support percentage (line 26e (numerator) divided by line 26c (denominator))					51.9016%
27 Organizations described on line 12: a For amounts included in lines 15, 16, and 17 that were received from a "disqualified person," prepare a list for your records to show the name of, and total amounts received in each year from, each "disqualified person." Do not file this list with your return. Enter the sum of such amounts for each year N/A					
(2003) (2002) (2001) (2000)					
b For any amount included in line 17 that was received from each person (other than "disqualified persons"), prepare a list for your records 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.) Do not file this list with your return. 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. N/A					
(2003) (2002) (2001) (2000)					
c Add Amounts from column (e) for lines: 15 16 17 20 21					N/A
d Add Line 27a total and line 27b total					N/A
e Public support (line 27c total minus line 27d total)					N/A
f Total support for section 509(a)(2) test. Enter amount on line 23, column (e)					N/A
g Public support percentage (line 27e (numerator) divided by line 27f (denominator))					N/A %
h Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))					N/A %

28 Unusual Grants: For an organization described in line 10, 11, or 12 that received any unusual grants during 2000 through 2003, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not file this list with your return. Do not include these grants in line 15

NONE

Part V Private School Questionnaire (See page 7 of the instructions)

N/A

(To be completed ONLY by schools that checked the box on line 6 in Part IV)

	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? If "Yes," please describe; if "No," please explain (If you need more space, attach a separate statement)	31	
<hr/>		
<hr/>		
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? If you answered "No" to any of the above, please explain (If you need more space, attach a separate statement)	32d	
<hr/>		
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? If you answered "Yes" to any of the above, please explain. (If you need more space, attach a separate statement.)	33h	
<hr/>		
<hr/>		
34 a 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? If you answered "Yes" to either 34a or b, please explain using an attached statement.	34b	
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	

Schedule A (Form 990 or 990-EZ) 2004

Part VI-A Lobbying Expenditures by Electing Public Charities (See page 9 of the instructions)

N/A

(To be completed **ONLY** by an eligible organization that filed Form 5768)Check ☐ a ☐ if the organization belongs to an affiliated group Check ☐ b ☐ if you checked "a" and "limited control" provisions apply

Limits on Lobbying Expenditures		(a) Affiliated group totals	(b) To be completed for ALL electing organizations												
(The term "expenditures" means amounts paid or incurred)															
36	Total lobbying expenditures to influence public opinion (grassroots lobbying)	N/A													
37	Total lobbying expenditures to influence a legislative body (direct lobbying)														
38	Total lobbying expenditures (add lines 36 and 37)														
39	Other exempt purpose expenditures														
40	Total exempt purpose expenditures (add lines 38 and 39)														
41	Lobbying nontaxable amount. Enter the amount from the following table -														
	<table border="0"> <tr> <td>If the amount on line 40 is -</td> <td>The lobbying nontaxable amount is -</td> </tr> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 40</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000</td> </tr> </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	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000	Over \$17,000,000	\$1,000,000		
If the amount on line 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														
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)														
43	Subtract line 42 from line 36. Enter -0- if line 42 is more than line 36														
44	Subtract line 41 from line 38. Enter -0- if line 41 is more than line 38														

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 on page 11 of the instructions)

Calendar year (or fiscal year beginning in)	Lobbying Expenditures During 4-Year Averaging Period				N/A
	(a) 2004	(b) 2003	(c) 2002	(d) 2001	(e) Total
45 Lobbying nontaxable amount					0.
46 Lobbying ceiling amount (150% of line 45(e))					0.
47 Total lobbying expenditures					0.
48 Grassroots nontaxable amount					0.
49 Grassroots ceiling amount (150% of line 48(e))					0.
50 Grassroots lobbying expenditures					0.

Part VI-B Lobbying Activity by Nonelecting Public Charities

(For reporting only by organizations that did not complete Part VI-A) (See page 11 of the 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.

- 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.

Yes	No	Amount
		0.

