

ANNUAL REPORT

UACDC

UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION, INC.

CHAIRMAN'S MESSAGE

Dear Friends,

As the UACDC looks forward to the next decade of community success, I am most grateful to have been a part of such an incredible transformation. We have come a long way toward realizing the dream of revitalizing the University Area. We look back on the opening of the Community Center Complex, Park, Classroom Annex, two schools, social services center, and health center. All these wonderful facilities are fully programmed with educational and enrichment activities for area residents, children, and families, and all these tremendous resources from the UACDC and its partners did not exist a decade ago.

The advancement and progress in the University Area Community represents the tenacity, cooperation, dedication, leadership, skill, and commitment inherent in this community. To achieve our goals and dreams of success, progress must continue. There are still many tasks to accomplish to bring harmony and security to this once down-trodden community. With your support we will revitalize this dynamic neighborhood. Unique and exciting challenges await us. Seeing what we have already accomplished together, I have no doubt that our vision for a safe and prosperous community will be fully realized.

I extend my sincere gratitude to the residents, concerned citizens, supporters, and donors of the University Area Community. Knowing what we have accomplished together, I have no doubt that in the next decade the vitality and sustainability of this community will continue to grow.

With gratitude,

 Senator Victor D. Crist
 Volunteer Chairman & CEO



Board of Directors

- Volunteer Chairman & CEO: Senator Victor D. Crist
- Vice Chairman: Laurence Hall, President, Robbins Manufacturing Co.
- Treasurer: Tom Locke, General Manager, University Mall
- Secretary: Leigh Ann McIlwain, D.M.D., McIlwain Family Dentistry
- Joseph Caetano, Council Member, City of Tampa
- David Cantillo, Pastor, Iglesia Tampa Para Cristo
- T.J. Couch, Jr., Vice President, University Commercial Center, Ltd.
- Robert Forsythe, Dean, University of South Florida, College of Business
- Anddrikk Frazier, Regional Manager, Tampa Electric Company
- Don Grantham, Pastor, University Baptist Church
- Shawn E. Harrison, Esq., Wetherington, Hamilton, Harrison & Fair, P.A.
- Gene Marshall, Chairman, North Star Bank
- James Petrone, Resident, University Village
- Betty Reed, State Representative
- Norm Stein, Corporate President & CEO, University Community Hospital
- Curtis L. Stokes, Vice President, Fifth Third Bank
- Mark Thornton, Director, Hillsborough County Parks, Recreation, & Conservation Department
- Paul Tomasino, Principal (Retired), IBI Group
- Daniel J. Valdez, Chief Officer for Human Resources, School District of Hillsborough County



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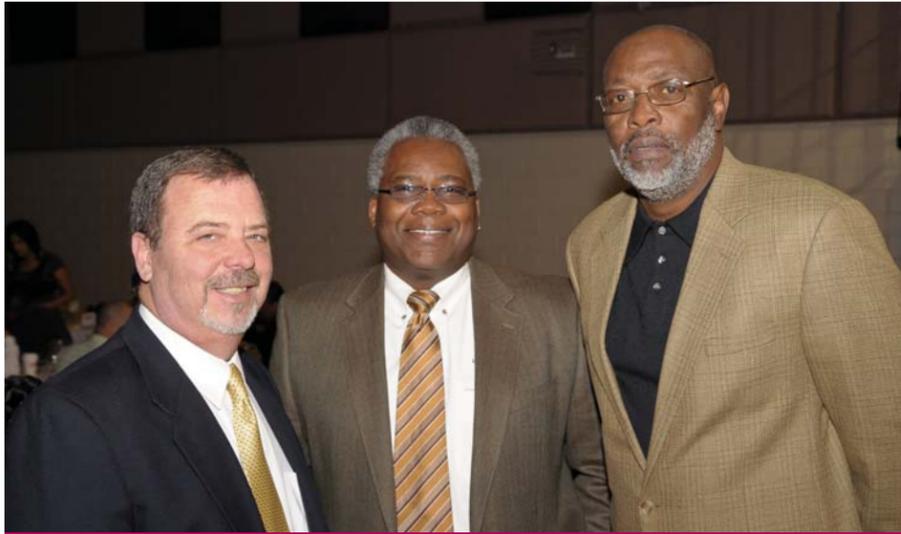
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Executive Staff

