

CLI Elbert Avenue
Pre-Development Loan Application

Loan Requested: **\$400,000 (net of \$50,000 previously disbursed)**

I. Project Description:

Identify the project type (rental, homeownership, rehabilitation and/or acquisition); ***New construction of affordable rental housing***

Number of existing and proposed units; ***28 existing units; 91 proposed units***

Existing and proposed levels and terms of affordability;

AMI Level	Current #	Proposed #
30% AMI	0	5
40% AMI	0	13
50% AMI	6	5
60% AMI	22	68
Total	28	91

Location; ***3908 – 3916 Elbert Avenue.***

Short and long-term goals of the proposed project; ***The goals of the project are to advance the mission of Community Lodgings by greatly expanding the number of – and improving the quality of – affordable housing opportunities in the Arlandria neighborhood. Furthermore, the project is intended to provide the sponsor with a long-term income stream that can support its other work in the community.***

Existing and target populations; ***The current population is very low- and low-income households. The target population is extremely low-, very low- and low-income households.***

Whether the proposed project will involve temporary or permanent relocation; ***The project will involve the demolition of the existing apartment building and ancillary buildings and construction of a new six-story structure. All of the residents will be relocated off-site for more than one year. Accordingly, the relocation is considered “permanent.” However, all income-eligible residents will have the right to return to the property. The relocation will comply with the City’s Relocation Guidelines. A draft relocation plan will be included in the Concept 2 submission.***

Consistency of the project with the underlying small area plan and Housing Master Plan; ***The project, which calls for a building of less than 70 feet on Elbert Avenue using the DSUP option of the RMF zone, is fully consistent with the recently adopted Arandria-Chirilagua Small Area Plan.***

Status of site control: ***The property is owned CLI Multifamily Partnership LP, which is wholly owned by the sponsor, Community Lodgings, Inc.***

Status of Land use and zoning. ***The property is currently zoned RA. In order to achieve the desired density, the project will be rezoned to the RMF zone. The sponsor has submitted a Concept 1 plan, and expects to submit a Development Special Use Permit application in the late summer of 2022.***

II. Predevelopment Funds Use/ Predevelopment Budget

CLI is seeking a loan of \$400,000 in addition to the \$50,000 which CLI has previously received from the City of Alexandria. As described in the attached predevelopment budget (*Attachment 1*), the predevelopment loan funds will be used to pay for architectural and engineering design, along with development consulting services and legal fees associated with the rezoning application. Note that the costs included in the “Developer’s Fee” line are for the third-party development consultant and will be credited against the allowable developer fee for the project.

III. Project Budget

Please see the attached pro-forma model (*Attachment 2*), which includes a sources and uses statement, detailed development budget and 15-year cash flow projection. Note that the attached pro-forma model assumes that the project is financed with tax-exempt bonds and 4% LIHTC.

IV. Project Schedule

Please see the attached project schedule (*Attachment 3*)

V. Organizational Structure and Capacity

The organization known as Community Lodgings (which was originally named Carpenters Lodgings) (“CLI”) is a 501(c)(3) non-profit corporation that was founded in 1987 to provide affordable and transitional housing for homeless and low-income families in the City of Alexandria. CLI first purchased two 12-unit apartment buildings in 1991. Its next purchase was Elbert Avenue Apartments in 1993—a 3-building property with 35 units. Both properties are in the low-

income Arlandria neighborhood with many Hispanic immigrants and a shortage of community services. These services—after school and other programs—have become a major focus of CLI’s efforts to help families

Since Elbert Ave. was purchased with short-term funds, CLI sought long-term funds for acquisition and renovation of Elbert Ave. In 1994, CLI joined in partnership with the Virginia CDC (VA CDC) to establish an LLC called CLI Multifamily Partnership (CLIMP). All major systems were replaced and structural changes created 12 3-BR units (a rarity in Alexandria) for a total of 29 affordable units. Drawing on 9% tax credits from VA CDC, the renovation proceeded during 1994. The project was placed in service in early 1995, with the balance of funding provided by loans from the city, state and local banks.

The CLIMP partnership was strong and successful. Community Lodgings, as General Partner, was responsible for financial and operational management, with regular yearly audits. VA CDC monitored and was responsible for disbursement of proceeds to investors. Once the 15-year compliance period ended, it was mutually agreed for VA CDC to withdraw from the partnership. Full ownership and control of the Elbert property then reverted to Community Lodgings.

CLI intends to undertake the redevelopment of Elbert Avenue apartments as the sole general partner and developer. In order to carry out the project, CLI has retained Joseph Browne Development Associates (JBDA) as a fee-developer.

JBDA is real estate development and consulting company that specializes in developing affordable rental and for-sale housing. Principals Gerry Joseph and Paul Browne formed JBDA in 2018, bringing together over 50 years of experience in the affordable housing and community development industry. Each has worked as a developer, senior manager, and director for non-profit development organizations at the neighborhood, regional and, in the case of Gerry, national level. JBDA has developed all types of multifamily housing using all kinds of financing tools.

Gerry served as Vice President and Director of Real Estate Development for Community Preservation and Development Corporation (CPDC) from 2004-2010. In that capacity, he managed and oversaw CPDC’s real estate department, which consisted of six full time personnel and was responsible for all aspects of the company’s real estate development activity from project conception through construction completion and rent-up. This included responsibility for all site assessment and acquisition decisions. Prior to that, Gerry worked for The Community Builders Inc. (TCB) for over 13 years in a number of capacities, including Vice President/Director of Massachusetts Operations where he managed all of TCB’s real estate development activity in Massachusetts (MA).

Gerry also served as Executive Director of the Franklin County Community Development Corporation (CDC) of Greenfield, MA and Director of Development for Brightwood Development Corporation in Springfield, MA. He was a founder and the first President of the Western Massachusetts Enterprise Fund, a regional micro business investment fund. Gerry served as a member of the Federal Home Loan Bank of Boston Advisory Council from 1999-2005 including a term as chairperson of that body, and has served on the Board of Directors of the Association of Nonprofit Developers (HAND).

Paul served as the Vice President for Real Estate Development for Wesley Housing Development Corporation (WHDC) in Alexandria until May 2018. He oversaw all of its real estate development activity, supervising three project managers and multiple consultants. Under his leadership, WHDC dramatically increased its portfolio and development pipeline, including the development of Union On Queen, an innovative 193-unit mixed-income community in Arlington, Virginia and the development of the Fallstead, an affordable senior housing project in McLean, Virginia, the recapitalization of three portfolio projects with new debt and LIHTC equity, the expansion of its geographic reach to Washington DC by acquiring two multifamily properties in DC, and the preservation of Culpepper Garden, a 204-unit affordable independent living community in Arlington. Previously, he served for more than 10 years with CPDC, as a developer and eventually as the Vice President of Real Estate. He is a County Board-appointed member of the Arlington County Housing Commission and Leadership Greater Washington. He has also served as President of AHOME (Affordable Housing Opportunities Means Everyone) in Fairfax and as Chair of the Housing Committee of the Long-Term Care Coordinating Council of Fairfax. He is a ruling elder at the Old Presbyterian Meeting House in Alexandria.

VI. Additional Attachments

Attachment 4 - 501(c)(3) Determination

Attachment 5 – Employer ID number

Attachment 6 – Articles of Incorporation and Bylaws

Attachment 7 – SCC Certificate of Good Standing

Attachment 8 – Audited Financial Statement

Attachment 9 – Current Financial Statements

Attachment 10 – Form 990

Attachment 1

Predevelopment Budget

CLI Elbert - 91U - Phased Uses of Funds

	Total Uses	Entitlement	Financing	Pre-Construction	Closing
Acquisition Costs					
Subtotal	\$4,791,185	\$0	\$0	\$0	\$4,791,185
Construction Costs					
Subtotal	\$28,778,750	\$0	\$0	\$0	\$0
Architecture and Engineering					
<i>Design</i>					
Architecture	\$ 973,570	\$ 90,000	\$ 10,000	\$ 873,570	
Civil Engineering	\$ 245,800	\$ 100,000		\$ 145,800	
Landscape Design	\$ 82,500	\$ 25,000		\$ 57,500	
Traffic Engineering	\$ 25,000	\$ 25,000		\$ -	
Other Design	\$ 50,000	\$ 5,000		\$ 45,000	
<i>Construction Administration</i>					
Architect's CA	\$ 309,280				
<i>Reimbursables</i>					
<i>Other A&E Costs</i>					
Accessibility Consulting	\$ 15,000			\$ 15,000	
Acoustical Consulting	\$ 15,000			\$ 15,000	
Wetlands+Floodplain+Archaeology	\$ 45,000	\$ 45,000			
Contingency	\$ 89,308	\$ 14,500	\$ 500	\$ 57,594	
Subtotal	\$1,875,458	\$304,500	\$10,500	\$1,209,464	\$0
Owner's Construction Costs					
<i>Entitlement Fees</i>					
Site Plan Fees	\$ 20,000	\$ 20,000			
Land Use Application Fees	\$ 20,000	\$ 20,000			
<i>Impact Fees</i>					
Water & Sewer Tap Fees	\$ 1,137,500			\$ 1,137,500	
<i>Building Permit Fee</i>					
Building Permit Fee	\$ 91,000			\$ 91,000	
Permit Expeditor	\$ 50,000		\$ 50,000		
<i>Performance Bonds</i>					
Other Performance Bonds	\$ 50,000		\$ 50,000		
<i>Relocation</i>					
Relocation Consultant	\$ 150,000	\$ 10,000		\$ 15,000	
Moving Expenses	\$ 70,000				
Moving and Packing Supplies	\$ 3,000				
URA Payments	\$ 252,000				
Community Relations	\$ 10,000	\$ 2,500	\$ -	\$ 2,500	
<i>Utility Related Fees</i>					
Utility Consultant	\$ 50,000		\$ 50,000		
Utility Connection Fees	\$ 75,000				
<i>FF&E</i>					
Common Area Decorations and Furnishin	\$ 100,000				
Property Management Start-Up	\$ 40,000				
<i>Builder's Risk Insurance</i>					
<i>Other Owner's Costs</i>					
Subtotal	\$2,204,425	\$35,125	\$0	\$175,875	\$1,289,925
Professional Services					
<i>Appraisal and Market Study</i>					
Appraisal	\$ 10,000		\$ 10,000		
Market Study	\$ 10,000		\$ 10,000		
<i>Environmental</i>					
Environmental Assessments	\$ 10,000	\$ 10,000			
Geotech Study	\$ 35,000		\$ 35,000		
<i>Construction Oversight</i>					
Testing and Inspections	\$ 85,000				
Construction Oversight	\$ 250,000				
<i>Green Consulting</i>					
Other Green Consultant Fees	\$ 35,000				
<i>Other Professional Services Fees</i>					
ALTA Survey (if not in Engineering)	\$ 25,000				
Professional Services Contingency	\$ 23,000	\$ 500	\$ 1,000	\$ 1,750	
Subtotal	\$483,000	\$10,500	\$21,000	\$36,750	\$0
Financing Costs					
Subtotal	\$2,028,155	\$105,000	\$16,800	\$514,500	\$688,460
Partnership Costs					
<i>Accounting & Audit</i>					
Projections and Cost Cert	\$ 50,000		\$ 20,000		
<i>Marketing</i>					
<i>Other Partnership Costs</i>					
Subtotal	\$105,000	\$0	\$0	\$21,000	\$0
Operating and Carrying Costs					
Subtotal	\$157,500	\$0	\$0	\$0	\$0
Reserves and Escrows					
Subtotal	\$916,615	\$0	\$0	\$0	\$0
Total Development Cost Subtotal	\$41,360,088	\$475,125	\$48,300	\$1,957,589	\$6,769,570
Developer's Fee	\$3,738,807	\$81,500	\$8,500	\$50,000	\$602,159
Total Development Cost	\$45,098,895	\$556,625	\$56,800	\$2,007,589	\$7,371,729
SOURCES					
Virginia Housing PreDevelopment Loan	\$ 220,000	\$ 220,000			-\$220,000
Alexandria Predevelopment Loan	\$ 400,000	\$336,625	\$56,800	\$ 6,575	-\$400,000
TBD Predevelopment Loan	\$ 2,000,000			\$2,000,000	-\$2,000,000
Development Sources					\$9,991,729
Subtotal	\$ 2,620,000	\$ 556,625	\$ 56,800	\$ 2,006,575	\$ 7,371,729
Surplus (Gap)		\$0	\$0	-\$1,014	\$0

Attachment 3

Project Budget

CLI Elbert - 91U - Summary Sources and Uses

Permanent Sources

	Sources	Per Unit
Tax Credit Equity	\$17,573,722	\$193,118
First Mortgage	\$12,830,000	\$140,989
Subordinate Loan		\$0
Seller Loan	\$4,425,000	\$48,626
Deferred Developer Fee	\$770,173	\$8,463
Total Permanent	\$35,598,895	\$391,197

