



PeopleFund

IN 2009, WE CREATED
COUNTLESS OPPORTUNITIES.
HERE'S HOW →

PEOPLEFUND **09** ANNUAL REPORT



PEOPLEFUND CREATES ECONOMIC OPPORTUNITY BY HELPING PEOPLE:

- BUILD HEALTHY SMALL BUSINESSES
- PURCHASE SAFE AND AFFORDABLE HOMES
- ACHIEVE FINANCIAL SECURITY AND INDEPENDENCE



THE HEART AND SOUL OF PEOPLEFUND RESIDES IN THE GREAT DEMOCRATIC TRADITION THAT ALL PEOPLE ARE GIVEN A VOICE AND OPPORTUNITY IN OUR SOCIETY.

We nurture people's creative spark and entrepreneurial potential. We provide capital and counseling to their ventures, and invest deeply in their promise. In return, our clients create jobs, develop green technologies, provide care for our children, and supply affordable homes for workers and families.

At PeopleFund, we pave avenues of opportunity that take our clients from struggle to success. In this Annual Report we tell the stories of 3 clients:

- Sunshine Learning Center provides high quality, bilingual childcare,
- Emancipet improves animal welfare through spay/neuter services, and
- Margarita's Tortillas manufactures organic, preservative-free tortillas.

The drive, innovation and tenacity of these entrepreneurs represent the cornerstone of our neighborhood economies and community life.

PeopleFund's commitment to Central Texas is long-standing. We stimulate capital, conversation, partnerships and policy to drive an agenda for opportunity in our region. We collaborate with our colleagues locally and around the country to foster innovations in financial stability and prosperity so all members of our community can thrive.

By time you read this, we will be completing our new Center for Economic Opportunity. We envision our new home, located at the Martin Luther King light rail stop, to be a gathering place for diversity, creativity and culture. The Center will be a hub where the latest thinking in economic opportunity is explored and implemented. The Center speaks to our enduring commitment to our community.

PeopleFund will change and grow. New programs will be added, and others may evolve in new directions. New leaders, lenders, and clients will come and provide their distinctive mark. We invite this dynamic energy and movement. Yet, at our core, PeopleFund will remain true to our belief that opportunity is a powerful force in people's lives. Join us!

WE ARE PEOPLE FOR PEOPLE.



Margo
Margo Weisz
PeopleFund Executive Director



Jack
Jack McDonald
Chairman of PeopleFund
and PeopleTrust Boards



PEOPLE FOR TOMORROW

**“Opportunity is PeopleFund!
They made my dream a
reality. Part of my success is
due to PeopleFund staff who
have been there for financial,
technical and moral support
over the last 10 years!”**

IRMA SIFUENTES,
SUNSHINE LEARNING CENTER

SUNSHINE LEARNING CENTER

IRMA SIFUENTES, OWNER

SUMMARY:

Sunshine Learning Center is a ray of hope in South Austin. Responding to the critical need for high-quality childcare for working families, Irma Sifuentes has spent the last 10 years building a rich, bi-lingual learning environment with a mission to prepare young children to succeed.

IMPACT:

Irma came to PeopleFund in 2000 with a desire to build the Center. She needed capital, training, and a plan to achieve her dream of providing a loving environment and a high-quality curriculum to the children in her neighborhood. PeopleFund became her partner providing the building blocks to assist in the Center's growth. Over the last decade, Sunshine has nurtured 1,000 children toward success and was awarded "Success by Six" certification in 2008 ensuring that all children have the necessary skills to enter kindergarten.



PEOPLE FOR CHANGE

“Opportunity is literally everywhere in a city like Austin that is brimming with creative entrepreneurial energy.”

AMY MILLS,
EMANCIPET

EMANCIPET

AMY MILLS, EXECUTIVE DIRECTOR

SUMMARY:

Emancipet envisions a world where dogs and cats are treated humanely. For over 10 years, the highly-skilled vets and technicians at Emancipet have worked to reduce animal homelessness before it starts--by providing low-cost or free spay and neuter services to nearly 2000 animals a month. Located in East Austin, Emancipet's prevention-based approach to overpopulation has saved the lives of thousands of innocent animals.

IMPACT:

With demand for their services at an all-time high, Emancipet came to PeopleFund in 2007 with a vision for growth. PeopleFund invested in their vision, and helped Emancipet increase the efficiency of their state-of-the-art operation. Armed with an outstanding medical model and a passionate staff, Emancipet has spayed and neutered over 112,000 dogs and cats since 1999 and continues the fight to replace euthanasia as the primary method of population control.



PEOPLE FOR PROMISE

“Opportunity is improving your situation by recognizing when you are in the right place at the right time.”

SONIA VASQUEZ-GRIZZLE,
MARGARITA'S TORTILLA FACTORY

MARGARITA'S TORTILLA FACTORY

SONIA VASQUEZ-GRIZZLE, OWNER

SUMMARY:

Sonia's mom taught her how to make tortillas when she was only 7 years old. After years of disappointment in the flavor of store-bought brands, Sonia took on the challenge of commercially producing the unique flavor of homemade tortillas. Today, Margarita's Tortilla Factory produces high-quality, organic tortillas and tamales that can be found in national food chains, including Whole Foods Market, Sun Harvest, and Nature's Market.

IMPACT:

When Sonia and her husband David came to PeopleFund in 2005, they were fulfilling small commercial contracts out of their kitchen. PeopleFund helped Sonia and David build a commercial facility in Lockhart, Texas increasing their productivity and creating 6 jobs for low-income residents of Hays County. PeopleFund's 5 year commitment to Margarita's Tortillas gave Sonia the opportunity to turn her love and expertise into a thriving business that impacts the lives of her employees, her community and lovers of tortillas everywhere!