2004 DEPRECIATION AND AMORTIZATION REPORT

FORM 990 PAGE 2

990

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Amount Of Depreciation
1	COMPUTER	VARIESL		3.00	16	10,935.			10,935.	297.		2,537.
2	LAND	080104L				860,980.			860,980.			0.
3	BUILDING	VARIESL		40.00	16	3677699.			3677699.	7,175.		88,069.
6	OFFICE EQUIPMENT	VARIESL		5.00	16	14,623.			14,623.			2,354.
	* TOTAL 990 PAGE 2 DEPR					4564237.		0.	4564237.	7,472.	0.	92,960.

428102
16-08-04

(D) - Asset disposed

* ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction

FORM 990

OTHER EXPENSES

STATEMENT 1

DESCRIPTION	(A) TOTAL	(B) PROGRAM SERVICES	(C) MANAGEMENT AND GENERAL	(D) FUNDRAISING
DUES AND SUBSCRIPTIONS	2,634.	1,844.	395.	395.
ADMINISTRATIVE FEES	1,239.	867.	186.	186.
INSURANCE	55,435.	43,239.	6,098.	6,098.
BANK CHARGES	590.	402.	94.	94.
INTEREST	272,969.	272,969.		
NON-RECOVERABLE DEVELOPMENT	1,672.	1,672.		
MISCELLANEOUS	16,944.	11,861.	2,541.	2,542.
PROFESSIONAL FEES	175,312.	164,794.	5,259.	5,259.
TOTAL TO FM 990, LN 43	526,795.	497,648.	14,573.	14,574.

FORM 990

STATEMENT OF PROGRAM SERVICE ACCOMPLISHMENTS

STATEMENT 2

DESCRIPTION OF PROGRAM SERVICE ONE

IN FISCAL YEAR 2005, CIVIC BUILDERS BEGAN CONSTRUCTION ON ITS SECOND CHARTER DEVELOPMENT, BRONX LIGHTHOUSE CHARTER SCHOOL, WHICH WILL OPEN FOR SCHOOL YEAR 2006-2007. THE PROJECT IS CURRENTLY SCHEDULED TO BE COMPLETED ON TIME AND UNDER BUDGET CIVIC PLACED AN ADDITIONAL PROJECT UNDER PURCHASE CONTRACT: PARKCHESTER PREPARATORY CHARTER SCHOOL LOCATED AT 900 VAN NEST AVENUE IN PARKCHESTER, BRONX, NEW YORK. THE SCHOOL CONTINUES TO WAIT FOR NEW YORK CITY DEPARTMENT OF EDUCATION COMMITMENT FOR FUNDING. CIVIC ALSO SERVED AS PROJECT MANAGER FOR THE RENOVATION OF THE EXCELLENCE CHARTER SCHOOL OF BEDFORD STUYVESANT, OVERSEEING ALL ASPECTS OF THE PRECONSTRUCTION AND CONSTRUCTION PROCESS. CIVIC STRENGTHENED ITS PIPELINE OF FUTURE CLIENTS IN 2005, AND WE ARE CURRENTLY IN THE SITE SEARCH STAGE FOR DEMOCRACY PREPARATORY, UNCOMMON SCHOOLS AND VILLAGE ACADEMIES. IN 2005, CIVIC ALSO STRENGTHENED ITS COLLABORATIVE PARTNERSHIP WITH THE NEW YORK CITY DEPARTMENT OF EDUCATION.

TO FORM 990, PART III, LINE A

GRANTS

EXPENSES

1,225,805.

FORM 990	DEPRECIATION OF ASSETS NOT HELD FOR INVESTMENT		STATEMENT	3
DESCRIPTION	COST OR OTHER BASIS	ACCUMULATED DEPRECIATION	BOOK VALUE	
COMPUTER	10,935.	2,834.	8,101.	
LAND	860,980.	0.	860,980.	
BUILDING	3,677,699.	95,244.	3,582,455.	
OFFICE EQUIPMENT	14,623.	2,354.	12,269.	
TOTAL TO FORM 990, PART IV, LN 57	4,564,237.	100,432.	4,463,805.	