Summarized Uses

	Uses	Per Unit
Acquisition Costs	\$4,791,185	\$52,650
Construction Costs	\$28,778,750	\$316,250
Architecture and Engineering	\$1,875,458	\$20,609
Owner's Construction Costs	\$2,224,425	\$24,444
Professional Services	\$483,000	\$5,308
Financing Costs	\$2,028,155	\$22,287
Partnership Costs	\$105,000	\$1,154
Operating and Carrying Costs	\$157,500	\$1,731
Reserves and Escrows	\$916,615	\$10,073
Developer's Fee	\$3,738,807	\$41,086
Total Uses	\$45,098,895	\$495,592

Excess (GAP) Permanent **(\$9,500,000) (\$104,396)**

CLI Elbert - 91U - Development Program

Applicable Fraction	Units	SF	Lesser	91	Affordable Units	
LIHTC Units	100%	100%	100%	54.9%	Income Averaging Metric	81.32% % Units ≥ 2BR
Minimum Set-Aside (Enter "fifty", "sixty" or "average")		average		55.11%	MD CDA Weighted Avg AMI	20.88% % Units ≥ 3BR

LIHTC Units (60% AMI)

Number	Beds	Baths	Model	Type	Sq Ft	Total SF	Net Rent	Utilities	Total Housing Cost	Max LIHTC Rent	Rental Subsidy	Rent to Owner	Monthly Rental Revenue	Annual Rental Revenue
12	1	1	A	Flat	700	8,400	\$1,527	\$65	\$1,592	\$1,602		\$1,527	\$18,324	\$219,888
41	2	2	A	Flat	900	36,900	\$1,816	\$95	\$1,911	\$1,921		\$1,816	\$74,456	\$893,472
15	3	2	A	Flat	1,100	16,500	\$2,095	\$115	\$2,210	\$2,220		\$2,095	\$31,425	\$377,100
68				TOTALS		61,800							\$124,205	\$1,490,460

LIHTC Units (50% AMI)

Number	Beds	Baths	Model	Type	Sq Ft	Total SF	Net Rent	Utilities	Total Housing Cost	Max LIHTC Rent	Rental Subsidy	Rent to Owner	Monthly Rental Revenue	Annual Rental Revenue
1	1	1	A	Flat	700	700	\$1,260	\$65	\$1,325	\$1,335		\$1,260	\$1,260	\$15,120
3	2	2	A	Flat	900	2,700	\$1,496	\$95	\$1,591	\$1,601		\$1,496	\$4,488	\$53,856
1	3	2	A	Flat	1,100	1,100	\$1,725	\$115	\$1,840	\$1,850		\$1,725	\$1,725	\$20,700
5				TOTALS		4,500							\$7,473	\$89,676

LIHTC Units (40% AMI)

Number	Beds	Baths	Model	Type	Sq Ft	Total SF	Net Rent	Utilities	Total Housing Cost	Max LIHTC Rent	Rental Subsidy	Rent to Owner	Monthly Rental Revenue	Annual Rental Revenue
3	1	1	A	Flat	700	2,100	\$993	\$65	\$1,058	\$1,068		\$993	\$2,979	\$35,748
8	2	2	A	Flat	900	7,200	\$1,176	\$95	\$1,271	\$1,281		\$1,176	\$9,408	\$112,896
2	3	2	A	Flat	1,100	2,200	\$1,355	\$115	\$1,470	\$1,480		\$1,355	\$2,710	\$32,520
13				TOTALS		11,500							\$15,097	\$181,164

LIHTC Units (30% AMI)

Number	Beds	Baths	Model	Type	Sq Ft	Total SF	Net Rent	Utilities	Total Housing Cost	Max LIHTC Rent	Rental Subsidy	Rent to Owner	Monthly Rental Revenue	Annual Rental Revenue
1	1	1	A	Flat	700	700	\$726	\$65	\$791	\$801		\$726	\$726	\$8,712
3	2	2	A	Flat	900	2,700	\$855	\$95	\$950	\$960		\$855	\$2,565	\$30,780
1	3	2	A	Flat	1,100	1,100	\$985	\$115	\$1,100	\$1,110		\$985	\$985	\$11,820
5				TOTALS		4,500							\$4,276	\$51,312

91	TOTAL ALL RESIDENTIAL UNITS	82,300		
	SUBTOTAL UNRESTRICTED RENTAL REVENUE	\$0	\$0	
	SUBTOTAL RESTRICTED RENTAL REVENUE	\$151,051	\$1,812,612	

COMMERCIAL SPACE

Number	Type	SQ FT	Total SF	Annual Rent/SF	Monthly Income	Total Annual Income
				\$0	\$ -	\$ -
				\$0	\$ -	\$ -
-	TOTALS			-	\$ -	\$ -

TOTAL RENTABLE SPACE	82,300
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TOTAL RENTAL REVENUE	\$151,051	\$1,812,612
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NON-REVENUE SPACE

Number	Type	SQ FT	Total SF
	UNHEATED SPACE		-
			-
			-
	TOTALS		-

TOTAL PROGRAMMED SPACE	82,300
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EFFICIENCY	83%	16,857
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TOTAL HEATED SPACE	99,157
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UNHEATED SPACE	
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GROSS FLOOR AREA	99,157
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Other Income

	Per Unit	Monthly Income	Annual Income
Late Charges (Annual)	\$0	\$0.00	\$0
Laundry (Annual)	\$0	\$0.00	\$0
Tenant Charges (Annual)	\$0	\$0.00	\$0
Parking Market	spaces	\$0	\$0
Parking Affordable	spaces	\$0	\$0
Other Income (Annual)	\$100	\$758.33	\$9,100
Subtotal		\$758	\$9,100

TOTAL REVENUE	\$151,809	\$1,821,712
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CLI Elbert - 91U - Detailed Uses of Funds

	% or #	Factor	Total Uses	LIHTC Basis
Acquisition Costs				
<i>Purchase Price</i>				
Purchase Price - Land Portion	100%		\$ 4,725,000	
<i>Title and Recording</i>				
Transfer Tax	0.660%		\$ 31,185	\$ 0
Title Insurance and Fees			\$ 35,000	\$ 0
<i>Acquisition Financing Costs</i>				
<i>Other Acquisition Costs</i>				
Subtotal			\$4,791,185	\$ 0
Construction Costs				
<i>Contract - General Requirements</i>				
<i>Contract - Overhead and Profit</i>				
<i>Contract - Site Work</i>				
<i>Contract - Renovations</i>				
<i>Contract - New Construction</i>				
Structures			\$ 25,025,000	\$25,025,000
<i>Contract - Other Costs</i>				
<i>Other Construction Costs</i>				
<i>Hard Cost Contingency</i>				
Pre-Closing Contingency (Escalation)		\$25,025,000	\$ 2,502,500	\$2,502,500
Hard Cost Contingency		\$25,025,000	\$ 1,251,250	\$1,251,250
Subtotal			\$28,778,750	\$28,778,750
Architecture and Engineering				
<i>Design</i>				
Architecture	6.00%		\$ 973,570	\$973,570
Civil Engineering			\$ 245,800	\$245,800
Landscape Design			\$ 82,500	\$82,500
Traffic Engineering			\$ 25,000	\$25,000
Other Design			\$ 50,000	\$50,000
<i>Construction Administration</i>				
Architect's CA			\$ 309,280	\$309,280
<i>Reimbursables</i>				
Reimbursables			\$ 25,000	\$25,000
<i>Other A&E Costs</i>				
Accessibility Consulting			\$ 15,000	\$15,000
Acoustical Consulting			\$ 15,000	\$15,000
Wetlands+Floodplain+Archaeology			\$ 45,000	\$45,000
Contingency	5%		\$ 89,308	\$89,308
Subtotal			\$1,875,458	\$1,875,458
Owner's Construction Costs				
<i>Entitlement Fees</i>				
Site Plan Fees			\$ 20,000	\$20,000
Land Use Application Fees			\$ 20,000	\$20,000
<i>Impact Fees</i>				
Water & Sewer Tap Fees			\$ 1,137,500	\$1,137,500
<i>Building Permit Fee</i>				
Building Permit Fee			\$ 91,000	\$91,000
Permit Expeditor			\$ 50,000	\$50,000

<i>Performance Bonds</i>			
Other Performance Bonds		\$ 50,000	\$50,000
<i>Relocation</i>			
Relocation Consultant		\$ 150,000	
Moving Expenses		\$ 70,000	
Moving and Packing Supplies		\$ 3,000	
URA Payments		\$ 252,000	
Community Relations		\$ 10,000	
<i>Utility Related Fees</i>			
Utility Consultant		\$ 50,000	\$50,000
Utility Connection Fees		\$ 75,000	\$75,000
<i>FF&E</i>			
Common Area Decorations and Furnishings		\$ 100,000	\$100,000
Property Management Start-Up		\$ 40,000	\$40,000
<i>Builder's Risk Insurance</i>			
<i>Other Owner's Costs</i>			
Contingency	5%	\$ 105,925	\$105,925
Subtotal		\$2,224,425	\$1,719,425
Professional Services			
<i>Appraisal and Market Study</i>			
Appraisal		\$ 10,000	\$10,000
Market Study		\$ 10,000	\$10,000
<i>Environmental</i>			
Environmental Assessments		\$ 10,000	\$10,000
Geotech Study		\$ 35,000	\$35,000
<i>Construction Oversight</i>			
Testing and Inspections		\$ 85,000	\$85,000
Construction Oversight	0.00%	\$ 250,000	\$250,000
<i>Green Consulting</i>			
Green Rating Agency Fee		\$ -	\$0
Other Green Consultant Fees		\$ 35,000	\$35,000
<i>Other Professional Services Fees</i>			
ALTA Survey (if not in Engineering)		\$ 25,000	\$25,000
Professional Services Contingency	5%	\$ 23,000	\$23,000
Subtotal		\$483,000	\$483,000
Financing Costs			
<i>Construction Loan Fees and Expenses</i>			
Subtotal from FinDetail		\$ -	\$ -
<i>Construction Period Interest</i>			
Subtotal from FinDetail		\$ 669,900	\$ 631,410
<i>Permanent Loan Fees and Expenses</i>			
Subtotal from FinDetail		\$ -	\$ -
<i>Bond Fees and Expenses</i>			
Subtotal from FinDetail		\$ 478,338	\$ -
<i>Mortgage Title and Recording</i>			
Subtotal from FinDetail		\$ 77,339	\$ -
<i>Other Loan Costs</i>			
<i>Predevelopment Loan Costs</i>			
Pre-Development Loan Fees		\$ 30,000	\$30,000
Pre-Development Loan Costs		\$ 20,000	\$20,000
Pre-Development Loan Interest		\$ 120,000	\$120,000
<i>Tax Credit Fees</i>			
LIHTC Application Fee		\$ 1,000	

LIHTC Allocation Fee	7%	\$133,726	\$	135,000	
<i>Investor Fees and Expenses</i>					
Investor Counsel			\$	50,000	
<i>Owner's Legal Fees</i>					
Zoning and Entitlement Legal			\$	100,000	
Real Estate Legal			\$	250,000	
<i>Other Financing Expenses</i>					
Financing Contingency	5%		\$	96,579	
Subtotal				\$2,028,155	\$801,410
Partnership Costs					
<i>Accounting & Audit</i>					
Projections and Cost Cert			\$	50,000	
<i>Marketing</i>					
Marketing			\$	50,000	
<i>Other Partnership Costs</i>					
Contingency	5%		\$	5,000	
Subtotal				\$105,000	\$0
Operating and Carrying Costs					
<i>Taxes and Insurance</i>					
Real Estate Taxes			\$	50,000	\$50,000
Property and Liability Insurance			\$	50,000	\$10,000
<i>Other Carrying Costs</i>					
<i>Start Up Costs</i>					
Pre-Occupancy Management Fee			\$	50,000	
Contingency			\$	7,500	
Subtotal				\$157,500	\$60,000
Reserves and Escrows					
<i>Operating and Debt Service Reserves</i>					
Debt Service Reserve (months)	6		\$	381,735	
Operating Reserve (months)	6		\$	346,230	
<i>Other Reserves</i>					
Initial Dep to Rep Reserve (months)	6		\$	13,650	
Lease-Up Reserve			\$	175,000	
Section 8 Transition Reserve			\$	-	
Subtotal				\$916,615	\$0
Total Development Cost Subtotal				\$41,360,088	\$33,738,043
Developer's Fee				\$3,738,807	\$3,000,000
Total Development Cost				\$45,098,895	\$36,738,043

CLI Elbert - 91U - 15 Year Cash Flow Projection

	Year 1	Year 2	Year 3	Year 4	Year 5
Effective Gross Income	\$1,712,409	\$1,746,657	\$1,781,591	\$1,817,222	\$1,853,567
Op Ex + R/R Deposits	\$719,760	\$741,353	\$763,594	\$786,502	\$810,097
Net Operating Income	\$992,649	\$1,005,304	\$1,017,997	\$1,030,721	\$1,043,470
Debt Service - Primary	\$763,470	\$763,470	\$763,470	\$763,470	\$763,470
Cash Flow	\$229,179	\$241,834	\$254,527	\$267,251	\$280,000
Debt Coverage Ratio	1.30	1.32	1.33	1.35	1.37