PEOPLE
FOR
PEOPLE

**COMMUNITIES ARE PLACES
OF GREAT POWER AND
POTENTIAL. WHEN WE INVEST
IN PEOPLE WE UNLEASH A
WORLD OF OPPORTUNITY.**

WE LISTEN.

Our work is grounded in the relationships with the people we serve. It is a celebration of diverse perspectives, backgrounds, ideas and experiences.

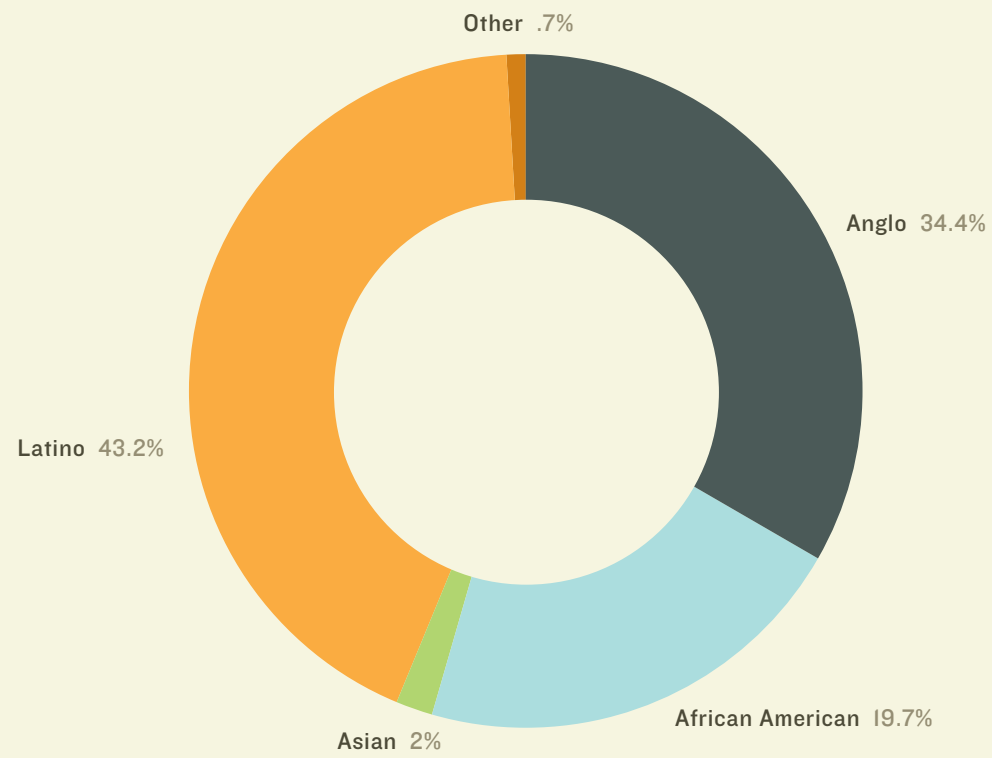
WE LEARN.

Each year, the **Economic Summit** unites community members and policy makers throughout the region in a dynamic dialogue about our region's evolving economy.

WE TALK.

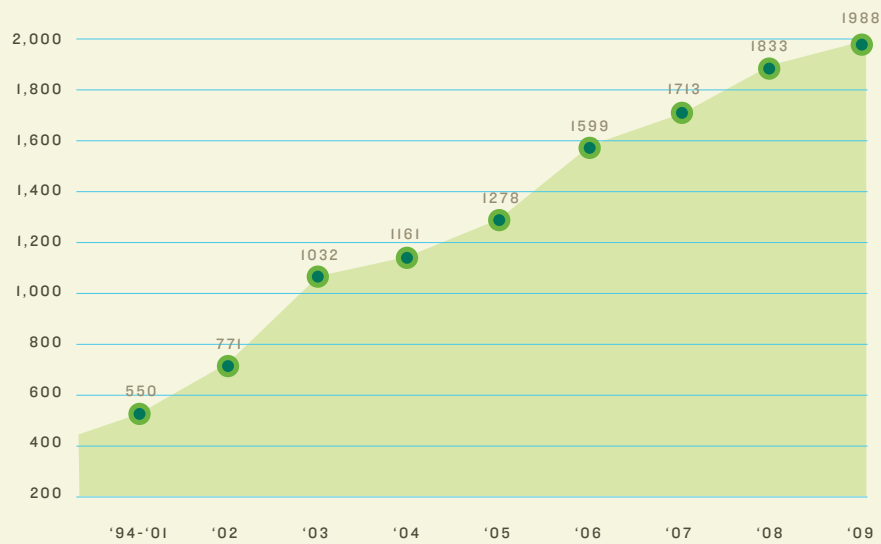
PeopleTalk challenges Central Texas leaders to implement solutions that work by bringing in provocative thinkers and innovators in the fields of social equity and economic development.