- Julian Garcia, Jr., Executive Director
- Tim Jewesak, Chief Financial & Human Resources Officer
- Suzanne Eastridge, CFRE, CFRM, Director of Advancement & Donor Relations
- Anna Robinson Lindsey, Director of Grants & Programs
- Martine Dorvil, Director of Community Relations & Events
- Albert Meza, Director of Facilities & Asset Management
- Michael J. Morina, Director of Community Development
- Harriet Scott, Director of Positive Spin Program





EXECUTIVE DIRECTOR'S MESSAGE

Dear Friends,

As we celebrate ten years of community advancement, everyone, from the Board of Directors led by Senator Victor Crist, to the staff, residents, and public-private sector partners, shares a vision and desire to accomplish common goals in the University Area Community. Together we have successfully completed new facilities throughout the neighborhood, programming has grown exponentially, and the main thoroughfare, North 22nd Street, is undergoing reconstruction.

In addition to core educational, social service, and recreational programs offered at the Center Complex and with its partners, the UACDC is also operating a vital coordinated community anti-crime initiative, child abuse prevention programming, teen activities, and serving not only the children of the University Area, but over 12,500 vulnerable children annually at multiple sites throughout West Central Florida through our Prodigy Cultural Arts Program focused on social purpose empowerment.

To all of you who have committed your time, energy, and resources to secure a brighter future for the children and families of the University Area Community, your degree of dedication is not only inspirational, but it underlies the power of team work and emphasizes the significance of unity in order to reach objectives. Please know that the changes and progress that have taken place in the past ten years are directly related to your efforts.



Sincerely,

Julian Garcia, Jr.

Julian Garcia, Jr.
Executive Director



COMMUNITY ADVANCEMENT

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A Decade of Success

The UACDC exists to improve the economic, educational, and social levels of the more than 40,000 residents of the socially and economically vulnerable community formerly known as "Suitcase City." The mission, which is well underway, is to professionally spearhead the redevelopment of the University Area, acquire resources, and provide support for revitalization and permanent community sustainability.

To support its mission of revitalization, the UACDC is involved in a variety of activities to strengthen this at-risk community. These activities range from operating a fully programmed Community Center Complex to increasing economic development and affordable housing in the target area through innovative partnerships between the public and private sectors and a variety of service providers. After a decade of successful leadership by our Board, Volunteers, Staff, and Community Residents, programming has grown to include social service, health, crime prevention, education, and recreation for area children and families, as well as cultural arts offerings through the UACDC's Prodigy Program. In 2008, the UACDC launched its first affordable housing project and in the coming years expects to expand affordable housing and home-ownership options for the residents of the University Area.



The UACDC is not just a collection of buildings, programs, and services. It is a vision for a brighter future that is made possible through daring to dream. It is this vision that drives us. The University Area is being transformed through the community-based leadership of the UACDC. Transformation is already evident within the sprawling campus of the UACDC to the east of North 22nd Street—to the west lies only more potential that is coming to life each and every day.



Community Progress

- 1998 University Area Community Development Corporation founded
- 1999 University Area Mass Transit Center opened
- 2000 University Area Community Center Complex completed
- 2001 Prodigy Program developed
- 2002 Recreational Activities & Adult and Early Childhood Education Programs expanded
- 2003 Muller Magnet Elementary School opened
- 2004 UACDC's Positive SPiN Program collaboration established, Bowers Whitley Career Center opened, & UACDC's Teen Empowerment Council created
- 2005 University Area Business Alliance launched, UACDC's Crime Prevention collaborations established, & Health Clinic and Social Services Center dedicated
- 2006 Prodigy Program expanded throughout West Central Florida & Junior Achievement Center opened
- 2007 UACDC Classroom Annex dedicated & North 22nd Street improvements began construction
- 2008 UACDC launched Affordable Housing Program

COMMUNITY GATHERINGS

Throughout each year, our community can count on the UACDC to hold unforgettable events. These range from job fairs to art festivals, block parties to winter holiday celebrations. In fact, over 10,000 families last year alone directly benefited from programming that assisted with everything from donated backpacks and school supplies to making the holiday season bright with books and toys.