Asset Management Fees	\$5,000	\$5,125	\$5,253	\$5,384	\$5,519
Deferred Developer Fee	\$224,179	\$236,709	\$249,274	\$60,011	\$0
Debt Service - Subordinate Loan	\$0	\$0	\$0	\$100,928	\$137,241
Debt Service - Seller Loan	\$0	\$0	\$0	\$100,928	\$137,241
Cash Flow to Owner	\$0	\$0	\$0	\$0	\$0

	Year 6	Year 7	Year 8	Year 9	Year 10
Effective Gross Income	\$1,890,638	\$1,928,451	\$1,967,020	\$2,006,360	\$2,046,488
Op Ex + R/R Deposits	\$834,400	\$859,432	\$885,215	\$911,771	\$939,124
Net Operating Income	\$1,056,239	\$1,069,019	\$1,081,805	\$1,094,589	\$1,107,363
Debt Service - Primary	\$763,470	\$763,470	\$763,470	\$763,470	\$763,470
Cash Flow	\$292,769	\$305,550	\$318,336	\$331,120	\$343,894
Debt Coverage Ratio	1.38	1.40	1.42	1.43	1.45

Asset Management Fees	\$5,657	\$5,798	\$5,943	\$6,092	\$6,244
Deferred Developer Fee	\$0	\$0	\$0	\$0	\$0
Debt Service - Subordinate Loan	\$143,556	\$149,876	\$156,196	\$162,514	\$168,825
Debt Service - Seller Loan	\$143,556	\$149,876	\$156,196	\$162,514	\$168,825
Cash Flow to Owner	\$0	\$0	\$0	\$0	\$0

	Year 11	Year 12	Year 13	Year 14	Year 15
Effective Gross Income	\$2,087,417	\$2,129,166	\$2,171,749	\$2,215,184	\$2,259,488
Op Ex + R/R Deposits	\$967,298	\$996,317	\$1,026,206	\$1,056,993	\$1,088,702
Net Operating Income	\$1,120,119	\$1,132,849	\$1,145,543	\$1,158,191	\$1,170,785
Debt Service - Primary	\$763,470	\$763,470	\$763,470	\$763,470	\$763,470
Cash Flow	\$356,650	\$369,379	\$382,073	\$394,722	\$407,316
Debt Coverage Ratio	1.47	1.48	1.50	1.52	1.53

Asset Management Fees	\$6,400	\$6,560	\$6,724	\$6,893	\$7,065
Deferred Developer Fee	\$0	\$0	\$0	\$0	\$0
Debt Service - Subordinate Loan	\$175,125	\$181,409	\$187,674	\$193,915	\$200,125
Debt Service - Seller Loan	\$175,125	\$181,409	\$187,674	\$193,915	\$200,125
Cash Flow to Owner	\$0	\$0	\$0	\$0	\$0

Attachment 3

Project Schedule

Elbert Avenue
Conceptual Timeline

Activity/Event	CONSERVATIVE		AGGRESSIVE	
	BEGIN	END	BEGIN	END
First Resident Meeting		Wednesday, January 12, 2022		Wednesday, January 12, 2022
Meet with Office of Housing		Monday, January 24, 2022		Monday, January 24, 2022
Meet with Planning and Zoning		Thursday, February 10, 2022		Thursday, February 10, 2022
Second Resident Meeting		Tuesday, March 1, 2022		Tuesday, March 1, 2022
Meet with Tenants and Workers		Wednesday, March 2, 2022		Wednesday, March 2, 2022
Meet with Neighbors		Thursday, March 3, 2022		Thursday, March 3, 2022
Development Special Use Permit				
Submit Concept 1		Friday, February 25, 2022		Friday, February 25, 2022
Circulate for Comments		Friday, April 8, 2022		Friday, April 8, 2022
City Comments	Monday, April 11, 2022	Friday, April 29, 2022	Monday, April 11, 2022	Friday, April 29, 2022
Prep and Submit Concept 2	Monday, May 2, 2022	Friday, June 24, 2022	Monday, May 2, 2022	Friday, May 27, 2022
City Comments	Monday, June 27, 2022	Friday, July 15, 2022	Monday, May 30, 2022	Friday, June 17, 2022
Submit Relocation Plan		Thursday, August 25, 2022		Thursday, June 16, 2022
Prep and Submit DSUP ("Completeness")	Monday, July 18, 2022	Friday, October 7, 2022	Monday, June 20, 2022	Friday, July 29, 2022
City Review	Monday, October 10, 2022	Friday, October 28, 2022	Monday, August 1, 2022	Friday, August 19, 2022
Resubmit DSUP	Monday, October 31, 2022	Friday, November 11, 2022	Monday, August 22, 2022	Friday, September 2, 2022
Verification of Completeness	Monday, November 14, 2022	Friday, November 18, 2022	Monday, September 5, 2022	Friday, September 9, 2022
City Agency Review / Item Prep (77 days)	Monday, November 21, 2022	Friday, February 3, 2023	Monday, September 12, 2022	Friday, November 25, 2022
Planning Commission (first Tuesday)		Tuesday, February 7, 2023		Tuesday, December 6, 2022
City Council (3rd Saturday)		Saturday, February 18, 2023		Saturday, December 17, 2022
Predevelopment Loan				
Submit Application		Thursday, May 19, 2022		
AHAC Meeting		Thursday, June 2, 2022		
City Council Meeting		Saturday, June 18, 2022		
Apply for Tax Credits (March following DSUP)		Thursday, March 9, 2023		Thursday, March 9, 2023
Award of Tax Credits	Thursday, March 9, 2023	Wednesday, June 14, 2023	Thursday, March 9, 2023	Wednesday, June 14, 2023
Prep and Submit Final Site Plan	Wednesday, June 14, 2023	Tuesday, October 17, 2023	Wednesday, June 14, 2023	Tuesday, October 17, 2023
T&E Review (with iterative submissions)	Tuesday, October 17, 2023	Monday, February 19, 2024	Tuesday, October 17, 2023	Monday, February 19, 2024
Final Site Plan Approval	Monday, February 19, 2024	Monday, February 19, 2024	Monday, February 19, 2024	Monday, February 19, 2024
Building Permit Review	Monday, February 19, 2024	Friday, May 24, 2024	Monday, February 19, 2024	Friday, May 24, 2024
Building Permit Issuance	Friday, May 24, 2024	Friday, May 24, 2024	Friday, May 24, 2024	Friday, May 24, 2024
Financial Closing and Construction Start	Friday, May 24, 2024	Thursday, June 20, 2024	Friday, May 24, 2024	Thursday, June 20, 2024
Construction	Thursday, June 20, 2024	Wednesday, December 17, 2025	Thursday, June 20, 2024	Wednesday, December 17, 2025
Complete Construction	Wednesday, December 17, 2025	Wednesday, December 17, 2025	Wednesday, December 17, 2025	Wednesday, December 17, 2025
Lease Up	Wednesday, December 17, 2025	Tuesday, February 10, 2026	Wednesday, December 17, 2025	Tuesday, February 10, 2026
100% Occupancy	Tuesday, February 10, 2026	Tuesday, February 10, 2026	Tuesday, February 10, 2026	Tuesday, February 10, 2026
Stabilized Operations		Thursday, May 28, 2026		Saturday, March 31, 1900
Final Equity Pay-in and Project Close-out	Thursday, May 28, 2026	Wednesday, July 8, 2026	Saturday, March 31, 1900	Friday, May 11, 1900

Attachment 3

501(c)(3) Determination



Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248237276
Jan. 24, 2008 LTR 4168C E0
54-1428495 000000 00 000
00013214
BODC: TE

COMMUNITY LODGINGS INC
3912 ELBERT AVENUE
ALEXANDRIA VA 22305-2047997



015164

Employer Identification Number: 54-1428495
Person to Contact: Mr. Morton
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of Jan. 14, 2008, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in September 1988, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

Attachment 4

Employer ID Number

Community Lodgings Tax ID

54-1428495

Attachment 5

Articles of Incorporation and Bylaws

311836

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION
November 4, 1987

CERTIFICATE OF INCORPORATION

The State Corporation Commission has found the accompanying articles submitted on behalf of

CARPENTER'S LODGING, INC.

to comply with the requirements of law, and confirms payment of all related fees.

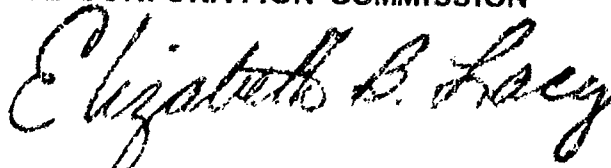
Therefore, it is ordered that this

CERTIFICATE OF INCORPORATION

be issued, and admitted to record with the articles in this office of the Commission, effective November 4, 1987.

This order and its accompanying articles will be forwarded for filing in the office of the Clerk of the Circuit Court of Fairfax County following admission to the records of the Commission.

STATE CORPORATION COMMISSION



By _____
Commissioner

Court Number: 129

01520NEW

ARTICLES OF INCORPORATION
OF
CARPENTER'S LODGING, INC.

WE hereby associate to form a nonstock corporation under the provisions of Chapter Ten of Title 13.1 of the Code of Virginia, as amended, and to that end set forth the following:

1. NAME: The name of the corporation is Carpenter's Lodging, Inc.

2. PURPOSE: The purpose or purposes for which the Corporation is organized are:

a. To minister in the name of Christ to homeless families in Alexandria, Virginia by providing them temporary places to live until their situations can be stabilized through supportive services and assistance in finding employment and affordable permanent housing.

b. To minister in the name of Christ to potentially homeless families by real estate interventions designed to assure long-term availability of decent housing for low and moderate income families in Alexandria, Virginia.

c. To minister in the name of Christ to homeless and potentially homeless families by permissible advocacy aimed at achieving improved public policy regarding homelessness and the creation of homelessness.

3. REGISTERED OFFICE AND AGENT: The initial registered office is located in Fairfax County, Virginia, and the address is 5590 Backlick Road, Springfield, Virginia 22151. The name of the initial registered agent at such address is George E. Tuttle, Jr., who is a resident of Virginia and a member of the Virginia State Bar, whose business office address is the same as that of the address of the registered office.

4. INITIAL DIRECTORS: The number of directors constituting the initial Board of Directors is nine. Each of the eight Episcopal parishes in the City of Alexandria, which parishes constitute Region IV of the Diocese of Virginia, will have one director on the Board of Directors and the President of Regional Council IV will be the ninth member. The names and addresses of the persons who are to serve as the initial directors are as follows:

Articles: Carpenter's Lodging page two

Mr. Wayne Cofer (Grace Church)	311 S. Garfield Street Arlington, Virginia 22204
Ms Bette Smith (St. Paul's)	823 S. Fairfax Street Alexandria, Virginia 22314
Mr. Daniel Kelly (President of Region Four Council)	100 Sylvan Court Alexandria, Virginia 22304
Ms. Peggy Mills (Emmanuel)	2003 Braddock Court Alexandria, Virginia 22304
Mr. Mike Oliver (St. Clement's)	3113 Circle Hill Road Alexandria, Virginia 22305
Mr. James Papile (Immanuel)	211 E. Bellefonte Avenue Alexandria, Virginia 22301
Michelle Oppenheimer (Resurrection)	2622 S. Joyce Street Arlington, Virginia 22312
Reverend Jack Woodard (Meade Memorial)	5340 Holmes Run Parkway, #900 Alexandria, Virginia 22304
Ms Priscilla Stevens (Christ Church)	3500 Farm Hill Drive Falls Church, Virginia 22044

b. The vestry each of the eight founding Episcopal parishes in Alexandria, Virginia, will appoint a member of the first full Board of directors and each church will always retain one director on the Board. The ninth voting member of the first Board and of all successor Boards of directors shall be the president of the Regional Council IV of the Diocese of Virginia.

c. The first full board shall be divided into three equal groups, as near as may be, of which one-third shall hold office for one year until the first annual meeting when the members of the first one third shall be replaced by the vestries of their corresponding churches; one-third shall hold office for two years until the second annual meeting when the

Articles: Carpenter's Lodging page three

members of the second one third shall be replaced by the vestries of their corresponding churches; one-third shall hold office for three years until the third annual meeting when the members of the last one third of the Board shall be replaced by the vestries of their corresponding churches. Thereafter, the vestry of each of the eight founding Episcopal parishes in Alexandria, Virginia, will appoint at three year intervals and always retain one director on the Board.

d. The officers of the corporation, as provided for in the By-Laws of the Corporation, shall be elected by the Directors in the manner to be therein set forth, and shall serve until their successors have been elected and qualified. The Board of Directors shall adopt the By-laws of the corporation at any regular or special meeting called for that purpose.

e. The corporation shall have no members.

5. TAX STATUS: No part of the earnings of the corporation shall inure to the benefit of, or be distributable to its Directors or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Two hereof. No substantial part of the activities of the Corporation shall be the carrying on of propoganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publication and distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, this Corporation shall not carry on any other activities not permitted to be carried on by:

a. A corporation exempt from Federal Income Tax under Section 501(c)(3) of the United States Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), or

b. A corporation, contributions to which are deductible under Section 170(c)(2) of the United States Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Code).