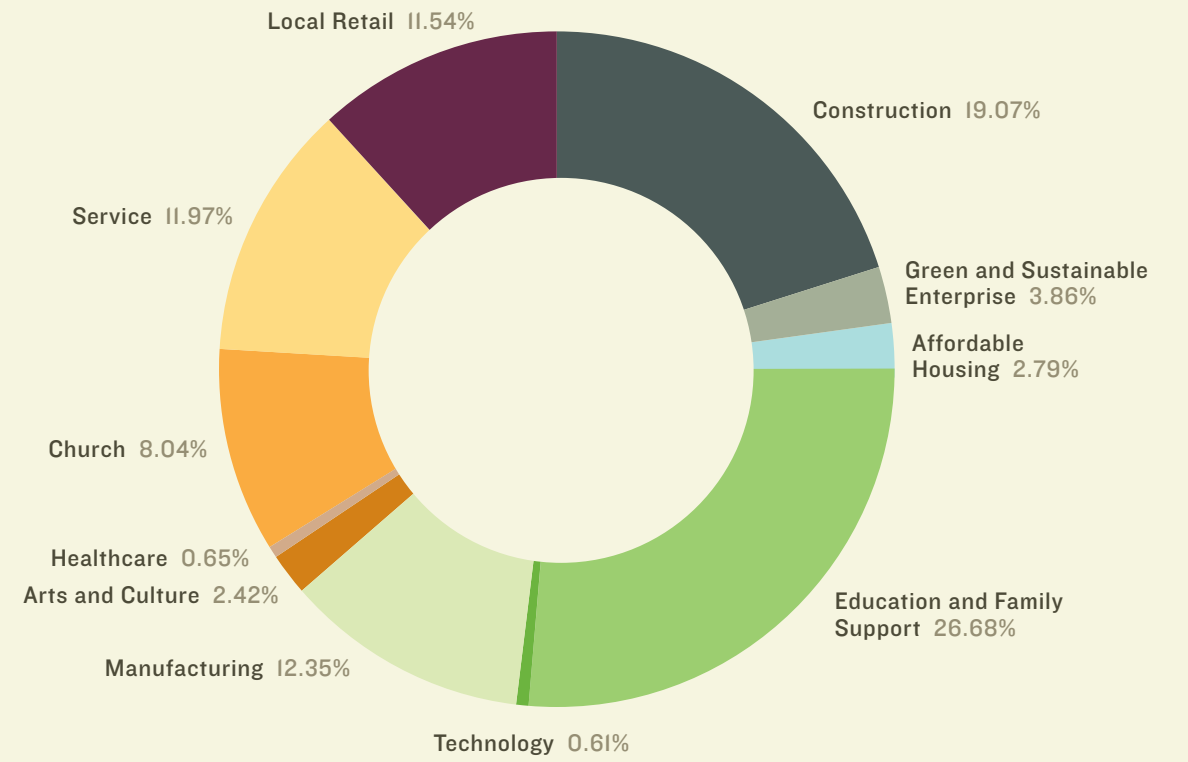
LOANS BY ETHNICITY

NON-PROFIT CLIENTS ARE NOT INCLUDED.



CUMULATIVE JOB CREATION

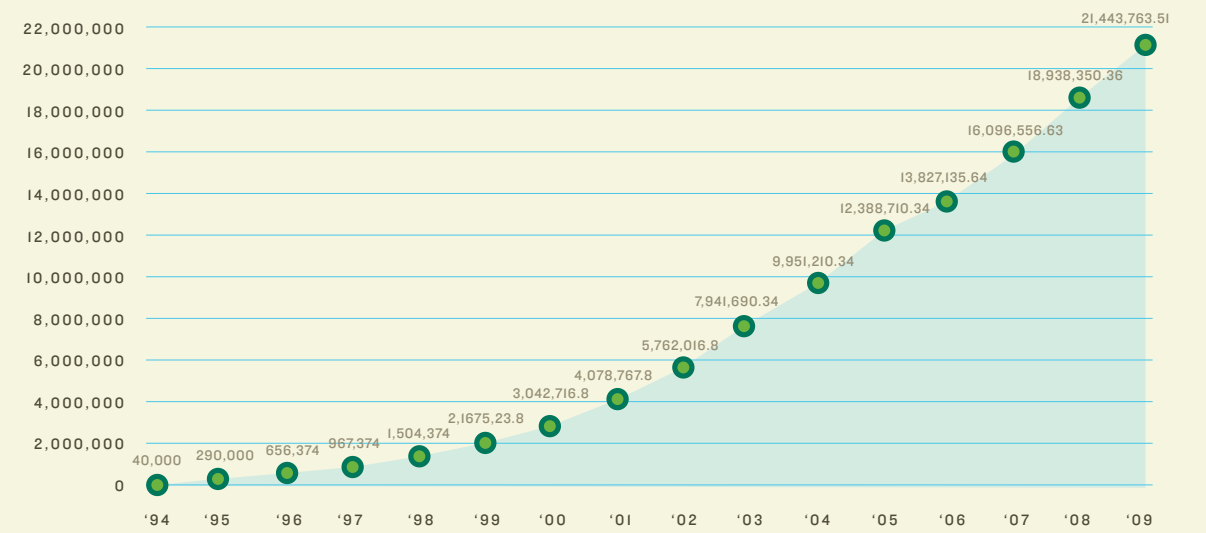
To date, we have provided an estimated 20,000 hours of business consulting to our clients.



DOLLARS INVESTED BY INDUSTRY

Current Portfolio: \$6,151,357

*AS OF DECEMBER 31, 2009



CUMMULATIVE DOLLARS INVESTED

PEOPLETRUST MAKES THE DREAM OF OWNING A HOME A REALITY FOR WORKING FAMILIES WHO ARE PRICED OUT OF THE RISING HOUSING MARKET.

WE CREATE OPPORTUNITY.

Through innovative partnerships and business models, PeopleTrust provides permanently affordable homeownership to our teachers, small business owners, and others working to support themselves and their families.

WE INVEST IN COMMUNITIES.

Located near great schools, major employers and retail centers, we create affordable and prosperous communities where families and children thrive.



“We are looking back at a year in which the housing market imploded, and we were able to stand strong and fight the downturn with a mission that is critical to strengthening and preserving our community --- creating affordable homeownership opportunities for working families.”