This year the UACDC and its many partners served thousands of children and families throughout the University Area with programming designed to meet individual and collective needs. Children learned to add, to subtract, to read, to dance and to play in a supportive, safe environment. Families received holiday assistance, health care, and access to a wide variety of enrichment activities that would not be available to the community without the UACDC's supporters.



Back to School Festival

The UACDC and the Hillsborough County Back to School Coalition served nearly 4,200 children this year. The Back to School Festival offers the community a chance to gather and celebrate the summer's end and ensure that children are prepared for school with supplies, immunizations, physical exams, and wellness checks. This partnership effort with the health department includes volunteer service from physicians, nurses, the USF Center for Civic Engagement & Volunteerism, and the USF College of Public Health & the Bridge Program, as well as the staff of the University Area Park, Bower's Whitley Career Center High, and the University Health and Social Services Center.

Toys for Tots

The UACDC is proud to partner with the US Marine Corps Reserve Toys for Tots Program. Toys for Tots is the Marine Corps' premier community action program and the only charitable endeavor within the Department of Defense which reaches outside the military establishment to give something back to the community. The UACDC is Hillsborough County's largest Toys for Tots distribution center. At this year's Winter Celebration, over 11,000 toys were distributed, making the holidays brighter for thousands of University Area children.



UACDC Offerings

Good citizens and successful people are not born. They are nurtured, guided, and raised to believe that whatever they set their sights on can be achieved. At the UACDC, youth and family empowerment are at the heart of our programs and services. After all, the most important thing we provide is not a way out of our community. We provide hope that they can make this community a place where they will want to stay and prosper.

The UACDC touches thousands in our community through programs and services. The UACDC works with a variety of partners to breathe a new and desirable quality of life into our community. From major anti-crime initiatives such as child abuse prevention to social entrepreneurship projects to affordable housing initiatives and business development, we are bringing together the people and resources needed to make a positive impact.

In the area of education and recreation, we offer many classroom and tutorial options for children, teenagers and adults—everything from Head Start to Emergency Medical Technician Training. In arts and culture, we are setting the stage for giving children the life skills needed to succeed through personal expression and the giving of themselves that performance, written, and visual arts demand. Services are offered at no cost to participants, all in a model campus conducive to success. Additionally, the UACDC has expanded programming to underserved communities in counties throughout west-central Florida, offering thousands of additional children enrichment and education opportunities.



UACDC Programs

- Economic Development
- Community Events
- Affordable Housing Partnerships
- Prodigy Cultural Arts
- Teen Empowerment Council
- University Area Business Association
- Apartment Owners & Landlords' Council
- Community Outreach
- Even Start Infant Care
- Afterschool Care
- Adult Education
- Senior Activities
- Tutoring
- International Intern Exchange
- Positive Spin Child Abuse Prevention
- Community Health & Safety
- Children's Advisory Council
- Inter Faith Based Coalition
- Recreation
- Resource Link
- Performing Arts
- Holiday Assistance
- Crime Prevention





Children from the UACDC's Prodigy Program and the Walton Academy stole the show in a dance performance of *I Believe I Can Fly* accompanied by teen council member Javaris Gooding-Butts on saxophone.

THE CONFETTI CELEBRATION GALA

At this year's Confetti Celebration, the UACDC celebrated its Diamond Jubilee which was a spectacular and a vivid reminder of the outpouring of support the UACDC programs have enjoyed in the last decade.