FORM 990	OTHER ASSETS	STATEMENT	4
DESCRIPTION	AMOUNT		
DEFERRED FINANCING	221,703.		
ACCUM. AMORTIZATION - DEFERRED FINANCING	<135,485.>		
DEFERRED LEASING COSTS	31,549.		
ACCUM. AMORTIZATION - DEFERRED LEASING COSTS	<1,709.>		
CONSTRUCTION REIMBURSEMENT RECEIVABLE	371,630.		
UTILITY DEPOSIT	1,515.		
SECURITY DEPOSIT	10,000.		
DEVELOPMENT COSTS	76,928.		
TOTAL TO FORM 990, PART IV, LINE 58, COLUMN B	576,131.		

FORM 990	OTHER NOTES AND LOANS PAYABLE	STATEMENT	5
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LENDER'S NAME	TERMS OF REPAYMENT
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SEE STATEMENT B

DATE OF NOTE	MATURITY DATE	ORIGINAL LOAN AMOUNT	INTEREST RATE
		0.	.00%

SECURITY PROVIDED BY BORROWER	PURPOSE OF LOAN
-------------------------------	-----------------

RELATIONSHIP OF LENDER

DESCRIPTION OF CONSIDERATION	FMV OF CONSIDERATION	BALANCE DUE
	0.	3,910,580.

TOTAL INCLUDED ON FORM 990, PART IV, LINE 64, COLUMN B	3,910,580.
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FORM 990	OTHER LIABILITIES	STATEMENT	6
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DESCRIPTION	AMOUNT
TENANT SECURITY DEPOSIT	175,291.
RETAINAGE AND CONSTRUCTION ACCOUNTS PAYABLE	554,359.
TOTAL TO FORM 990, PART IV, LINE 65, COLUMN B	729,650.

FORM 990

PART V - LIST OF OFFICERS, DIRECTORS,
TRUSTEES AND KEY EMPLOYEES

STATEMENT 7

NAME AND ADDRESS	TITLE AND AVRG HRS/WK	COMPEN- SATION	EMPLOYEE BEN PLAN CONTRIB	EXPENSE ACCOUNT
DAVID UMANSKY 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	CEO 40	142,500.	13,878.	4,221.
BRIAN OLSON 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	CHAIRMAN 1	0.	0.	0.
D. LESLIE WINTER 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	SECRETARY 1	0.	0.	0.
KELLY WACHOWICZ 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	TREASURER 1	0.	0.	0.
MIMI CORCORAN 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	BOARD MEMBER 1	0.	0.	0.
BRAHM CRAMER 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	BOARD MEMBER 1	0.	0.	0.
JORDAN MERANUS 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	BOARD MEMBER 1	0.	0.	0.
J. DAVID SWEENY 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	BOARD MEMBER 1	0.	0.	0.
MARK VAN BRUNT 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	BOARD MEMBER 1	0.	0.	0.
JAMES WILCOX 160 BROADWAY, EAST BUILDING, #900 NEW YORK, NY 10038	BOARD MEMBER 1	0.	0.	0.
TOTALS INCLUDED ON FORM 990, PART V		142,500.	13,878.	4,221.

FORM 990 PART VIII - RELATIONSHIP OF ACTIVITIES TO STATEMENT 8
 ACCOMPLISHMENT OF EXEMPT PURPOSES

LINE	EXPLANATION OF RELATIONSHIP OF ACTIVITIES
93A	CONSULTING FEES WERE GENERATED THROUGH SERVICES PROVIDED TO CHARTER
93A	SCHOOLS AND NOT-FOR-PROFITS THAT CONTRIBUTED TO THE ORGANIZATION'S
93A	EXEMPT PURPOSE.
93B	DEVELOPMENT FEE WAS GENERATED IN CONNECTION WITH THE BUILDING LOCATED
93B	AT LONGFELLOW AVENUE, WHICH WAS REHABILITATED AND LEASED TO A CHARTER
93B	SCHOOL. THE DEVELOPMENT FEE WAS IN CONNECTION WITH THE ORGANIZATION'S
93B	EXEMPT PURPOSE.
93C	RENTAL INCOME IS GENERATED THROUGH A LEASE WITH A CHARTER SCHOOL IN
93C	CONNECTION WITH ITS EXEMPT PURPOSE OF A FACILITIES DEVELOPER THAT
93C	PROVIDES TURNKEY SOLUTIONS FOR NEW YORK CHARTER SCHOOL REAL ESTATE
93C	NEEDS.
103A	MISCELLANEOUS INCOME IS USED TO FURTHER THE ORGANIZATION'S EXEMPT
103A	PURPOSE