Articles: Carpenter's Lodging page four

6. DISTRIBUTION: Upon dissolution of the Corporation, the Board of Director shall, after paying or making provision for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations, organized and operated exclusively for charitable educational or scientific purposes as shall at that time qualify as an exempt organization under Section 501(c)(3) of the United States

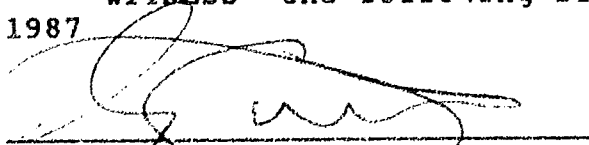
Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law) in such manner as the Board of Directors shall decide.

7. CHARITABLE PURPOSES. The Corporation shall have and exercise all powers which are consistent with the Code of Virginia and with its purposes as a charitable Corporation, to do everything and anything reasonable and lawfully necessary, proper, suitable or convenient for the achievement of the purposes as above stated.

8. DURATION. The duration of this corporation shall be perpetual.

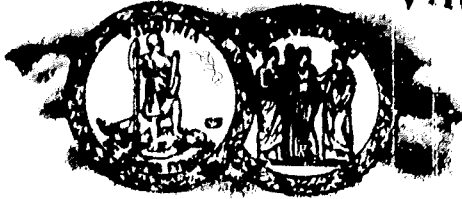
9. ALL POWERS. The powers of the incorporator shall terminate upon issuance of the certificate of incorporation.

WITNESS the following signature this 30th day of October, 1987



George E. Tuttle, Jr., Incorporator

COMMONWEALTH OF VIRGINIA



GEORGE W. BRYANT, JR.
CLERK OF THE COMMISSION
BOX 1197
RICHMOND, VIRGINIA 23209

ELIZABETH B. LACY
CHAIRMAN
PRESTON C. SHANNON
COMMISSIONER
THOMAS P. HARWOOD, JR.
COMMISSIONER

STATE CORPORATION COMMISSION

COPY

CRJ002

A10408

September 24, 1987

Hoeting, Tuttle & Woehrl
George E. Tuttle, Jr.
6901 Old Keene Mill Rd.
Springfield, VA 22150

*OK
11-2-87*

8798

RE: Carpenter's Lodging, Inc.

Dear Sir or Madam:

The Articles of Incorporation and your check(s) in the amount of \$ 57.00 are returned for the following reasons:

Your check(s) is enclosed because the fee amount is incorrect. For fee requirements, please see Section 13.1-816 and 58.1-2801 of the Code of Virginia.

The \$12.00 check is in order; however, the fees due the State Corporation Commission total \$70.00.

The Articles must comply with Sections 13.1-819(2) or 13.1-819(3) of the Code of Virginia. As well as Section 13.1-855D of the Code which requires the manner of electing or appointing directors to be set forth in the Articles.

Very truly yours,

George W. Bryant, Jr.
Attorney
(804) 786-3572

R

Enclosures

A10408

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77 10
72 10
70
311836*

*Incorporate
in W Fairfax County
NS 11/2/87*

CIS070

ELIZABETH K. LACY
CHAIRMAN
PRESTON G. SHANNON
COMMISSIONER
THOMAS P. HARWOOD, JR.
COMMISSIONER

COMMONWEALTH OF VIRGINIA



GEORGE W. BRYANT, JR.
CLERK OF THE COMMISSION
BOX 1197
RICHMOND, VIRGINIA 23205

STATE CORPORATION COMMISSION

311836

November 4, 1987

George E. Tuttle, Jr.
Attorney at Law
5590 Backlick Road
Springfield, VA. 22151

Re: CARPENTER'S LODGING, INC.

Dear Sir or Madam:

This is your receipt for \$70.00 covering the fees for filing the Certificate of Incorporation application with this office.

The effective date of the application is November 4, 1987.

Sincerely yours,

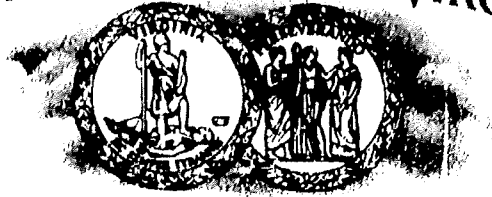
A handwritten signature in cursive script that reads "George W. Bryant, Jr.".

George W. Bryant, Jr.
Clerk of the Commission

01520NEW

CIS080

COMMONWEALTH OF VIRGINIA



ELIZABETH B. LACY
CHAIRMAN
PRESTON C. SHANNON
COMMISSIONER
THOMAS F. HARWOOD, JR.
COMMISSIONER

GEORGE W. BRYANT, JR.
CLERK OF THE COMMISSION
BOX 1197
RICHMOND, VIRGINIA 23209

STATE CORPORATION COMMISSION

311836

November 4, 1987

Clerk of the Circuit Court,
Fairfax County
Fairfax VA 22030

Dear Sir or Madam:

I enclose a check for \$12.00 to pay the cost of recording the Articles of Incorporation filed by CARPENTER'S LODGING, INC..

The effective date of the application is November 4, 1987.

Please mail your receipt directly to the Registered Agent at the Registered Office Address as follows:

George E. Tuttle, Jr.
Attorney at Law
5590 Backlick Road
Springfield, VA. 22151

Sincerely yours,

A handwritten signature in cursive script that reads "George W. Bryant, Jr." The signature is written in dark ink and is positioned above the typed name and title.

George W. Bryant, Jr.
Clerk of the Commission

Court Location Number: 129

01520NEW

Approved January 18, 2000
Amended June 20, 2016

**BY-LAWS
Of
COMMUNITY LODGINGS INC.**

**ARTICLE I
Name**

The name of this Corporation shall be Community Lodgings Inc. hereinafter referred to as CLI.

**ARTICLE II
Objective and Purpose**

CLI is established under the laws of the Commonwealth of Virginia for the following purposes:

To operate a transitional program for homeless families and individuals that provides them with temporary housing and supportive services to stabilize their lives and prepare them for self-sufficient living;

To provide services and training to other economically disadvantaged families and individuals to help them become self-supporting;

To conduct real estate interventions designed to assure long-term availability of decent affordable housing for low and moderate income families in the Alexandria metropolitan area.

**ARTICLE III
The Corporation**

Section 1. Structure The corporate structure of CLI shall have no members.

Section 2. Management A Board of Directors shall plan, organize, supervise, coordinate, control, manage and direct the property, affairs, staffing and business of CLI; shall determine its policies and changes thereto within the limits of the law, the Articles of Incorporation and the By-Laws; shall actively pursue its objectives, shall manage its fiscal affairs, and shall have the final authority to disburse and allocate any of its funds.

**ARTICLE IV
Board of Directors**

Section 1. Size The Board of Directors, hereinafter referred to as the Board, shall consist of up to 21 members.

Section 2. Membership Membership on the Board is open to any individual interested in assisting in accomplishing the purpose and objectives of CLI as set forth in the By-Laws and related documents. Two major objectives will be sought in selecting Board members:

- To have a Board that is diverse and broadly representative of the community that supports CLI and the communities of people it serves.

Section 3. Term of Office Each member shall serve for a term of two (2) years commencing in July; terms are renewable.

Section 4. Vacancies As vacancies occur on the Board due to a member's resignation, an individual will be appointed by majority vote of the Board to serve for the unexpired vacant term.

Section 5. Authority to Act as Member Except as may otherwise be provided by law, or by the Articles of Incorporation, or by these By-Laws, any right of members of the Board in or to CLI and its properties and finances, shall cease and divest upon termination of his or her membership.

Section 6. Compensation Members of the Board shall receive no compensation for their Board service. They shall receive no compensation for expenses or any other activity on behalf of CLI except as approved by the Board.

Section 7. Responsibility and Authority The Board holds the following decision-making authority and responsibility for the organization:

- Oversight of the organization;
- Legal responsibility for the organization;
- Representation of the organization and its supporters.
- Setting of policies;
- Hiring/supervision/firing of an Executive Director (to carry out policies, purposes and goals specified);
- Approval of the annual budget;
- Raising funds to meet the annual budget;
- Overall financial monitoring of the organization;
- Policy decisions related to Board membership, committees or its own governance and process which are not specified in these By-Laws; and
- Approval of the overall direction and priorities of the organization, including advocacy decisions.

The Board may choose to delegate, by formal vote, some specific responsibilities, decisions or general areas of decision-making authority, to the Chair, Executive Director, or a specific Committee of the Board.

ARTICLE V

Meetings of the Board of Directors

Section 1. Annual Meeting The Annual Meeting of the Board shall be held in July for the purpose of electing officers, adopting a budget and transacting such other business as may be properly brought before the Annual Meeting. Annual Meetings shall be open to the general public.

Section 2. Regular Meetings The Board shall meet regularly according to a schedule adopted at the Annual Meeting, to establish policy, conduct business, review activity according to the Order of Business outlined in Section 7 of this Article. Meetings of the Board are open to any individual interested in pursuing and assisting in accomplishing the purpose and objective of CLI as set forth in the By-Laws and related documents. However, only Board members may vote.

Section 3. Special Meetings Special Meetings of the Board may be called from time to time for special or emergency purposes by the Chair of the Board or by a request of at least three (3) members of the Board.

Section 4. Quorum At any annual, regular or special meeting of the Board, the presence of one third of the members in good standing shall constitute a quorum for the transaction of business, and in case there are less than this number present, the presiding officer may adjourn.

Section 5. Proxy Members of the Board may send a written email proxy vote on a particular issue but general proxies shall not be permitted.

Section 6. Notice of Meetings Notice will be provided to members for the Annual and regular meetings of the Board. Notice of special meetings of the Board shall be verbally or by written notice dispatched to each member.

Section 7. Parliamentary Rules All deliberations at meetings of the Board shall be governed by Robert's Rules of Order, Revised

ARTICLE VI

Officers

Section 1. Election At the Annual Meeting of the Board in June every two years, the following officers shall be elected: Chair, Vice Chair, Secretary, and Treasurer, and such other officers as may be deemed necessary. All officers shall enter upon their official duties at the June meeting immediately following their election and shall serve for two years. Officers may be reelected for unlimited numbers of terms, but no more than four (4) terms in succession.

Section 2. Chair The Chair shall be the principal executive officer of CLI and shall be assisted by the other officers and members of the Board. The Chair shall preside, or may appoint the Vice Chair to preside, at all meetings of the Board. The Chair shall provide day-to-day supervision of the Executive Director. The Chair, Vice Chair and other Officers shall have authority to sign all legal papers and perform all legal duties authorized by the Board of Directors. The Chair shall be an Ex-Officio member of all committees and shall be authorized to conduct financial transactions in the absence, inability or disability of the Treasurer. The Chair shall arrange for maintenance and storage of all official records, documents or correspondence of CLI.

Section 3. Vice Chair The Vice Chair shall, in the absence or at the request of the Chair, perform the duties of the Chair. The Vice Chair shall assist the Chair in fulfilling his/her responsibilities, including providing supervisory support to the Executive Director.

Section 4. Treasurer The Treasurer shall be responsible to the Board for the receipt of all monies paid to CLI and the deposits of same to the credit of CLI as designated by the Board. He/She shall be responsible for the oversight of true and accurate accounts of all monies, assets and other property of CLI and shall render to the Board monthly statements of income and expenses or such other information as may be required. The books and accounts of CLI shall always be open for inspection by the Board and its auditors.

Section 5. Secretary The Secretary shall keep true, sufficient and accurate minutes of all meetings of the Board and attest such records by his/her signature. He/she is responsible for oversight of (maintain)the official records of the corporation and. (shall be custodian of) the minutes, books and other documents and papers of CLI except those which particularly pertain to financial matters or which are maintained by the Executive Director; and shall, unless otherwise ordered by the Board, affix his/her signature with that of the Chair, or other officer to all deeds, contracts and other instruments executed on behalf of CLI.

ARTICLE VII

Finances

Section I. Control The management and control of the finances of CLI shall rest with the Board. Funds for defraying the expenses of any Board program shall be raised through soliciting contributions, donations, private and public grants, and in any other manner that is not inconsistent with CLI's status as a tax-exempt 501(c)3 organization.

Section 2. Fiscal Year The fiscal year shall commence on the first day of July and shall end on the last day of June each year.

Section 3. Signature of Negotiation Instruments All checks, drafts, notes, stocks, bonds or other evidence of indebtedness issued by CLI shall be signed by the Chair, Treasurer and/or Executive Director as authorized by the Board.

Section 4. Financial Records All financial records, accounts and books of records related to revenues and expenditures of CLI shall be maintained by the Executive Director and available for inspection by any interested member of the Board.

ARTICLE VIII

Employees

Section 1. Staffing of CLI Programs The operation of Board programs shall be conducted by a salaried Executive Director (assisted by volunteers, as available) and such employee positions as the Board may from time to time authorize.

ARTICLE IX

Committees

Section 1. Standing Committees There shall be the following standing committees whose composition and duties are outlined below:

- **Finance Committee**
- **Development Committee**
- **Executive Committee**

Membership on CLI committees may be held by interested parties from the community as well as a minimum of one member of the Board, at the discretion of the Board.

Section 2. Finance Committee

The Finance Committee shall be composed of at least two or more Board members including the Board Treasurer and other interested individuals. The responsibilities of the committee shall be:

- To draft an annual budget in cooperation with the Executive Director for approval by the Board;
- To regularly monitor all financial activities of the corporation;
- To assure regular financial reports to the Board including near-term financial projections;
- To draft for the Board an annual financial plan to assure the financial stability of CLI and provide for its future; and
- To see that an annual audit of accounts is performed by an independent certified public accountant.