This dazzling event, guest hosted by the UACDC's Teen Empowerment Council, was sold out weeks in advance, and nearly 500 guests celebrated the accomplishments of the University Area. Guests were welcomed by Board Chairman Crist with a decade in review including poignant presentations from UACDC interns Mr. Jorge Capdevila, a student from Bowers-Whitley Career Center, and Ms. Benica Tyson from the workforce development program. The Chairman and interns offered touching personal examples of how donors' support of the UACDC was not only creating a better future for the community, but also making a positive impact in the lives of current residents and program participants. Board Member Gene Marshall spoke to the audience about Chairman Crist's founding vision, its success, and the goals for the future of the community.

The evening's entertainment ran the spectrum from children's artwork to caricature artists and confetti colored sculptures to string quartets playing rock and roll. The featured entertainers were The Dixie Cups®, famous for their original hits *Iko, Iko* and *Going to the Chapel*, who returned to the UACDC in honor of our tenth anniversary. Children from the UACDC's Prodigy Program and the Walton Academy stole the show in a dance performance of *I Believe I Can Fly* accompanied by teen council member Javaris Gooding-Butts on saxophone.

Sequins and cameras flashed and inspiration and colors blazed as community supporters and donors celebrated the University Area's first decade of advancement as a vibrant, enriched, and exciting community.



The featured entertainers were The Dixie Cups®, famous for their original hits *Iko, Iko* and *Going to the Chapel*, who returned to the UACDC in honor of our tenth anniversary.



LEADERSHIP SPONSORS



DONORS & SUPPORTERS

Charles M. Thurman, CLU, Inc.
 Comprehensive Health Management, Inc.
 Critical Intervention Services, Inc.
 The Development Training Institute, Inc.
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 Ed Homan Campaign Fund
 Fifth Third Bank
 Julian Garcia, Jr.

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 Hunter's Green Elementary School
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 University Village
 USF Greek Week Committee
 USF School of Social Work
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 WW Resources, Inc.

Friends

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 Amscot Financial Corporation
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 Ed Homan and Carol Hodges
 Rosemary Jackson
 James T. Golden Campaign Account
 Magic Wok Management, LLC
 Tampa Alumnae Chapter of Delta Sigma Theta Sorority, Inc.
 Wal-Mart Foundation

Platinum Donors

Bank of America Foundation
 Children's Board of Hillsborough County
 Hillsborough Kids, Inc.
 State of Florida Department of Children and Families
 State of Florida Department of Juvenile Justice
 State of Florida Office of the Attorney General
 U.S. Marines Toys for Tots Program

Gold Donors

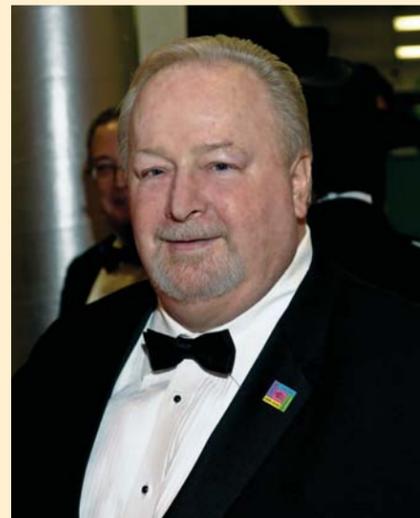
Anonymous (3)
 Bright House Networks, LLC
 Citigroup Foundation, Inc.
 J.P. Morgan Chase Foundation
 Southern Wine & Spirits
 TECO Energy, Inc.

Silver Donors

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 New Tampa Players, Inc.
 Robbins Manufacturing, Co.
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 University Mall
 Don and Erika Wallace Family Foundation
 Waste Management Inc. of Florida

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 Bay Area Youth Services
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 C.D.C. of Tampa



DONORS & SUPPORTERS



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 Mary Lou Harkness
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 James and Dawn Wills
 Todd Weiner
 The Writing Stable
 Dorothy Yates