KELLY WEISS
PRESIDENT, PEOPLETRUST



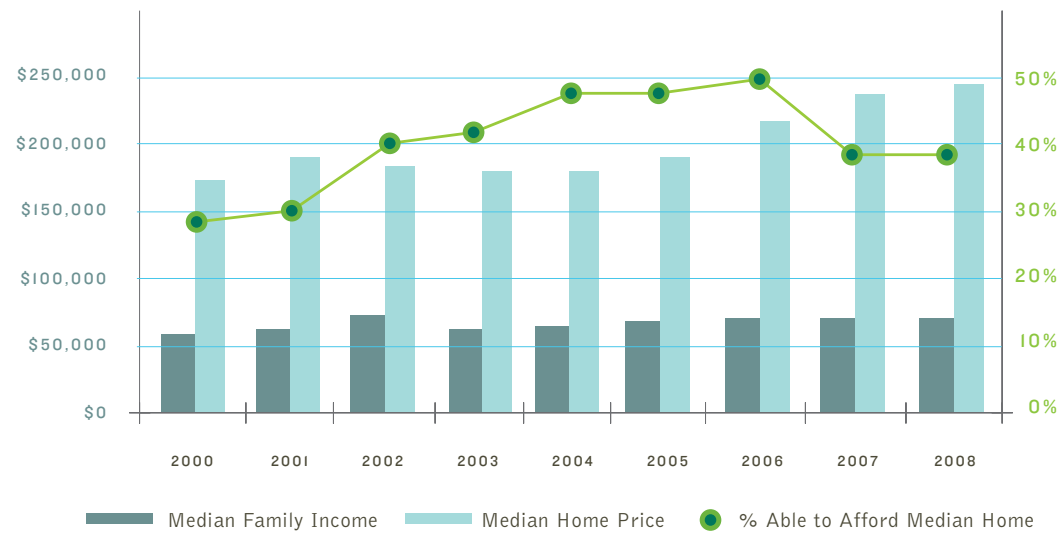
THE PROBLEM:

BARRIERS TO HOMEOWNERSHIP

A family of 4 at 80% MFI makes \$58,650 per year. The most this family could afford to pay for a home is \$150,000 yet the median home price is \$240,000. Austin's working families are moving farther and farther out in search of an affordable solution.

With home prices increasing faster than income, we need to build 660-700 affordable homes each year to meet Austin's housing needs and retain our working families.

PERCENT OF HOUSEHOLDS ABLE TO AFFORD MEDIAN PRICED HOME



SOURCE: AUSTIN COMPREHENSIVE HOUSING MARKET STUDY

THE SOLUTION:

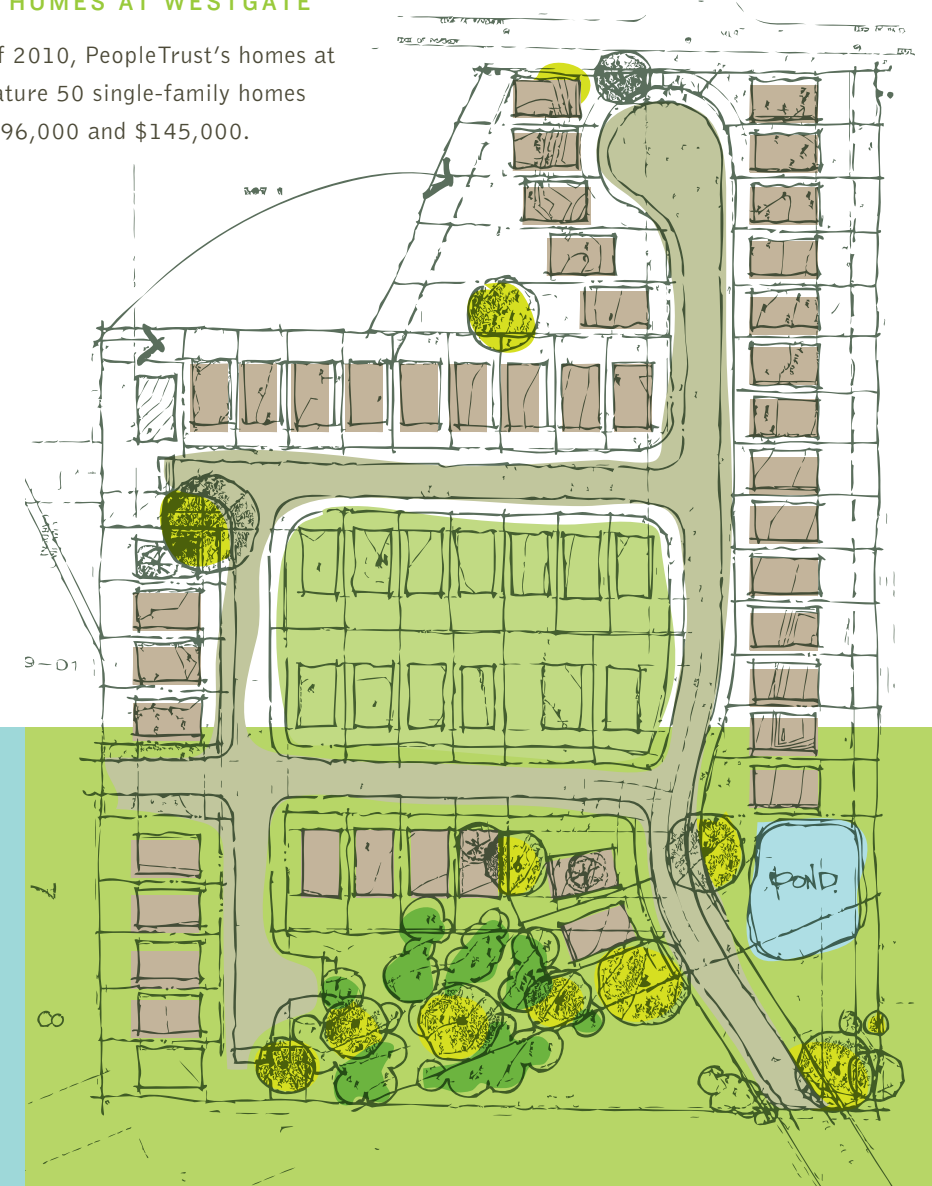
INVESTING IN TOMORROW

PeopleTrust's Shared Equity and Community Land Trust model ensures permanently affordable homeownership—both for our community and for the homeowner. To date, we have helped 133 families purchase a home they can afford.