Section 3. Development Committee

The Development Committee shall be composed of at least 3 Board members, including one officer, and other interested individuals. The committee shall develop for the Board an annual

fundraising/financial development plan. In cooperation with the Board and the Executive Director, the committee will oversee implementation of the plan.

Section 4. Executive Committee

This committee will be composed of an officer, preferably the Chair, and at least two other members of the Board. Responsibilities of the committee shall be the oversight and updating of personnel policies and procedures, handling of staff grievances and oversight of the affirmative action plan. The committee will also be responsible for Board development, including Board job descriptions, identification and recruitment of desired Board members and conduct of an annual Board evaluation. The Executive Committee shall have and may exercise, in the intervals between meetings of the Board, the authority of the Board of Directors in the management of the business and affairs of CLI. The Executive Committee shall not have, and the Board of Directors may not delegate, the power to fill vacancies in the Board and offices, the power to amend the Bylaws. The Executive Committee shall report at the next meeting of the Board of Directors all actions taken by them.

Section 5. Ad Hoc Committees

The Board may appoint such ad hoc committees as it deems

to be in the best interests of CLI.

ARTICLE X

General Provisions

Section 1. Office

The principal office shall be located in the City of Alexandria, Virginia.

Section 2. Indemnification

The corporation will indemnify and hold harmless its directors in accordance with the provisions of the Virginia Corporation Law, sections 13.1-870, and 13.1-875 - 13.1-883.

Section 3. Other rights

The foregoing right of indemnification shall not be exclusive of any other rights to which such person may be entitled, under any by-law, agreement, vote of directors or members, or otherwise.

ARTICLE XI

Distribution of Assets on Dissolution

Upon the dissolution of CLI the Board shall, after paying or making provision for the payment of all the liabilities of Board programs, dispose of all assets exclusively for the purpose of CLI in such manner or to such organizations organized exclusively for charitable, educational, religious or scientific purposes, as shall at the time qualify as an exempt organization or organizations under Paragraph 501 (c)(3) of the Internal Revenue Code of 1954 (or the corresponding

provisions of any future United States Internal Revenue Law applicable) as the Board shall determine.

ARTICLE XII

Adoption and Amendments

Section 1. Adoption These By-Laws and any amendments shall take effect upon their adoption by simple majority vote of the Board.

Attachment 6

SCC Certificate of Good Standing

Commonwealth of Virginia



State Corporation Commission

CERTIFICATE OF GOOD STANDING

I Certify the Following from the Records of the Commission:

That COMMUNITY LODGINGS, INC. is duly incorporated under the law of the Commonwealth of Virginia;

That the corporation was incorporated on November 4, 1987;

That the corporation's period of duration is perpetual; and

That the corporation is in existence and in good standing in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

October 13, 2021

A handwritten signature in black ink, appearing to read "Bernard J. Logan".

Bernard J. Logan, Clerk of the Commission

Attachment 7

Audited Financial Statement

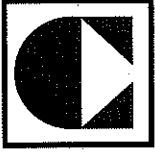
FINANCIAL STATEMENTS
AND INDEPENDENT AUDITOR'S REPORT

COMMUNITY LODGINGS, INC.

June 30, 2021
(with comparative totals for June 30, 2020)

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DOUGLAS COREY & ASSOCIATES, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Community Lodgings, Inc.

We have audited the accompanying financial statements of Community Lodgings, Inc. (a nonprofit organization), which comprise the statement of financial position as of June 30, 2021, and the related statements of activities, cash flows and functional expenses for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we not express such an opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit provides reasonable basis for our opinion.

Opinion

In our opinion, the financial statement referred to above present fairly, in all material respects, the financial position of Community Lodgings, Inc. as of June 30, 2021, and the changes in its net assets and its functional expenses and cash flows for the year then ended in accordance with accounting standards generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited Community Lodgings, Inc.'s June 30, 2020 financial statements, and our report dated April 29, 2021, expressed an unmodified opinion on those audited financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2020, is consistent, in all material respects, with the audited financial statements from which it has been derived.

March 14, 2022

Douglas Corey & Associates, P.C.

Community Lodgings, Inc.
Statements of Financial Position
June 30, 2021 and 2020

(See Independent Auditor's Report and notes to financial statements)

	2021	2020
Assets		
Current Assets		
Cash and cash equivalents		
Cash - operating	\$ 360,955	\$ 312,057
Cash - escrows	35,160	34,557
	396,115	346,614
Grants and pledges receivable	33,210	45,892
Other receivables	269	581
Prepaid expenses	3,623	3,109
Total Current Assets	433,217	396,196
Property and Equipment	4,967,492	4,907,029
Less accumulated depreciation and amortization	(3,329,774)	(3,186,793)
	1,637,718	1,720,236
Work in process	46,510	-
	1,684,228	1,720,236
Other Assets		
Reserve for property replacements	66,104	58,755
Escrow held through loan account	16,111	9,050
Deposits	2,694	5,342
	84,909	73,147
	\$ 2,202,354	\$ 2,189,579
Liabilities and Net Assets		
Current Liabilities		
Accounts payable and accrued expenses	\$ 16,279	\$ 48,572
Prepaid rent	2,696	-
Current maturities of long-term debt	73,227	77,771
Security deposits	30,793	30,493
	122,995	156,836
Section 754 adjustment, CLI Multifamily LLC	345,298	345,298
Payroll Protection Program loan	-	115,726
Notes payable, net of current maturities	1,493,590	1,513,795
	1,838,888	1,974,819
Net Assets		
Without donor restrictions	173,822	(33,907)
With donor restrictions	66,649	91,831
	240,471	57,924
	\$ 2,202,354	\$ 2,189,579

Community Lodgings, Inc.
Statement of Activities
For the year ended June 30, 2021
Comparative Totals for 2020

(See Independent Auditor's Report and notes to financial statements)

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>2021 Total</u>	<u>2020 Total</u>
Revenue and Other Support:				
Special events	\$ 78,163	\$ -	\$ 78,163	\$ 94,952
Contributions/grants	650,853	296,942	947,795	616,836
Program fees	30,698	-	30,698	42,460
Rent and rental related	702,634	-	702,634	703,429
Interest	472	-	472	846
In-kind	122,333	-	122,333	148,101
Net assets released from restrictions:				
Satisfaction of program restrictions	<u>322,124</u>	<u>(322,124)</u>	<u>-</u>	<u>-</u>
	1,907,277	(25,182)	1,882,095	1,606,624
Expenses:				
Transitional Housing	184,814	-	184,814	180,996
Affordable Housing	557,182	-	557,182	567,119
Family Learning Center - Youth & Adult Education	694,039	-	694,039	481,155
Management and general	80,102	-	80,102	99,557
Fundraising	<u>183,411</u>	<u>-</u>	<u>183,411</u>	<u>172,715</u>
	1,699,548	-	1,699,548	1,501,542
Change in net assets	207,729	(25,182)	182,547	105,082
Net Assets, beginning of year	<u>(33,907)</u>	<u>91,831</u>	<u>57,924</u>	<u>(47,158)</u>
Net Assets, end of year	<u>\$ 173,822</u>	<u>\$ 66,649</u>	<u>\$ 240,471</u>	<u>\$ 57,924</u>

Community Lodgings, Inc.
Statement of Functional Expenses
For the year ended June 30, 2021
Comparative Totals for 2020

(See Independent Auditor's Report and notes to financial statements)

	Program Services				Supporting Services			2021 Total Expenses	2020 Total Expenses
	Housing Program		Family Learning Center - Youth & Adult Education		Total Program Services		Mangement and General		
	Transitional	Affordable							
Payroll	\$ 80,496	\$ 166,477	\$ 256,510	\$ 503,483	\$ 27,701	\$ 125,941	\$ 153,642	\$ 657,125	\$ 625,272
Client support	-	-	273,803	273,803	-	-	-	273,803	47,288
Depreciation	5,099	117,635	17,781	140,515	2,468	-	2,468	142,983	138,511
Property taxes	13,213	79,791	-	93,004	-	-	-	93,004	84,646
Utilities	7,373	63,498	6,720	77,591	88	369	457	78,048	98,239
Office expenses/supplies	4,246	10,715	24,270	39,231	12,935	12,239	25,174	64,405	54,221
Employee benefits	5,037	12,591	19,643	37,271	9,764	10,577	20,341	57,612	46,312
Rent subsidy	55,987	-	-	55,987	-	-	-	55,987	52,220
Maintenance/repair/turnover	1,997	40,027	8,421	50,445	4,353	-	4,353	54,798	71,875
Rent	-	-	48,309	48,309	-	-	-	48,309	81,594
Payroll taxes	4,276	10,691	16,678	31,645	2,138	8,980	11,118	42,763	45,638
Insurance	4,054	26,447	3,339	33,840	1,421	2,626	4,047	37,887	46,198
Professional fees/consultants	1,143	2,859	4,460	8,462	15,608	5,600	21,208	29,670	19,110
Interest	208	21,547	-	21,755	-	-	-	21,755	29,569
Fundraising - direct	-	-	-	-	-	13,487	13,487	13,487	7,920
Equipment	406	1,015	7,573	8,994	292	912	1,204	10,198	19,325
Travel	672	1,667	2,601	4,940	310	1,404	1,714	6,654	4,517
Payroll fees	607	1,519	2,369	4,495	304	1,276	1,580	6,075	5,917
Gifts to others	-	-	-	-	2,500	-	2,500	2,500	2,500
Licenses and fees	-	703	392	1,095	-	-	-	1,095	952
Tutors/teachers/therapists	-	-	1,040	1,040	-	-	-	1,040	13,400
Field trips/events	-	-	130	130	220	-	220	350	4,659
Trash	-	-	-	-	-	-	-	-	1,659
Total	\$ 184,814	\$ 557,182	\$ 694,039	\$ 1,436,035	\$ 80,102	\$ 183,411	\$ 263,513	\$ 1,699,548	\$ 1,501,542

Community Lodgings, Inc.
Statements of Cash Flows
For the years ended June 30, 2021 and 2020
(See Independent Auditor's Report and notes to financial statements)

	2021	2020
Cash flows from operating activities:		
Change in net assets	\$ 182,547	\$ 105,082
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:		
In-kind donation of fixed assets	(34,579)	-
Reclassification of PPP loan to revenue	(115,726)	-
Depreciation	142,983	138,511
(Increase) decrease in grants and pledges receivable	12,682	(20,592)
(Increase) decrease in other receivables	312	4,000
(Increase) decrease in prepaid expenses	(514)	10,820
(Increase) decrease in deposit	2,648	(3,592)
Increase (decrease) in accounts payable and accrued expenses	(32,293)	(35,447)
Increase (decrease) in prepaid rent	2,696	-
Increase (decrease) in security deposits	300	500
	<u>161,056</u>	<u>199,282</u>
Net cash provided (used) by operating activities	161,056	199,282
Cash flows from investing activities:		
Expenditures for property and equipment	(25,883)	(54,406)
Expenditures for work in process	(46,510)	4,854
	<u>(72,393)</u>	<u>(49,552)</u>
Net cash provided (used) by investing activities	(72,393)	(49,552)
Cash flows from financing activities:		
Net distributions from (contributions to) reserves and escrows	(14,410)	27,326
Borrowing on long-term debt	50,151	127,034
Payment on long-term debt	(74,903)	(86,409)
	<u>(39,162)</u>	<u>67,951</u>
Net cash provided (used) by financing activities	(39,162)	67,951
Net increase (decrease) in cash and cash equivalents	49,501	217,681
Cash, beginning of year	<u>346,614</u>	<u>128,933</u>
Cash, end of year	<u>\$ 396,115</u>	<u>\$ 346,614</u>
Cash paid during the year for:		
Income taxes	\$ -	\$ -
Interest expense	\$ 18,731	\$ 23,516
	<u> </u>	<u> </u>
Summary of non-cash operating transactions:		
In-kind contributions of goods/supplies	\$ 27,171	\$ 59,251
In-kind contributions of professional fees	12,273	-
In-kind contribution of rent/utilities	48,309	88,850
Supplies/professional fees/rent	(87,753)	(148,101)
Net non-cash operating transactions	<u>\$ -</u>	<u>\$ -</u>

Community Lodgings, Inc.
Notes to Financial Statements
June 30, 2021 and 2020
(See Independent Auditor's Report)

Note A - Nature of Organization

Community Lodgings, Inc. (CLI) is a non-profit corporation established in 1987 to preserve affordable housing, provide transitional housing for the homeless and help families become self sufficient through counseling and supportive services programs.

CLI is based in Alexandria, Virginia and maintains several programs to achieve its goals. CLI's programs are as follows:

The *Housing Program* consists of transitional and affordable housing units provided to homeless and low-income families. The housing program includes 45 apartments to provide below market rental rates to residents in the City of Alexandria. During the years ended June 30, 2021 and 2020, 3-5 apartments were designated for housing homeless families coming from homeless shelters in Alexandria. These families pay 30% of their income for a program fee to CLI. This is the transitional program and is a two-year program designed to provide education, counseling, job placement, financial and budget mentoring to stabilize the families so they will be able to move into their own housing when they leave the program.