SCHEDULE A STATEMENT REGARDING ACTIVITIES WITH STATEMENT 9
 SUBSTANTIAL CONTRIBUTORS, TRUSTEES, DIRECTORS,
 CREATORS, KEY EMPLOYEES, ETC.,
 PART III, LINE 2

DAVID UMANSKY, CEO/EXECUTIVE DIRECTOR, RECEIVED COMPENSATION OF \$142,500.
 HIS SALARY WAS APPROVED BY THE BOARD AND DEEMED TO BE COMMENSURATE WITH HIS
 DUTIES.

SCHEDULE A OTHER INCOME STATEMENT 10

DESCRIPTION	2003 AMOUNT	2002 AMOUNT	2001 AMOUNT	2000 AMOUNT
MISCELLANEOUS	0.	2,834.	0.	0.
TOTAL TO SCHEDULE A, LINE 22	0.	2,834.	0.	0.

Depreciation and Amortization 990
(Including Information on Listed Property)

▶ See separate instructions. ▶ Attach to your tax return.

OMB No 1545-0172

2004
Attachment
Sequence No 67

Name(s) shown on return

Business or activity to which this form relates

Identifying number

CIVIC BUILDERS, INC.

FORM 990 PAGE 2

04-3635313

Part I Election To Expense Certain Property Under Section 179 Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount. See instructions for a higher limit for certain businesses	1	102,000.
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation	3	410,000.
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2003 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2005. Add lines 9 and 10, less line 12	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)	14	
15	Property subject to section 168(f)(1) election (see instructions)	15	
16	Other depreciation (including ACRS) (see instructions)	16	92,960.

Part III MACRS Depreciation (Do not include listed property.) (See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2004	17	
18	If you are electing under section 168(i)(4) to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>		

Section B - Assets Placed in Service During 2004 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property	/		27.5 yrs.	MM	S/L	
i Nonresidential real property	/		27.5 yrs.	MM	S/L	
	/		39 yrs.	MM	S/L	
	/			MM	S/L	

Section C - Assets Placed in Service During 2004 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 40-year	/		40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instr.	22	92,960.
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

Part V**Listed Property** (Include automobiles, certain other vehicles, cellular telephones, certain computers, and property used for entertainment, recreation, or amusement.)**Note:** For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable**Section A - Depreciation and Other Information** (Caution: See instructions for limits for passenger automobiles.)**24a** Do you have evidence to support the business/investment use claimed? ☐ Yes ☐ No **24b** If "Yes," is the evidence written? ☐ Yes ☐ No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use							25	
26 Property used more than 50% in a qualified business use:								
		%						
		%						
		%						
27 Property used 50% or less in a qualified business use:								
		%				S/L -		
		%				S/L -		
		%				S/L -		
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1							28	
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1							29	

Section B - Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person.

If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle		(b) Vehicle		(c) Vehicle		(d) Vehicle		(e) Vehicle		(f) Vehicle	
30 Total business/investment miles driven during the year (do not include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32												
34 Was the vehicle available for personal use during off-duty hours?	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons.

37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?	Yes	No
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use?		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," do not complete Section B for the covered vehicles.**Part VI** Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2004 tax year:					
43 Amortization of costs that began before your 2004 tax year					43
44 Total. Add amounts in column (f). See instructions for where to report					44

Civic Builders, INC.