PeopleTrust's innovative model saves our community a projected \$1.3 million over 35 years for each home. Homebuyer Grant programs, on the other hand, require larger subsidies each time the home is resold in order to maintain affordability in a growing market.

AFFORDABLE HOMES AT WESTGATE

Coming in Fall of 2010, PeopleTrust's homes at Westgate will feature 50 single-family homes priced between \$96,000 and \$145,000.



WHO WE SERVE

As the housing market in Central Texas continues to rise, our teachers, social workers, child care providers, and small business owners have found themselves priced out of homeownership and stuck in the renting cycle.

Profession

Salary

Science Teacher	\$49,819
Administrative Assistant	\$46,912
Medical Technologist	\$46,662
Plumber	\$46,162
Police Officer	\$42,104
Fire Fighter	\$40,502
Paramedic	\$38,111

Household Size: 4

50% MFI	\$36,650
60% MFI	\$44,000
65% MFI	\$47,650
80% MFI	\$58,650

SOURCE: CAREERBUILDER.COM

55% OF AUSTIN'S POPULATION LIVES AT 80% OR BELOW MFI.

*MFI=Median Family Income

PEOPLE OF PEOPLEFUND

STAFF

Chris Baker,
Director of Lending

Ivette Benitez,
Loan Administrator

Barbra Boeta,
Senior Community Lender

Shay Erickson,
Office Manager

David Graham,
Underwriter

Tanya Ladha,
Community Lender

Ayleen Perez,
*Communications and
Outreach Manager*

Debra Peterson,
*Finance and Accounting
Manager*

Eric Scott,
Director of Development

Ramon Valeriano,
*Director of Homeownership,
PeopleTrust*

Kelly Weiss,
*Director of Operations,
President, PeopleTrust*

Margo Weisz,
Executive Director

Brad White,
Enterprise Developer

BOARD OF DIRECTORS

Jack McDonald,
*Perficient, Inc.,
Board Chair*

Cloteal Davis Haynes,
*Haynes-Eaglin-Waters,
Past Chair*

Pat O’Beirne,
*Regions Bank,
Treasurer and Secretary*

Adrian Neely,
*Triad Building Maintenance,
Vice Chair of Building
Committee*

F. Gary Valdez,
*Focus Strategies Investment
Banking, Vice Chair of
Building Campaign*

Mike Cook,
Winstead, Sechrest & Minick

Sue Coulter,
Wells Fargo Bank

Mandy Dealey

Francie Ferguson,
NeighborWorks

Doug Hartman,
Hartman and Associates

D. Bryan Jones,
Moximity, Inc.

Don Kendrick,
Wells Fargo Bank

Debbie Ramirez,
*Graves, Dougherty, Heron
& Moody, P.C.*

Eugene Sepulveda,
*Entrepreneurs Foundation
of Central Texas*

Carmen Tawil,
Corridor Television

INVESTORS

Austin Community Foundation*

Bank of America

Matthew Kaufmann and Holly Bell*

Capital One Bank

J. P. Morgan Chase Bank

Friends of Austin

Guaranty Bank

Janet Harman

IronStone Bank

Greg & Mari Marchbanks*

* 2010 Investor

Shield-Ayres Foundation

Carl and Claire Stuart

United States Treasury, CDFI Fund

Wachovia

Wells Fargo Bank

VOLUNTEERS

Ken Adams

Brenda Barrett

Patrick Basinski

Jeremy Bencken

Michael Berg

Lori Biesterfeldt

Maggie Blair

Wes Breyfogle

Amanda Chiampi

David Cochran

Stephen Craig

Prashant De

Scott Derber

Linda Doria

Tom Evans

Rachel Fagan

Rachel Feferman

Meghan Flynn

Roland Galang

Brian Garsson

Gary Gerstenhaber

Chuck Graves

Karen Gross

Marta Guzman

Kelsey Hitchingham

Buck Hollister

Jim Isaacs

Donald Jackson

Rachel Jacques

Shally Kakkar

Olga Kobzar

Veejay Mali

Milan Malkani

Andy Mormon

Vidya Narayah

Reymundo Ocañas

Amanda Ortiz

Carla Penny

Leo Ramirez, Jr.

Dan Rogers

Harvey Rosenblum

Tiffany Russell

Mike Russell

Joan Savoldelli

Courtney Seals

Hammans Stallings

Brad Stein

George Talbot, Jr

Audrey Thompson

Robert Tillotson

Dolores Urquidi

Alicia White

Natalie Yerkovich

CONTRIBUTORS

BUSINESS CONTRIBUTORS

Accion Texas

Ace Custom Tailors

Advantage Mortgage Network

AIC Ventures

Alamo Drafthouse

ALEON Properties

American Institute of Architects

Andrews & Kurth

Armor Affiliates, Inc.

Austin Children’s Museum

Austin Community College

Austin Lumber Company, Inc.

Austin Museum of Art

Austin Ventures

Austin's Best Personal Trainer

Baker Botts LLP

Bank of America

Barnett Dry Utilities

Blue Dahlia Bistro

Braun & Butler

C3 Presents

Capital City African American

Chamber of Commerce

Capital Metro

Capital One Bank

CGE Inc

Chaparral Ice Center

City of Austin

Comerica Bank

Compass Bank

Compassion Consulting &

Distribution LLP

DataVise ITS, Inc.

Dell, Inc.

Door Number 3

E.S. Gomez Builders, Inc.

Ecology Action of Texas

EDCO Ventures

El Milagro

Ernst & Young

Far West Capital

Focus Strategies Investment Banking

Frost National Bank

Give Realty

Graves, Dougherty, Hearon

& Moody, PC

Greater TX Federal Credit Union

Hartman & Associates

Haynes-Eaglin-Waters

HEB

Helping the Elderly, Aging,

Needy and Disabled

HousingWorks

IBM

Independence Title

Jones-Dilworth, Inc.