The Family Learning Center – Youth & Adult Education Program provides educational programs for adults, youth and families living in the neighborhood and in our transitional housing apartments. The youth education program is highly academic, mirroring the curriculums being presented in the local schools. It is designed to create the atmosphere of success for these low income, minority and homeless children and to prevent them from becoming homeless in the future. The adult education component focuses on teaching English. In addition, the learning center is open for walk-in assistance for local families. This would include, translating, job/internet search, resume writing, job applications, making phone calls and helping with school information/forms. CLI runs three learning centers in the community.

Community Lodgings, Inc.
Notes to Financial Statements
June 30, 2021 and 2020
(See Independent Auditor's Report)

Note B - Summary of Accounting Policies

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

1. Method of Accounting

CLI's financial statements have been prepared on the accrual basis of accounting in accordance with U.S. generally accepted accounting principles. Consequently, revenues are recognized when earned and expenses are recognized when incurred.

2. Financial Statement Presentation

Under U.S. generally accepted accounting principles, CLI is required to report information regarding its financial position and activities according to two classes of net assets:

Net Assets Without Donor Restrictions represent resources that are not subject to donor-imposed restrictions and are available for operations at management's discretion.

Net Assets With Donor Restrictions represent resources restricted by the donor as to purpose or by the passage of time.

3. Revenue

CLI receives grants and gifts from various sources, including governmental agencies, foundations, charitable organizations, and individuals. All contributions are considered to be available for unrestricted use unless specifically restricted by the donor. Amounts received that are restricted by the donor for specific purposes are reported as temporarily or permanently restricted support that increases that net asset class.

CLI receives rent from their residents and program fees from their transitional housing clients. Residents enter into leases that are generally for periods of one year.

4. Recognition of Contributions with Donor Restrictions

Support that is restricted by the donor is reported as an increase in net assets with donor restrictions until the restriction expires, at which time it is reclassified to net assets without donor restrictions.

Community Lodgings, Inc.
Notes to Financial Statements
June 30, 2021 and 2020
(See Independent Auditor's Report)

Note B - Summary of Accounting Policies, continued

5. Grants and Pledges Receivable

Grants and pledges receivable consists of amounts due from pledges or from reimbursable grants for costs incurred during the years ended June 30, 2021 and June 30, 2020. The amounts are collectible within one year. CLI considers the amounts collectible and, therefore, has not recorded an allowance for doubtful accounts.

6. Buildings, Building Improvements, and Property

Buildings, building improvements and property are recorded at cost at the date of acquisition. Donations of property and equipment are recorded as support at their estimated fair value at the date of the gift. The assets are depreciated on a straight-line basis over their estimated useful lives.

7. Income Taxes

CLI is exempt from income taxes on all activities directly related to its exempt purpose under the Internal Revenue Service Code Section 501(c)(3). CLI is liable for income taxes on unrelated business income. There was no taxable net unrelated business income for the years ended June 30, 2021 and 2020. Accordingly, no provision for income taxes has been made in these financial statements.

The Organization evaluated its tax positions and determined it has no uncertain tax positions as of June 30, 2021 or June 30, 2020. The Organization's 2017 through 2020 tax years are open for examination by federal taxing authorities.

8. Expense Allocation

Directly identifiable expenses are charged to programs and supporting services. Expenses related to more than one function are charged to programs and supporting services on the basis of periodic time and expense studies. Management and general expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support and direction of CLI.

9. Cash and cash equivalents

For purposes of the statement of cash flows, the CLI considers all highly liquid instruments purchased with a maturity of three months or less to be cash and cash equivalents.

Community Lodgings, Inc.
Notes to Financial Statements
June 30, 2021 and 2020
(See Independent Auditor's Report)

Note B - Summary of Accounting Policies, continued

10. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note C – Date of Management's Review

In preparing the financial statements, the CLI has evaluated events and transactions for potential recognition or disclosure through March 14, 2022, the date that the financial statements were available to be issued.

Note D—Liquidity and Availability of Financial Assets

CLI maintains a liquid cash balance in a checking account in an amount necessary to meet its anticipated operating expenditures for the first month of the next fiscal year.

CLI's financial assets available for general expenditures through June 30, 2022 are as follows:

Financial assets:

Cash and cash equivalents available for
General expenditures within one year

\$ 360,955

Community Lodgings, Inc.
Notes to Financial Statements
June 30, 2021 and 2020
(See Independent Auditor's Report)

Note E – Fixed Assets

Building, building improvements, and property:

	June 30, 2021	June 30, 2020
Apartment dwellings	\$1,355,233	\$1,355,233
Apartment improvements	2,582,923	2,582,923
Family Learning Center expansion	440,035	440,035
Family Learning Center equipment	13,901	13,901
Equipment, furniture and software	150,105	124,221
Vans	88,985	54,406
Land	<u>336,310</u>	<u>336,310</u>
	4,967,492	4,907,029
Accumulated depreciation	<u>(3,329,774)</u>	<u>(3,186,793)</u>
Net Book Value	<u>\$1,637,718</u>	<u>\$1,720,236</u>

Depreciation expense for the years ended June 30, 2021 and 2020 totaled \$142,983 and \$138,511, respectively.

Note F – In-kind Contributions

CLI received gifts in kind of goods and services and rent valued at \$122,332 for the year ended June 30, 2021. Of that, \$34,579 was a van that is included in fixed assets in the accompanying financial statements. CLI received gifts in kind of goods and services and rent valued at \$148,101 for the year ended June 30, 2020. Other than as noted above, the value of the goods and services have been recorded as in-kind contributions and expensed based on the contribution to the program supported.

Many volunteers have contributed numerous hours to support CLI's programs that do not meet the requirements to be recorded as revenue and expense.

Community Lodgings, Inc.
Notes to Financial Statements
June 30, 2021 and 2020
(See Independent Auditor's Report)

Note G – Long-term Debt

CLI financed the acquisition and rehabilitation of its properties as follows:

	June 30, 2021	June 30, 2020
Virginia Housing Partnership – Note dated September 1, 1992 with interest only due for the first six months. Note bears interest at 2% and is payable in monthly installments of \$1,297.55 through August 1, 2021. The note is secured by a deed of trust on 612 Notabene Drive.	\$ 9,022	\$ 24,247
City of Alexandria – Note is dated January 2009. Note accrues interest at 2% and is due upon disposition of 3912 Elbert Avenue. The note is secured by a promissory note to the City from CLI and is for improvements at 3912 Elbert Avenue.	\$ 54,503	\$ 53,572
City of Alexandria – Note is dated August 2012. Note bears interest at 2% and is due upon disposition of 612 Notabene Drive. The note is secured by a deed of trust on 612 Notabene Drive.	\$ 346,474	\$ 344,532
City of Alexandria – Advance for gap financing request of \$335,000. The loan bears no interest. The note is secured by a deed of trust on 607 Notabene Drive.	\$ 300,000	\$ 300,000

Community Lodgings, Inc.
Notes to Financial Statements
June 30, 2021 and 2020
(See Independent Auditor's Report)

Note H – Retirement Plan

CLI maintains a defined contribution plan covering substantially all full-time employees. Participants are fully vested after one year of service. Under the plan, CLI may, at its discretion, make matching contributions as a percentage of employee contributions. Matching contributions for the year ended June 30, 2021 and June 30, 2020 totaled \$6,622 and \$5,802, respectively.

Note I – Net Assets

Net assets with donor restrictions are available for the following purposes:

	June 30, 2021	June 30, 2020
Donation for asset purchase	\$ 28,439	\$ 28,439
Grocery card program management	-	10,000
Community grants	5,000	7,500
Grants and pledges receivable	<u>33,210</u>	<u>45,892</u>
	<u>\$66,649</u>	<u>\$91,831</u>

Note J – Major Donors

During the year ended June 30, 2021, CLI received approximately 37% of support from rental revenue and 16% of support from one major donor.

During the year ended June 30, 2020, CLI received approximately 44% of support from rental revenue.

Note K – Program Fees

Transitional housing clients pay CLI a program fee in lieu of rent. Program fees paid to CLI for the years ended June 30, 2021 and 2020 totaled \$30,698 and \$42,460, respectively.

Community Lodgings, Inc.
Notes to Financial Statements
June 30, 2021 and 2020
(See Independent Auditor's Report)

Note L – Rental Income

Gross potential rent for the year ended June 30, 2021 totaled \$694,264. Rental income of \$638,277 excludes rent subsidies paid by CLI for transitional clients. CLI subsidizes a portion of the rent for transitional clients. The subsidy paid by CLI for the year ended June 30, 2021 totaled \$55,987. Gross potential rent for the year ended June 30, 2020 totaled \$691,423. Rental income of \$639,203 excludes rent subsidies paid by CLI for transitional clients. CLI subsidizes a portion of the rent for transitional clients. The subsidy paid by CLI for the year ended June 30, 2020 totaled \$52,220.

Note M – COVID-19

Covid-19

On March 11, 2020, the World Health Organization declared the outbreak of coronavirus (COVID-19) a pandemic. As a result, economic uncertainties have arisen which may adversely affect CLI. Through the date of these financial statements CLI's operations and income have not been materially adversely affected, however, management is unable to quantify the potential effects of the pandemic on future financial statements.

Payroll Protection Loan

In May 2020, CLI obtained a \$115,726 Paycheck Protection Program (PPP) loan issued as part of the CARES Act. The PPP loan is for small businesses and non-profit corporations that were affected by the COVID-19 pandemic. The loan bears interest at 1% with a repayment term of 2 years beginning approximately 17 months after the loan date. The loan is forgivable by the federal government if certain expenditure criteria are met by the borrower. As of the date of these financial statements, the loan has been fully forgiven. The loan amount is reflected as grant income in the accompanying financial statements.

Note N – Reclassifications

Certain reclassifications have been made to the prior year financial statements in order for them to be in conformity with the current year presentation.

Note O – Subsequent Event

During the year ended June 30, 2022, CLI obtained a loan for \$220,000 with Virginia Housing Development Authority. The loan is for predevelopment costs related to potential redevelopment of the Elbert Avenue property. The loan is non-interest bearing and is payable in full 36 months after the date of the loan.

Attachment 8

Current Financial Statement

Community Lodgings Inc.
Income Statement
 July 2021 through April 2022

	Jul '21 - Apr 22
Ordinary Income/Expense	
Income	
1000.Gov Grants & Contracts	63,015.00
2000.Foundation Grants	162,000.00
3030.Fundraising	48,672.20
3010 · Organizations	29,384.31
3020 · Individuals	71,436.24
4000 · Program Income Fees & Donations	23,837.00
5000 · Property Income	586,400.25
Total Income	984,745.00
Gross Profit	984,745.00
Expense	
7000 · Staff Salaries & Benefits	671,077.31
8000 · Equipment	3,071.00
9000 · Travel	9,595.31
11000 · Utilities	2,197.53
13000. · Supplies	8,062.79
10000 · Office-Operating Expenses	33,798.05
14000 · Professional fees	17,614.50
15000 · Insurance/taxes	11,791.47
16000 · Contracted Educational Services	1,953.90
17000 · Educational & Recreational Acti	1,871.81
18000 · Client Support	41,898.00
19000 · Fundraising	143.04
30000.Property Expenses	256,115.72
Total Expense	1,059,190.43
Net Ordinary Income	-74,445.43
Other Income/Expense	
Other Income	
6000 · In-Kind Donations	79,888.90
Total Other Income	79,888.90
Other Expense	
40000 · In-Kind Expenses	79,888.90
Total Other Expense	79,888.90
Net Other Income	0.00
Net Income	-74,445.43

Community Lodgings Inc.
Balance Sheet
As of April 30, 2022

Apr 30, 22

ASSETS	
Current Assets	
Checking/Savings	
Cash and Cash Equivalents	
Cash-Operating	
Reserve Acct.	228,307.51
CLI-Operating Acct	154,822.89
VCC Bank Account	5,606.27
Total Cash-Operating	<u>388,736.67</u>
Cash-escrows	<u>36,662.99</u>
Total Cash and Cash Equivalents	<u>425,399.66</u>
Total Checking/Savings	425,399.66
Accounts Receivable	28,535.36
Other Current Assets	<u>9,314.98</u>
Total Current Assets	463,250.00
Fixed Assets	1,292,418.49
Other Assets	
Work in process_Elbert Ave	114,938.11
Replacement Reserves	
Reserve-Elbert Ave	47,968.76
Reserve - 612 Notabene Drive	9,566.71
Reserve -607 Notabene Drive	7,572.62
Total Replacement Reserves	<u>65,108.09</u>
Total Other Assets	<u>180,046.20</u>
TOTAL ASSETS	<u><u>1,935,714.69</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	30,200.90
Credit Cards	1,357.28
Other Current Liabilities	<u>48,377.44</u>
Total Current Liabilities	79,935.62
Long Term Liabilities	
City of Alex - Elbert SewerLoan	34,453.45
Notes Payable	
City of Alexandria Notes	
City of Alex-607 Notabene Drive	300,000.00
City of Alex-612 Notabene Drive	341,870.33
City of Alex-Elbert Pre Develop	<u>50,151.00</u>
Total City of Alexandria Notes	<u>692,021.33</u>
VHDA Notes	
VHDA -607 Notabene Drive	619,344.22
VHDA-Elbert Ave Note Payable	133,935.04
VHDA-Elbert Ave Pre-Developm	<u>220,000.00</u>
Total VHDA Notes	<u>973,279.28</u>
Total Notes Payable	<u>1,665,300.61</u>
Total Long Term Liabilities	<u>1,699,754.06</u>
Total Liabilities	1,779,689.68
Equity	156,025.01
TOTAL LIABILITIES & EQUITY	<u><u>1,935,714.69</u></u>

Attachment 9

Form 990 Tax Return

Return of Organization Exempt From Income Tax

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

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

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

2019

Open to Public Inspection

A For the 2019 calendar year, or tax year beginning Jul 1, 2019, and ending Jun 30, 2020

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

C Name of organization Community Lodgings, Inc.
 Doing business as _____
 Number and street (or P.O. box if mail is not delivered to street address) Room/suite
3912 Elbert Avenue 108
 City or town, state or province, country, and ZIP or foreign postal code
Alexandria, VA 22305

D Employer identification number
54-1428495

E Telephone number
(703) 549-4407

G Gross receipts \$ 1,465,554.