Special Supporters

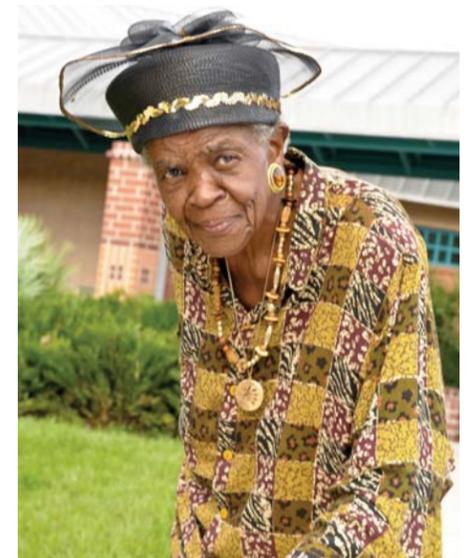
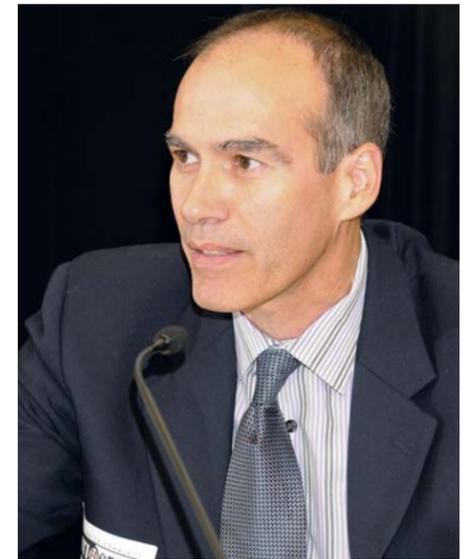
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 Casper's Company
 Community Foundation of Greater Tampa Bay
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 The Darce T. Crist Family
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 D.V.D. Consulting, Inc.
 Florida Orchestra Guild Tampa, Inc.
 Yama Gooding
 Grant Events of Florida
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 Ernest Hooper
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 Keytrade North America, Inc.
 Lake Jovita Golf & Country Club
 The Link Event Professionals
 Luna Guitars
 Native Florida Landscape
 Ryan Nece Foundation
 Saddlebrook Resort
 School District of Hillsborough County
 James & Amy Shimberg Charitable Trust
 Somerock LLC
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 Sarah E. Stadel
 Staywell
 TECO Energy, Inc.
 Paul and Sherrill Tomasio
 Tradewinds Island Resort
 University Area Health Center
 University Area Social Services Center
 University Mall
 University Village
 Well Care HMO, Inc.

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 Adolescent Development Services
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 Alpha Phi Alpha Fraternity
 Anonymous (5)
 Aveda Experience Centers, Inc.
 Barbara Powers Promotions
 Lois Bice
 Big Cat Rescue
 Bijoux Jewelers
 Bloomingdays Flower Shop, Inc.
 BlueCross BlueShield of Florida
 Rachel Boggs
 Jutta Brugel-Sasse
 Emily Brushwood
 Louis Buccino
 Bulls For Bulls Country - USF
 Busch Gardens, Tampa Bay

Wayne Canady
 Catering by the Family
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 The Charlie Daniels Band
 Cintas Corporation
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 Maria Del Carmen Panduro
 Dillard's Department Stores
 Edward Drake
 Edible Arrangements
 Edwin Watts Golf Shop
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 EMERGE Tampa Bay
 Federation of Families
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 The Florida Aquarium
 Florida Museum of Photographic Arts
 Flowers to Eat
 For Life Distributor
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 Tim Gay
 Ginger Fitness & Rehabilitation, Inc.
 Girl Scout Troop #966
 Great Explorations Museum
 Gulf Coast Community Care
 Tanna Harper
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 Hooters Restaurants
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 Hyde Park Dental
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 Steven Mayock