JPMorgan Chase

The Lawrence Group

Lawyer Referral Service of Central Texas

Lifeworks

Live Oak Brewery

Magnolia Cafe

Mango

Marchbanks Company LLC

Margaret Keys Executive Communication

Mary Lee Foundation

MFI Real Estate LLC

Mitchell & Colmenero

Moximity

MPower Foundation

Myo Massage

OriGen Biomedical Inc.

Perficient, Inc.

Peterson, Scott, and Associates

Primavera Montessori School

Prosperity Bank

Regions Bank

Rockroom Wine

Russell Korman Fine Jewelry & Watches

Sage Advisory Services

Seton Family of Hospitals

Shoehorn Design

Skinner Transportation

Streetman Homes

Stubb's BBQ

Texas Appleseed

Texas Capital Bank

Texas Certified Development Co., Inc.

Texas Coffee Traders

Texas Gas Service

Texas Mezzanine Fund

Texas State Affordable Housing Corp.

The Personnel Store

TIP Strategies

Trammell Crow

Triad Building and Maintenance

Uchi

United Way Capital Area

urbanspace Realtors

Wachovia

Walkie Talkie Productions

Water Street Investments

Weiss Architecture

Wells Fargo

White Glove Technologies

Whole Foods

Winstead, Sechrest & Minick

FOUNDATION CONTRIBUTORS

Boucher Family Foundation

Entrepreneurs Foundation of

Central Texas

F. B. Heron Foundation

Harris & Eliza Kempner Fund

Lance Armstrong Foundation

MFI Foundation

Shield-Ayres Foundation

The Greg & Mari Marchbanks

Family Foundation

INDIVIDUAL CONTRIBUTORS

ABPorter.org

Caroline Alexander

Carey Balzer

Mark Barker

Garry Barnett

Carlos Barrera

Mitchell Berman and Ingrid Johansen

Steve Beuerlein

Daniel Bradford

John Braun

Sally Brinker

Margo Weisz and Gregory Brooks

Christopher Brown

Kevin Burns

Bryan Cady

Nancy Jo Callahan

Eloy Cavazos

Kelly Chimera

Andrew Clements

Mike Cook

Susan Coulter

Scott Cunningham

Frank Davis

Mandy Dealey

John and Rhonda Dirvin

Doing Good, Getting Better,

Acton Class of 2010

CONTRIBUTORS <small>(continued)</small>		CLIENTS <small>(continued)</small>	
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Brian Donovan	Benet Magnuson	Charmane Sellers	Frameworks Community	Margarita's Tortilla Factory	Safe Zone, Incorporated
Dr. Chiquita Eugene	Elizabeth and Louis Malfaro	Donny Shanks	Development Corporation	Marin Motors	Salon Aqua Blue
Francie Ferguson	The Marchbanks Family	Ted Siff	Fuentes Construction	Mary Lee Foundation	Salvage Vanguard Theater
Frank and Tina Fernandez	Richard Martin	Irma Sifuentes	G&G Auto Body & Paint, Inc	Melendrez Brothers Trucking, Inc	School of Blooming Flowers
Patricia Flanary	Mayor Pro-Tem Mike Martinez	Steve Skinner	Gourmet Resources	Micro-Media Solutions	Speedway Copy & Printing
Sally Fly	Lisa McTiernan	Suzi and Roy Sosa	Grand Central Auto	Midtown Live	St. Luke's Missionary Baptist Church
Roland Galang	Jennifer Meigs	Will Steakley	Greater Mount Moriah Primitive	Mint Salon	St. Raguel Ethiopian Orthodox
Emelio Gomez	The Meredith Family	Lonny Stern	Baptist Church	Mobile One Auto Access	Tewahdo Church
Nancy Graves	Juan Meza	James Stoker	Growing Imaginations	NadaMoo!	Stokes Imaging
Doug and Julie Ann Hartman	Adrian and Harrietta Neely	Randy Streetman	GT Components	Napier & Associates	Stoned Windshield Repair
Cloteal Davis Haynes	Melita Noel	Carmen Tawil	Guerra Miller Holdings, Inc.	National Association Of Child	Stream Studios Web Architects
Tim and Jennifer Heim	Pat and Laurie O'Beirne	Julie Tereshchuk	Harmony Construction	Care Professionals	Sunshine Learning Center
Myron Hess	Reymundo Ocanas	Gloria Vasquez	Heritage Home Services	National Graphics	Sure Score Inc.
Ora Houston	Elisa Olmeda	Lee Walker and Jen Vickers	Hill Country Support Svcs.	NYOS Charter School	Tapestry Dance Company
Admiral Bobby Inman	Roscoe and Jonnie Overton	Dr. Gregory Vincent	Hinojosa Services	OriGen Biomedical, Inc.	Tejas Contractors, Inc.
Rachel Jacques	Rebecca Powers	Welch Warner	Hydro Innovations	P.D.Q. Masterlube	Texas Empowerment Academy
Sandra Johnson	Debbie Ramirez	Benjamin Warner	Integrity Automotive	Paint Care & Body-Sales, Inc.	Texas Toddlers Child Care
The Jones Family	Lauri Raymond	Heather Way	Iron Lion	Pak Soft	The Felix Chavez Agency
Don Kendrick	Rep. Eddie Rodriguez	Arthur and Vivien White	Jaime's Auto Repair	Palacios Neon, Inc.	The Great Outdoors
Margaret Keys	Mark Schiff	Marc and Suzanne Winkelman	JB Interiors	Practical Care Continuum	The Nazca Plains Corporation
Rashaanne Lewis	Beth and Bob Schlechter	Marc Yagjian	Jody's Lightning Flag & Banner	Primavera Montessori School	The Personnel Store
			John's Body Shop	Push-up Foundation	The Windsor School
			JR Ventures	R.I.T., Inc.	Timpone's Fresh Foods
			Juan in a Million	Rainbow Ice Cream, Inc.	Tool and Instrument Makers
			Kim Love Designs	Raintree Construction	TransMedia Resources
			Kingdom Seekers	RCR Auto Repair	True Light Day Care Center
			Kristy Lira Bookkeeping & Tax Service	Realty Executives	Tu Casa de Muebles
			Kyle Jones Insurance Agency	Reyna Insurance Agency and	Urban Styles
			L2 Cartage, LLC	ABC Driving School	Vina Pharmacy
			La Mexicana Bakery	Roscoe Overton	White Bird Montessori School, Inc.
			La Prensa	Rosewood Oaks Primary	Whitehall Intentional Society, Inc.
			Little Wong's Rental	Rosie's Day Care	Wilkinson Woodworks, Inc.
			Live Oak Brewing Company	Rosy Health Care Services, Inc.	Workers Defense Project, Inc.
			Lone Star Ready-Mix	Russell's Bakery & Coffee Bar	Xpress Lube & Car Washes
			Magic Land Child Development Center	RZ Communications	YouthLaunch
			Majestic Design	S2 Synergy	Zoombaz Smoothie/Coffee Bar