F Name and address of principal officer:
Paul Stilp, 3912 Elbert Ave, #108, Alexandria, VA 22305

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
 If "No," attach a list. (see instructions)
H(c) Group exemption number ▶ _____

I Tax-exempt status: 501(c)(3) 501(c) () ◀ (insert no.) 4947(a)(1) or 527

J Website: ▶ www.communitylodgings.org

K Form of organization: Corporation Trust Association Other ▶ _____

L Year of formation: 1987 **M** State of legal domicile: VA

Part I Summary

Activities & Governance	1	Briefly describe the organization's mission or most significant activities: <u>Provide educational programs for adults and children, along with affordable and transitional housing to homeless families to enable them to become self-sufficient.</u>		
	2	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3	Number of voting members of the governing body (Part VI, line 1a)	<u>3</u>	<u>14</u>
	4	Number of independent voting members of the governing body (Part VI, line 1b)	<u>4</u>	<u>14</u>
	5	Total number of individuals employed in calendar year 2019 (Part V, line 2a)	<u>5</u>	<u>13</u>
	6	Total number of volunteers (estimate if necessary)	<u>6</u>	<u>150</u>
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	<u>7a</u>	<u>0.</u>
b	Net unrelated business taxable income from Form 990-T, line 39	<u>7b</u>	<u>0.</u>	
Revenue	8	Contributions and grants (Part VIII, line 1h)	Prior Year <u>515,281.</u>	Current Year <u>771,039.</u>
	9	Program service revenue (Part VIII, line 2g)	<u>694,495.</u>	<u>693,669.</u>
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	<u>996.</u>	<u>846.</u>
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	<u>6,475.</u>	
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	<u>1,217,247.</u>	<u>1,465,554.</u>
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)		
	14	Benefits paid to or for members (Part IX, column (A), line 4)		
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	<u>703,860.</u>	<u>717,222.</u>
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶ <u>172,715.</u>		
17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	<u>610,880.</u>	<u>643,250.</u>	
18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	<u>1,314,740.</u>	<u>1,360,472.</u>	
19	Revenue less expenses. Subtract line 18 from line 12	<u>-97,493.</u>	<u>105,082.</u>	
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	Beginning of Current Year <u>2,151,531.</u>	End of Year <u>2,189,579.</u>
	21	Total liabilities (Part X, line 26)	<u>2,115,683.</u>	<u>2,131,655.</u>
	22	Net assets or fund balances. Subtract line 21 from line 20	<u>35,848.</u>	<u>57,924.</u>

Part II Signature Block

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

Sign Here

Signature of officer: *Paul Stilp* Date: 05/13/2021
 Type or print name and title: Paul Stilp, Chair

Paid Preparer Use Only

Print/Type preparer's name: Douglas S. Corey, CPA Preparer's signature: *Douglas S. Corey* Date: 05/13/2021 Check if self-employed PTIN: P00635040
 Firm's name ▶ Douglas Corey & Associates, PC Firm's EIN ▶ 54-1650356
 Firm's address ▶ 10201 Fairfax Blvd, Suite 480, Fairfax, VA 22030 Phone no. (703) 354-2900

May the IRS discuss this return with the preparer shown above? (see instructions) Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:

Provide educational programs for adults and children, along with affordable and transitional housing to homeless families to enable them to become self-sufficient.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 686,009. including grants of \$ 0.) (Revenue \$ 0.)

The Housing Program consists of transitional and affordable housing units provided to homeless and low income families. The program includes 45 apartments to provide below market rental rates to residents in the City of Alexandria. During 2021, 3-5 apartments were designated for housing homeless families coming from shelters in Alexandria. These families pay 30% of their income as a program fee. The transitional program is a two-year program designed to provide education, counseling, job placement, and financial and budget mentoring to stabilize the families so they will be able to move into their own housing when they leave the program.

4b (Code:) (Expenses \$ 640,449. including grants of \$ 0.) (Revenue \$ 0.)

The Youth and Adult Education program provides educational programs for adults, youths, and families living in the neighborhood and in the transitional housing apartments. The youth education program is highly academic, mirroring the curriculums being presented in the local schools. It is designed to create an atmosphere of success for the low income, minority and homeless children and to prevent them from homelessness in the future. The adult education component focuses on teaching English and computer literacy skills. The learning center is also open for walk-in assistance to local families.

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.)
(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 1,326,458.

Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2	Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> See instructions?	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		X
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	X	
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?		X
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV.</i>		X
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV.</i>		X
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I See instructions</i>		X
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	X	
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a	Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

Part IV Checklist of Required Schedules *(continued)*

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

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable		
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

		Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		
	2a 8		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note: If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)	X	
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
d	If "Yes," indicate the number of Forms 8282 filed during the year		
	7d		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		X
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the sponsoring organization make any taxable distributions under section 4966?		X
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		X
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12	10a	
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b	
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders	11a	
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b	
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a	
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b	
c	Enter the amount of reserves on hand	13c	
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a	X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O	14b	
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.	15	
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16	

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

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.		
1b	Enter the number of voting members included on line 1a, above, who are independent		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?		X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		X
6	Did the organization have members or stockholders?		X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		X
7b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
8a	a The governing body?	X	
8b	b Each committee with authority to act on behalf of the governing body?	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O		X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		X
10b	b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	X	
11b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13		X
12b	b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?		
12c	c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done		
13	Did the organization have a written whistleblower policy?		X
14	Did the organization have a written document retention and destruction policy?		X
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
15a	a The organization's CEO, Executive Director, or top management official	X	
15b	b Other officers or key employees of the organization	X	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		X
16b	b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

- 17** List the states with which a copy of this Form 990 is required to be filed ► VA
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records ►
 Karina Wiggs, 3912 Elbert Ave, Alexandria, VA 22305 (701)549-4407

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

Check if Schedule O contains a response or note to any line in this Part VII

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

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

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

See instructions for the order in which to list the persons above.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) Paul Stilp Chair	5.00	X		X				0.	0.	0.
(2) Christy Zeitz Vice Chair	5.00	X		X				0.	0.	0.
(3) Kristen Moore Secretary	5.00	X		X				0.	0.	0.
(4) Marty DeVine Director	3.00	X						0.	0.	0.
(5) Helen Lewis Director	5.00	X						0.	0.	0.
(6) Steve Wallace Director	3.00	X						0.	0.	0.
(7) Angela Welsh Director	3.00	X						0.	0.	0.
(8) Selena Hutchinson Director	3.00	X						0.	0.	0.
(9) Donna Cramer Director	3.00	X						0.	0.	0.
(10) Quelyn Thomas Executive Director	40.00					X		118,859.	0.	0.
(11) Anne LaFond Director	3.00	X						0.	0.	0.
(12) Lisa Lettierl Director	3.00	X						0.	0.	0.
(13) Elizabeth Myllenbeck Director	3.00	X						0.	0.	0.
(14) Chesea Neal Director	3.00	X						0.	0.	0.

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15) Thomas McFarlane Director	3.00	X						0.	0.	0.
(16) Mario Velasquez Director	3.00	X						0.	0.	0.
(17)										
(18)										
(19)										
(20)										
(21)										
(22)										
(23)										
(24)										
(25)										
1b Subtotal								118,859.	0.	0.
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								118,859.	0.	0.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **1**

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

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

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns					
	1b	Membership dues					
	1c	Fundraising events	57,109.				
	1d	Related organizations					
	1e	Government grants (contributions)	419,915.				
	1f	All other contributions, gifts, grants, and similar amounts not included above	589,630.				
	1g	Noncash contributions included in lines 1a-1f.	\$ 61,750.				
	1h	Total. Add lines 1a-1f	▶ 1,066,654.				
	Program Service Revenue	2a	Rental and rental related				
		Business Code					
		531110	646,647.	646,647.	0.	0.	
b		Program fee	999999	30,698.	30,698.	0.	0.
c							
d							
e							
f	All other program service revenue						
g	Total. Add lines 2a-2f	▶ 677,345.					
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)	▶ 472.	0.	0.	472.	
	4	Income from investment of tax-exempt bond proceeds ▶					
	5	Royalties	▶				
	6a	Gross rents	(i) Real				
			(ii) Personal				
	6b	Less: rental expenses					
	6c	Rental income or (loss)					
	d	Net rental income or (loss)	▶				
	7a	Gross amount from sales of assets other than inventory	(i) Securities				
			(ii) Other				
	7b	Less: cost or other basis and sales expenses					
	7c	Gain or (loss)					
	d	Net gain or (loss)	▶				
8a	Gross income from fundraising events (not including \$ 57,109. of contributions reported on line 1c). See Part IV, line 18						
8a		21,054.					
8b	Less: direct expenses		13,487.				
c	Net income or (loss) from fundraising events	▶ 7,567.		0.	7,567.		
9a	Gross income from gaming activities. See Part IV, line 19						
9a							
9b	Less: direct expenses						
c	Net income or (loss) from gaming activities	▶					
10a	Gross sales of inventory, less returns and allowances						
10a							
10b	Less: cost of goods sold						
c	Net income or (loss) from sales of inventory	▶					
Miscellaneous Revenue	11a						
	b						
	c						
	d	All other revenue					
	e	Total. Add lines 11a-11d	▶				
12	Total revenue. See instructions	▶ 1,752,038.	677,345.	0.	8,039.		

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2	Grants and other assistance to domestic individuals. See Part IV, line 22				
3	Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees	118,859.	71,963.	20,279.	26,617.
6	Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7	Other salaries and wages	538,266.	431,520.	7,422.	99,324.
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	6,622.	2,739.	3,106.	777.
9	Other employee benefits	50,990.	34,532.	6,658.	9,800.
10	Payroll taxes	42,763.	31,645.	2,138.	8,980.
11	Fees for services (nonemployees):				
a	Management				
b	Legal				
c	Accounting	11,435.	7,204.	1,830.	2,401.
d	Lobbying				
e	Professional fundraising services. See Part IV, line 17				
f	Investment management fees				
g	Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)	11,241.	1,257.	7,499.	2,485.
12	Advertising and promotion				
13	Office expenses	64,405.	39,231.	12,935.	12,239.
14	Information technology				
15	Royalties				
16	Occupancy				
17	Travel	6,654.	4,940.	310.	1,404.
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings				
20	Interest	21,755.	21,755.	0.	0.
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	142,983.	140,515.	2,468.	0.
23	Insurance	37,887.	33,840.	1,421.	2,626.
24	Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a	Client support	268,523.	268,523.	0.	0.
b	Property taxes	93,004.	93,004.	0.	0.
c	Utilities	78,048.	77,591.	88.	369.
d	Maintenance/repair/turnover	54,798.	50,445.	4,353.	0.
e	All other expenses	21,258.	15,754.	3,316.	2,188.
25	Total functional expenses. Add lines 1 through 24e	1,569,491.	1,326,458.	73,823.	169,210.
26	Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	346,614.	1	396,115.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net	45,892.	3	33,210.
	4 Accounts receivable, net	581.	4	269.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	3,109.	9	3,623.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 4,967,492.		
	b Less: accumulated depreciation	10b 3,329,774.	1,720,236.	10c 1,637,718.
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	73,147.	15	131,419.
16 Total assets. Add lines 1 through 15 (must equal line 33)	2,189,579.	16	2,202,354.	
Liabilities	17 Accounts payable and accrued expenses	48,572.	17	16,279.
	18 Grants payable		18	
	19 Deferred revenue		19	2,696.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties	1,591,566.	23	1,566,817.
	24 Unsecured notes and loans payable to unrelated third parties	115,726.	24	0.
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17–24). Complete Part X of Schedule D	375,791.	25	376,091.
	26 Total liabilities. Add lines 17 through 25	2,131,655.	26	1,961,883.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	-26,407.	27	173,822.
	28 Net assets with donor restrictions	84,331.	28	66,649.
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	57,924.	32	240,471.
33 Total liabilities and net assets/fund balances	2,189,579.	33	2,202,354.	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,752,038.
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,569,491.
3	Revenue less expenses. Subtract line 2 from line 1	3	182,547.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	57,924.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	240,471.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		X
b Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	X	
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.		X
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?		X
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits.		