EIN: 04-3635313

Form: 990

Part III: Primary Exempt Purpose

FYE: 8/31/05

Civic Builders, Inc.'s ("Civic Builders") tax exempt purposes are to combat community deterioration, provide relief to the distressed and underprivileged, provide social services, advance education, and promote social welfare and lessen the burden of government by promoting the creation of facilities for not-for-profit organizations primarily in low income urban neighborhoods. Civic Builders will further its tax exempt purposes by providing real estate related services to other not-for-profits organizations ("NFP"). A significant number of NFP's are implementing government programs and policies to alleviate social problems addressing, among others, the purposes stated above. However most NFP's lack the real estate expertise and the capacity to analyze, finance, acquire, design, construct, operate and/or maintain facilities to fully implement such programs and policies. Depending upon the needs and capacity of a NFP, Civic Builders will (i) analyze the NFP's facility requirements, (ii) locate appropriate physical spaces for rent or acquisition, (iii) arrange financing for the acquisition of and, if necessary, construction at the identified location, (iv) renovate and/or newly construct facilities at the identified, final location, and/or (v) provide building management services for the operating not-for-profit facility. These services will assist a wide range of NFP organizations locate and acquire properties, generally in low income urban neighborhoods, ensure their access to the properties and any necessary construction, perform the construction necessary to maximize their use of the expanded or new facilities, and enable them to run the facilities for their specific not-for-profit uses. Promoting a range of new and expanded NFP facilities in low income neighborhoods furthers Civic Builder's tax exempt purposes of providing relief to the underprivileged by providing more and better social services to them and advances education by bringing quality educational options to neighborhoods with underperforming public schools. In addition, the promotion of NFP facilities will reduce unemployment, improve job opportunities, provide job training and promote employment through the people who will be employed by the facility, through direct training and employment during the construction phase, and through any direct job-related services provided by a NFP. An improved local employment pool and stabilized community will attract new industry as well as retain existing industry and together with better social services and schools will combat community deterioration. The aggregate results of Civic Builders' charitable purposes will serve to assist and encourage urban growth and renewal, promote social welfare and lessen the burdens of government.

STATEMENT A

CIVIC BUILDER'S, INC

EIN# 04-3635313

FORM: 990

YE 8-31-05

MORTGAGES AND OTHER NOTES PAYABLE

PAGE 3, LINE 64b

	<u>2005</u>
Mortgage payable, not to exceed \$3,300,000, bearing interest, payable monthly, at the LIBOR daily rate plus 3%. Commencing November 1, 2004, various monthly principal payments are required through its maturity on October 22, 2006 when the remaining unpaid principal balance, approximately \$3,137,000, is due.	\$3,240,380
Promissory note, bearing interest, payable quarterly, at the prime rate plus 3% per annum. The note matures October 15, 2006, when the entire principal balance is due.	235,000
Subordinated mortgage note, payable to the seller of the Long Fellow property, bearing interest at the rate of 7% per annum through maturity on August 20, 2007. The note requires payment of interest only for the first year and monthly payments of \$2,326, including interest and principal, through maturity, when the remaining unpaid principal balance, approximately \$281,000, is due.	294,087
Promissory note, bearing interest at the rate of 5% per annum through maturity during October 2006. The note requires monthly payments of \$791, including interest and principal, through maturity, when the remaining unpaid principal balance, approximately \$85,500, is due.	91,113
Operating line of credit note, payable to the holder of the \$100,000 promissory note, bearing interest at the rate of 5% per annum through its maturity during October 2006. The note requires monthly payments of interest only and is subordinate to the aforementioned \$370,000 note payable.	<u>50,000</u>
	<u>\$3,910,580</u>

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

Part II Additional (not automatic) 3-Month Extension of Time - Must file Original and One Copy.

Type or print. File by the extended due date for filing the return. See instructions.	Name of Exempt Organization	Employer identification number
	CIVIC BUILDERS, INC.	04-3635313
	Number, street, and room or suite no. If a P.O. box, see instructions.	For IRS use only
	160 BROADWAY, EAST BUILDING - SUITE 900	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions.	
	NEW YORK, NY 10038	

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

- ☒ Form 990 ☐ Form 990-EZ ☐ Form 990-T (sec. 401(a) or 408(a) trust) ☐ Form 1041-A ☐ Form 5227 ☐ Form 8870
- ☐ Form 990-BL ☐ Form 990-PF ☐ Form 990-T (trust other than above) ☐ Form 4720 ☐ Form 6069

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

- The books are in the care of **FRANK BUCCOLA**
Telephone No. **212-870-3145** FAX No. _____
- If the organization does not have an office or place of business in the United States, check this box ☐
- If this is for a **Group Return**, enter the organization's four digit Group Exemption Number (GEN) _____. If this is for the **whole group**, check this box ☐. If it is for **part of the group**, check this box ☐ and attach a list with the names and EINs of all members the extension is for.