CLIENTS			
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Aeros Travel, Inc.	Aztlan Dance Company	Coronado Studio, Inc.			
ABC Erosion Control	Badgerdog Literacy Publishing Inc.	Corrective Chiropractic			
Advanced Auto Repair	Barnett Dry Utilities	Cueva's Transportation			
Airport Chiropractic	Be My Cupcake & More	Cycled Plastics			
All Star Body Shop, Inc.	Believe In Me Project, Inc.	D/A Auto Repair			
All Tune & Lube	Benitez Construction	DataVise Information Technology			
Alliance Chemical	Bennu Coffee	Services, Inc.			
AlphaGraphics	Bien Hoa	Dirty Dog			
Anjoorian Silks	Big Red Sun	Doña Emilia's			
ANS Computers, Inc.	B.I.T. Construction	Duncan Business Machines, Inc.			
Any Baby Can	Blu Ribbon Auto Detail	Duncan-Foster Ventures			
Apartments Unlimited	Blue Dahlia Bistro	East Collaborative			
Apparent Technologies	Building Abatement Demolition	East Side Baptist Church			
Armor Affiliates	Company, Inc.	Ecology Action of Texas			
Ascend Health Services	Capitol Cleaners	El Mundo Newspaper			
Assisting Hands	Central Texas Pallets	El Otro Lado	Theresa Alvarez, <i>Wells Fargo</i>	Corey Gaskill, <i>First State Bank</i>	Monica Medina, <i>Frost Bank</i>
Austimpactors, LLC	CGE, Inc.	Emancipet	Patrick Basinski, <i>Attorney</i>	Ken Gates, <i>Frost Bank</i>	Beatrice Pappas, <i>Prosperity Bank</i>
Austin American Awning	Charisse Services, Inc.	Empanadas La Boca	Michael Berg	Luisa Gavino-Martinez, <i>Wells Fargo</i>	William Penny, <i>Wachovia/Wells Fargo</i>
Austin Automation and Instrumentation	Congregacion Elim	EMR Construction	Bernie Bernfield, <i>Wachovia/Wells Fargo</i>	Amy Golub, <i>Regions Bank</i>	Anna Sanchez, <i>Wells Fargo</i>
Austin Biofuels	(Church of God 7th Day)	Escuelita del Alma, Inc.	Chip Bray, <i>Prosperity Bank</i>	Earl Grant, <i>Austin Area Urban League</i>	Mike Shaw, <i>ABC Bank</i>
Austin Custom Screens	Cielo Water	Espresso Roma	Justin Brogna, <i>Compass Bank</i>	Cole Harmonson, <i>Far West Capital</i>	Shirley Sheffield
Austin Gay and Lesbian	Circle B Trucking	Exterior Cleaning Systems	Adam Chong, <i>Capital One</i>	Mark Johnson, <i>Wachovia/Wells Fargo</i>	Kyle Spears, <i>Ironstone Bank</i>
International Film Festival	Clifford R. Jones D.D.S	First Bingo Cooperative	Kelly Conway, <i>Wachovia/Wells Fargo</i>	Grova Jones, <i>Iron Stone</i>	Luis Vallejo, <i>State Bank</i>
Austin Lumber Company	Code Studio, LLC	First Choice Women's Home Health	Debora DiFiore, <i>CPA</i>	Eric Kelley, <i>Regions</i>	Corey Wiggins, <i>Wachovia/Wells Fargo</i>
Austin Tire Company	Compassion Consulting & Distribution	Floor Access	Kathy Estes, <i>Frost Bank</i>	Mike Laing, <i>Wells Fargo</i>	Kandi Young, <i>Capital One</i>
Austin Wheel & Tire	Concrete Industrial, Inc	Fox, Smolen & Associates, Inc.	Rene Flores, <i>ABC Bank</i>	Daniel J. Lewis, <i>Wells Fargo</i>	Dennis Zulkowski, <i>Chase Bank</i>
Aztec Custom Screen Printing	Cookies in Bloom		Sue Frye, <i>Frost Bank</i>		