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

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

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization Community Lodgings, Inc.	Employer identification number 54-1428495
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Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ).)
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: _____
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8 A community trust described in **section 170(b)(1)(A)(vii).** (Complete Part II.)
- 9 An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: _____
- 10 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
- f Enter the number of supported organizations
- g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2020 (line 6, column (f), divided by line 11, column (f))	14	%
15 Public support percentage from 2019 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test—2020. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 33 1/3% support test—2019. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10%-facts-and-circumstances test—2020. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10%-facts-and-circumstances test—2019. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

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

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	460,343.	507,673.	515,281.	771,039.	1,066,654.	3,320,990.
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	623,550.	667,872.	694,495.	693,669.	677,345.	3,356,931.
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	1,083,893.	1,175,545.	1,209,776.	1,464,708.	1,743,999.	6,677,921.
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year		3,142.	48,422.	45,184.	222,337.	319,085.
c Add lines 7a and 7b		3,142.	48,422.	45,184.	222,337.	319,085.
8 Public support. (Subtract line 7c from line 6.)						6,358,836.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
9 Amounts from line 6	1,083,893.	1,175,545.	1,209,776.	1,464,708.	1,743,999.	6,677,921.
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	366.	507.	996.	846.	472.	3,187.
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	366.	507.	996.	846.	472.	3,187.
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	97,533.	106,291.	6,475.	0.	7,567.	217,866.
13 Total support. (Add lines 9, 10c, 11, and 12.)	1,181,792.	1,282,343.	1,217,247.	1,465,554.	1,752,038.	6,898,974.
14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

15 Public support percentage for 2020 (line 8, column (f), divided by line 13, column (f))	15	92.17 %
16 Public support percentage from 2019 Schedule A, Part III, line 15	16	92.04 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2020 (line 10c, column (f), divided by line 13, column (f))	17	0.05 %
18 Investment income percentage from 2019 Schedule A, Part III, line 17	18	0.05 %
19a 33 1/3% support tests—2020. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here . The organization qualifies as a publicly supported organization <input checked="" type="checkbox"/>		
b 33 1/3% support tests—2019. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here . The organization qualifies as a publicly supported organization <input type="checkbox"/>		
20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions <input type="checkbox"/>		

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer lines 3b and 3c below.		
3b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? If "Yes," describe in Part VI when and how the organization made the determination.		
3c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in Part VI what controls the organization put in place to ensure such use.		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.		
4b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
4c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI , including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).		
5b	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
5c	Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in Part VI .		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in Part VI .		
9b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in Part VI .		
9c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI .		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer line 10b below.		
10b	Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)		

Part IV Supporting Organizations *(continued)*

		Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?		
a	A person who directly or indirectly controls, either alone or together with persons described in lines 11b and 11c below, the governing body of a supported organization?		
b	A family member of a person described in line 11a above?		
c	A 35% controlled entity of a person described in line 11a or 11b above? <i>If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.</i>		

Section B. Type I Supporting Organizations

		Yes	No
1	Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.</i>		

Section C. Type II Supporting Organizations

		Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		

Section D. All Type III Supporting Organizations

		Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
3	By reason of the relationship described in line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		

Section E. Type III Functionally Integrated Supporting Organizations

1	Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
a	<input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c	<input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).		
2	Activities Test. Answer lines 2a and 2b below.		
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>		
b	Did the activities described in line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
3	Parent of Supported Organizations. Answer lines 3a and 3b below.		
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>If "Yes" or "No," provide details in Part VI.</i>		
b	Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

- 1** Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in **Part VI**). See instructions. All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A—Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	
Section B—Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C—Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D—Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required—provide details in Part VI)	5
6	Other distributions (describe in Part VI). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	8
9	Distributable amount for 2020 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

Section E—Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2020	(iii) Distributable Amount for 2020
1 Distributable amount for 2020 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2020 (reasonable cause required—explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2020			
a From 2015			
b From 2016			
c From 2017			
d From 2018			
e From 2019			
f Total of lines 3a through 3e			
g Applied to underdistributions of prior years			
h Applied to 2020 distributable amount			
i Carryover from 2015 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2020 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2020 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2020, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions.			
6 Remaining underdistributions for 2020. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions.			
7 Excess distributions carryover to 2021. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2016			
b Excess from 2017			
c Excess from 2018			
d Excess from 2019			
e Excess from 2020			

Part VI Supplemental Information. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Pt III Ln 12: Other Income Part III, Line 12 Description: Special event income

- net 2016: 97533. 2017: 106291. 2018: 6475. 2019: 0. 2020: 7567. Description:

Other income 2016: 0. 2017: 0. 2019: 0. Description:

Schedule B

(Form 990, 990-EZ, or 990-PF)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ Attach to Form 990, Form 990-EZ, or Form 990-PF.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2020

Name of the organization: Community Lodgings, Inc. Employer identification number: 54-1428495

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

- 501(c)(3) (enter number) organization
- 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
- 527 political organization

Form 990-PF

- 501(c)(3) exempt private foundation
- 4947(a)(1) nonexempt charitable trust treated as a private foundation
- 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

- For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

- For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** \$5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.
- For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.
- For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year ▶ \$ _____

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization Community Lodgings, Inc.	Employer identification number 54-1428495
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	City of Alexandria 2000 North Beauregard Street Alexandria VA 22311	\$ 37,500.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
2	Small Business Administration 409 3rd Street, SW Washington DC 20416	\$ 115,726.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
3	ACT for Alexandria 201 Union Street, Suite 110 Alexandria VA 22314	\$ 291,326.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
4	Portals West Associates, LP 601 Four Mile Road Alexandria VA 22305	\$ 30,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
5	The Bellamah Family Trust 5700 Darrow Road, Suite 118 Hudson OH 44236	\$ 120,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
6	Phillip Merrick 314 S. Union Street Alexandria VA 22314	\$ 30,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization Community Lodgings, Inc.	Employer identification number 54-1428495
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Part I **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
7	Anonymous c/o CLI, 3912 Elbert Ave, #108 Alexandria VA 22305	\$ 25,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
8	Kiwanis Club of Alexandria 2300 Mt Vernon Avenue Alexandria VA 22301	\$ 34,577.	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
-----	-----	\$ -----	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
-----	-----	\$ -----	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
-----	-----	\$ -----	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
-----	-----	\$ -----	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization Community Lodgings, Inc.	Employer identification number 54-1428495
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Part II **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	

Name of organization Community Lodgings, Inc.	Employer identification number 54-1428495
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year. (Enter this information once. See instructions.) ▶ \$ _____

Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

SCHEDULE D (Form 990)

Supplemental Financial Statements

OMB No. 1545-0047

2020

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b. Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

Name of the organization: Community Lodgings, Inc. Employer identification number: 54-1428495

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows include: 1 Total number at end of year, 2 Aggregate value of contributions to (during year), 3 Aggregate value of grants from (during year), 4 Aggregate value at end of year, 5 Did the organization inform all donors... Yes No, 6 Did the organization inform all grantees... Yes No

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

- 1 Purpose(s) of conservation easements held by the organization (check all that apply).
2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.
3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year
4 Number of states where property subject to conservation easement is located
5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?
6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year
7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year
8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?
9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

- 1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.
b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:
2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

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

- 3** Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):
- a** Public exhibition
 - b** Scholarly research
 - c** Preservation for future generations
 - d** Loan or exchange program
 - e** Other _____
- 4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5** During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b** If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---|--------|
| 1c Beginning balance | |
| 1d Additions during the year | |
| 1e Distributions during the year | |
| 1f Ending balance | |
- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b** If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

Part V Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2** Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a** Board designated or quasi-endowment ▶ _____ %
 - b** Permanent endowment ▶ _____ %
 - c** Term endowment ▶ _____ %
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a** Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|---|---------------|----|
| (i) Unrelated organizations | 3a(i) | |
| (ii) Related organizations | 3a(ii) | |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |
- 4** Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land	0.	336,310.		336,310.
b Buildings		3,938,156.	2,945,601.	992,555.
c Leasehold improvements		440,035.	246,175.	193,860.
d Equipment		164,006.	130,226.	33,780.
e Other		88,985.	7,772.	81,213.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				1,637,718.

Part VII Investments—Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.)		

Part VIII Investments—Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 13.)		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) Escrows and reserves	82,215.
(2) Deposit	2,694.
(3) Work in process	46,510.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.)	131,419.

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) Section 754 adjustment	345,298.
(3) Security deposit	30,793.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.)	376,091.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII.

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements	1	1,882,095.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains (losses) on investments	2a	
b	Donated services and use of facilities	2b	60,583.
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII.)	2d	69,474.
e	Add lines 2a through 2d	2e	130,057.
3	Subtract line 2e from line 1	3	1,752,038.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b	4c	
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)	5	1,752,038.

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements	1	1,699,548.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	60,583.
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIII.)	2d	69,474.
e	Add lines 2a through 2d	2e	130,057.
3	Subtract line 2e from line 1	3	1,569,491.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b	4c	
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)	5	1,569,491.

Part XIII Supplemental Information.

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

Pt X, Line 2: The Organization evaluated its tax positions and

Pt X, Line 2: determined it has no uncertain tax positions as of

Pt X, Line 2: June 30, 2021. The Organization's 2017 to 2020 tax years

Pt X, Line 2: are open for examination by federal taxing authorities.

Pt XI, Line 2d: Rent subsidy and direct fundraising

Pt XII, Line 2d: Rent subsidy and direct fundraising

SCHEDULE G
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization

Community Lodgings, Inc.

Employer identification number

54-1428495

Part I Fundraising Activities. Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

- 1** Indicate whether the organization raised funds through any of the following activities. Check all that apply.
- a** Mail solicitations
 - b** Internet and email solicitations
 - c** Phone solicitations
 - d** In-person solicitations
 - e** Solicitation of non-government grants
 - f** Solicitation of government grants
 - g** Special fundraising events
- 2a** Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? **Yes** **No**
- b** If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
Total						

- 3** List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

Part II Fundraising Events. Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1 Spring event (event type)	(b) Event #2 (event type)	(c) Other events None (total number)	(d) Total events (add col. (a) through col. (c))
Revenue	1 Gross receipts	17,070.			17,070.
	2 Less: Contributions				
	3 Gross income (line 1 minus line 2)	17,070.			17,070.
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	6,802.			6,802.
	10 Direct expense summary. Add lines 4 through 9 in column (d) ▶				6,802.
	11 Net income summary. Subtract line 10 from line 3, column (d) ▶				10,268.

Part III Gaming. Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
	7 Direct expense summary. Add lines 2 through 5 in column (d) ▶				
	8 Net gaming income summary. Subtract line 7 from line 1, column (d) ▶				

9 Enter the state(s) in which the organization conducts gaming activities: _____

a Is the organization licensed to conduct gaming activities in each of these states? Yes No

b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? Yes No

b If "Yes," explain: _____

**SCHEDULE M
(Form 990)**

Noncash Contributions

OMB No. 1545-0047

2020

**Open to Public
Inspection**

Department of the Treasury
Internal Revenue Service

- ▶ **Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.**
- ▶ **Attach to Form 990.**
- ▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

Name of the organization Community Lodgings, Inc.	Employer identification number 54-1428495
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Part I Types of Property

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art—Works of art				
2 Art—Historical treasures				
3 Art—Fractional interests				
4 Books and publications				
5 Clothing and household goods				
6 Cars and other vehicles	X	1	34,577.	cost
7 Boats and planes				
8 Intellectual property				
9 Securities—Publicly traded				
10 Securities—Closely held stock				
11 Securities—Partnership, LLC, or trust interests				
12 Securities—Miscellaneous				
13 Qualified conservation contribution—Historic structures				
14 Qualified conservation contribution—Other				
15 Real estate—Residential				
16 Real estate—Commercial				
17 Real estate—Other				
18 Collectibles				
19 Food inventory				
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ▶ (.)				
26 Other ▶ (.)				
27 Other ▶ (.)				
28 Other ▶ (.)				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement	29
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		Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period?	30a		X
b If "Yes," describe the arrangement in Part II.			
31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?	31	X	
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?	32a		X
b If "Yes," describe in Part II.			
33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.			

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

Supplemental Information to Form 990 or 990-EZ

OMB No. 1545-0047

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

2020

Department of the Treasury
Internal Revenue Service

▶ Attach to Form 990 or 990-EZ.

Open to Public Inspection

▶ Go to www.irs.gov/Form990 for the latest information.

Name of the organization
Community Lodgings, Inc.

Employer identification number
54-1428495

Pt VI, Line 11b: The 990 is provided to board members for review

Pt VI, Line 11b: prior to filing

Pt VI, Line 15a: The board and the executive director look at competitive

Pt VI, Line 15a: data for area non-profit salaries.

Pt VI, Line 15b: The board and the executive director look at competitive

Pt VI, Line 15b: data for area non-profit salaries.

Pt VI, Line 19: Documents are available upon request.

Other: Prior period adjustment for depreciation and accrued

Other: interest on loans.

Multiple horizontal dashed lines for providing additional information.