- 4 I request an additional 3-month extension of time until **JULY 17, 2006**
- 5 For calendar year _____, or other tax year beginning **SEP 1, 2004** and ending **AUG 31, 2005**
- 6 If this tax year is for less than 12 months, check reason: ☐ Initial return ☐ Final return ☐ Change in accounting period
- 7 State in detail why you need the extension

**ADDITIONAL TIME IS NEEDED TO COMPILE THE INFORMATION
NECESSARY TO COMPLETE THE RETURN.**

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

Signature and Verification

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

Signature **Robert Holz** Title **CPA** Date **4/3/06**

Notice to Applicant - To Be Completed by the IRS

- ☒ We have approved this application. Please attach this form to the organization's return.
- ☐ We have not approved this application. However, we have granted a 10-day grace period from the later of the date shown below or the due date of the organization's return (including any prior extensions). This grace period is considered to be a valid extension of time for elections otherwise required to be made on a timely return. Please attach this form to the organization's return. **EXTENSION APPROVED**
- ☐ We have not approved this application. After considering the reasons stated in item 7, we cannot grant your request for an extension of time to file. We are not granting a 10-day grace period.
- ☐ We cannot consider this application because it was filed after the extended due date of the return for which an extension was requested.
- ☐ Other _____

APR 25 2006

FIELD DIRECTOR,
SUBMISSION PROCESSING, OGDEN

Director _____ By _____ Date _____

Alternate Mailing Address - Enter the address if you want the copy of this application for an additional 3-month extension returned to an address different than the one entered above.

Type or print 423832 01-10-05	Name
	LUTZ AND CARR, CPA'S LLP
	Number and street (include suite, room, or apt. no.) or a P.O. box number
	300 EAST 42ND STREET - 8TH FLOOR
	City or town, province or state, and country (including postal or ZIP code)
	NEW YORK, NY 10017

Application for Extension of Time To File an Exempt Organization Return

OMB No 1545-1709

► File a separate application for each return

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

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

Form 990-T corporations requesting an automatic 6-month extension - check this box and complete Part I only ☐

All other corporations (including Form 990-C filers) must use Form 7004 to request an extension of time to file income tax returns. Partnerships, REMICs, and trusts must use Form 8736 to request an extension of time to file Form 1065, 1066, or 1041

Electronic Filing (e-file). Form 8868 can be filed electronically if you want a 3-month automatic extension of time to file one of the returns noted below (6 months for corporate Form 990-T filers). However, you cannot file it electronically if you want the additional (not automatic) 3-month extension, instead you must submit the fully completed signed page 2 (Part II) of Form 8868. For more details on the electronic filing of this form, visit www.irs.gov/efile.

Type or print File by the due date for filing your return. See instructions.	Name of Exempt Organization CIVIC BUILDERS, INC.	Employer identification number 04-3635313
	Number, street, and room or suite no. If a P.O. box, see instructions 160 BROADWAY, EAST BUILDING - SUITE 900	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions NEW YORK, NY 10038	

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

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

- The books are in the care of ► **FRANK BUCCOLA**

Telephone No. ► **212-870-3145**

FAX No. ►

- If the organization does **not** have an office or place of business in the United States, check this box ☐
- If this is for a **Group Return**, enter the organization's four digit Group Exemption Number (GEN) _____ If this is for the **whole group**, check this box ☐. If it is for part of the group, check this box ☐ and attach a list with the names and EINs of all members the extension will cover.

1 I request an automatic 3-month (6-months for a **Form 990-T corporation**) extension of time until **APRIL 17, 2006**

to file the exempt organization return for the organization named above. The extension is for the organization's return for:

► ☐ calendar year _____ or

► ☒ tax year beginning **SEP 1, 2004**, and ending **AUG 31, 2005**

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

3a If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions \$ _____

b If this application is for Form 990-PF or 990-T, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit \$ _____

c **Balance Due.** Subtract line 3b from line 3a. Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions \$ **N/A**

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

LHA For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Form 8868 (Rev. 12-2004)