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 Miracles & Maggie's Tea Room
 Mortar Board National Senior Honor Society
 MOSI
 Muller Elementary School
 Nationwide Insurance
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 NFL Youth Education Town
 Debbie Nichols
 North Tampa Chamber of Commerce
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 Peter Pachoumis
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 Patio Land U.S.A.
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 Sam's Club
 Santa Maria Mission
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 Sephora
 Sistuhs, Inc.
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 Southern Image Studios
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 Tampa Bay Lighting
 Tampa Museum of Art
 Tampa Palms Women's Club
 Tanya & Matt's Ice Creamiest
 Target
 Terry Taylor
 Sigrid Tidmore
 Turner Elementary School
 United Healthcare of Florida
 University Community Hospital
 USF College of Education
 USF College of Medicine
 Nicholas Vicari
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 Wal-Mart
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 Wesley Chapel Toyota
 Wharton High School
 The Writing Stable, Inc.
 Dale Yarbrough
 YMCA of Greater St. Petersburg
 Yuengling Brewing Company of Tampa
 Pat Zwolenski





The Swing into Action! Golf Tournament

UACDC Golfers and Supporters gathered in May at the beautiful Lake Jovita Golf and Country Club in Dade City for the UACDC's annual benefit golf tournament. The outing, with lead sponsors Native Florida Landscape, University Mall, and Tradewinds raised thousands of dollars to support programming for teens in the University Area Community.

Golfers enjoyed a wonderful day on the greens supporting the UACDC Mission. This grand spring day finished with a celebratory dinner and awards ceremony hosted by St. Petersburg Times' Ernest Hooper.



FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL POSITION September 30, 2008

ASSETS

Current Assets	
Cash & Cash Equivalents	\$3,662,865
Grants Receivable	171,198
Property & Equipment	2,845,107
Other Assets	29,529
TOTAL ASSETS	\$6,708,699

LIABILITIES

Accounts Payable & Accrued Expenses	\$864,351
TOTAL LIABILITIES	\$864,351
Long Term Debt	\$120,000

NET ASSETS

Unrestricted	\$5,724,348
Temporarily Restricted	0
Permanently Restricted	0
TOTAL NET ASSETS	5,724,348
TOTAL LIABILITIES & NET ASSETS	\$6,708,699

STATEMENT OF ACTIVITIES For the Year Ended September 30, 2008

PUBLIC SUPPORT & REVENUE

PUBLIC SUPPORT	
Grants & Contracts	\$7,854,855
Contributions & Fundraising	847,538
TOTAL PUBLIC SUPPORT	8,702,393

REVENUE

Current Fees for Service	\$718,723
Investment & Other Income	84,933
TOTAL REVENUE	803,656
TOTAL SUPPORT & REVENUE	9,506,049

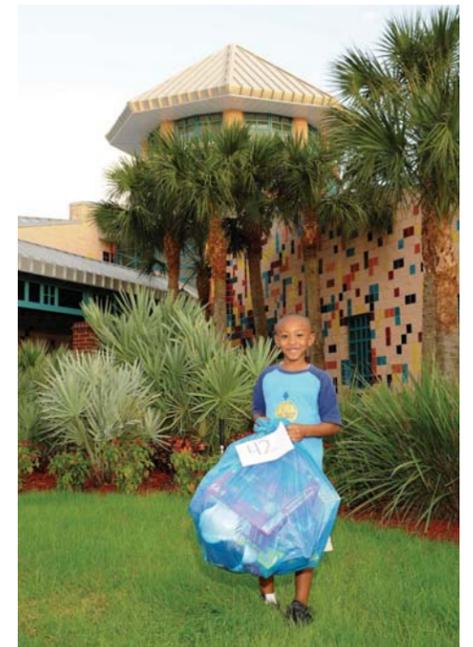
EXPENSES

Program Services	\$7,729,265
General Administrative & Facilities	924,501
Fundraising	288,752
TOTAL EXPENSES	8,942,518

EXCESS OF SUPPORT & REVENUE OVER EXPENSES	563,531
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CHANGES

Net Assets - Beginning of Year	5,160,817
Net Assets - End of Year	\$5,724,348





CELEBRATING TEN YEARS OF COMMUNITY ADVANCEMENT

University Area Community Development Corporation, Inc.
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www.UACDOnline.org