LOAN COMMITTEE

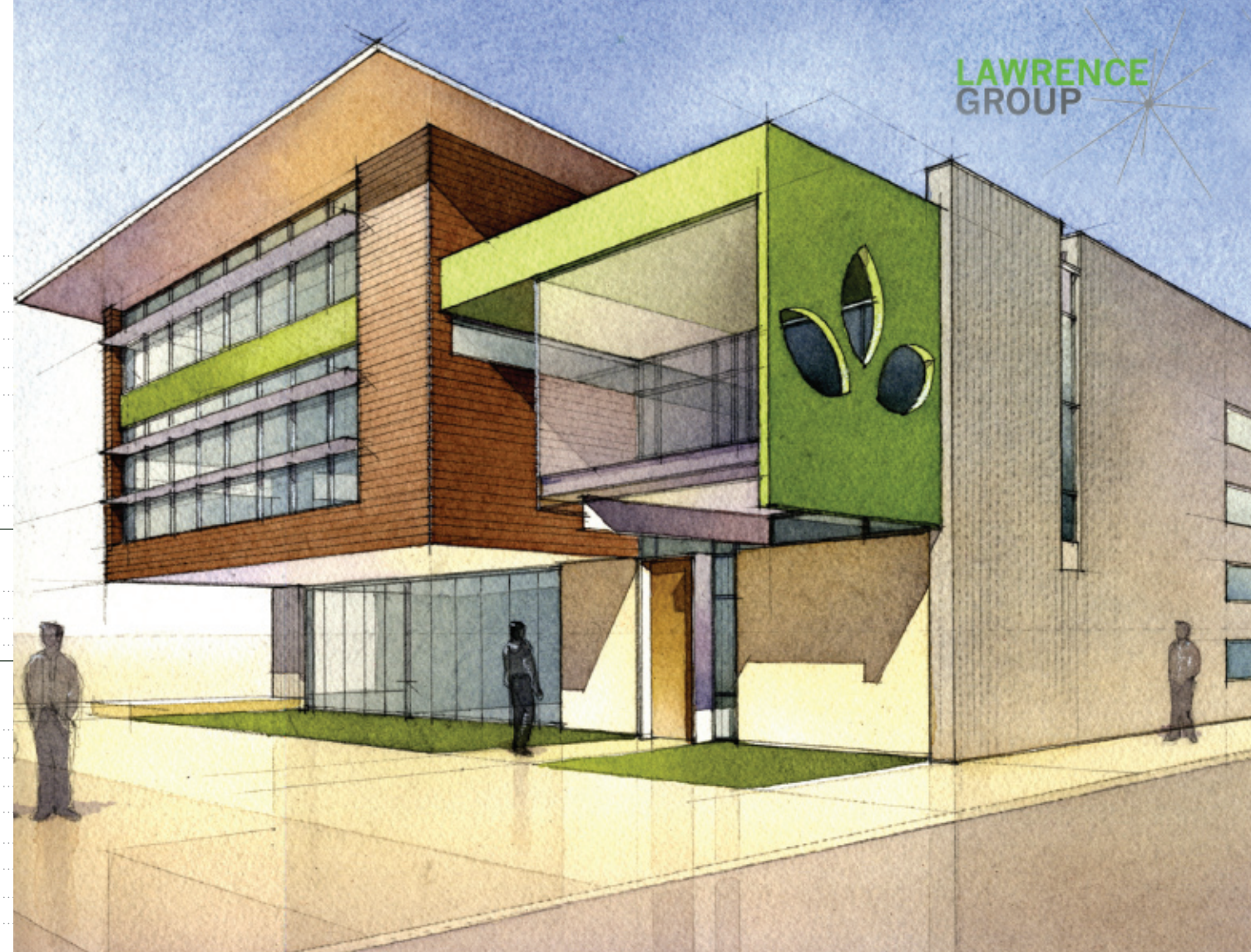
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STATEMENT OF FINANCIAL POSITION YEAR END DECEMBER 31, 2009

ASSETS	2009	2008
Cash and cash equivalents	\$924,666	\$287,818
Investments	2,618,788	2,274,669
Grants and contributions receivable	346,023	105,460
Other receivables	57,692	83,087
Accrued interest receivable	79,997	55,409
Other assets	30,442	16,298
Loans receivable, allowance for loan losses of \$430,598 and \$405,402	5,720,799	4,853,719
Fixed assets, net	950,607	120,772
Total Assets	\$10,729,014	\$7,797,232
LIABILITIES		
Accounts payable and accrued liabilities	\$343,351	\$48,319
Notes payable	3,650,000	3,000,000
Total Liabilities	\$3,993,351	\$3,048,319
NET ASSETS		
Unrestricted:		
Undesignated	\$6,735,663	\$3,948,913
Board designated	0	736,829
Total Net Assets	\$6,735,663	\$4,685,742
Temporarily restricted	0	63,171
	6,735,663	4,748,913
Total Liabilities And Net Assets	\$10,729,014	\$7,797,232

STATEMENT OF ACTIVITIES YEAR END DECEMBER 31, 2009

REVENUE	2009	2008
Grants	\$1,529,023	\$224,750
Loan interest and other loan-related fees	585,229	487,283
Special events, net expenses of \$22,621	84,350	118,556
Contributions, including in-kind services of \$27,600	448,485	137,699
Investment income	300,296	162,540
Contract income	150,000	150,000
Consulting fees	120,810	135,000
Other	31,458	32,817
Net assets released from restrictions	0	0
Total Revenue	\$3,312,822	\$1,448,645
EXPENSES		
Program	\$983,208	\$982,667
General and administrative	114,746	129,298
Fundraising	164,947	181,018
Unrealized loss on investments	\$0	\$561,918
Total Expenses	\$1,262,901	\$1,292,983
Change in net assets	\$1,986,750	(\$406,256.00)
Beginning net assets	\$4,748,913	\$5,155,169.00
Ending net assets	\$6,735,663	\$4,748,913.00



After nearly a decade in our little green house on Chalmers, PeopleFund is moving summer 2010 to our **Center for Economic Opportunity**.

LITTLE GREEN HOUSE (UNTIL AUGUST 2010)
207 CHALMERS AVENUE | AUSTIN, TEXAS 78702

PEOPLEFUND CENTER FOR ECONOMIC OPPORTUNITY
2921 EAST 17TH STREET | AUSTIN, TEXAS 78702

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