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Return of Private Foundation
or Section 4947(a)(1) Nonexempt Charitable Trust
Treated as a Private Foundation

2009

Department of the Treasury
Internal Revenue Service

Note: The foundation may be able to use a copy of this return to satisfy state reporting requirements

For calendar year 2009, or tax year beginning , 2009, and ending

G Check all that apply

☐ Initial return☐ Initial Return of a former public charity☐ Final return☐ Amended return☒ Address change☐ Name changeUse the
IRS label.
Otherwise,
print
or type.
See Specific
Instructions.REGINALD A. & ELIZABETH S.
LENNA FOUNDATION, INC.
133 E. FAIRMOUNT AVE #2
LAKEWOOD, NY 14750

A Employer identification number

11-2800733

B Telephone number (see the instructions)

716-763-0823

C If exemption application is pending, check here ☐D 1 Foreign organizations, check here ☐2 Foreign organizations meeting the 85% test, check here and attach computation ☐E If private foundation status was terminated under section 507(b)(1)(A), check here ☐F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ☐

H Check type of organization

☒ Section 501(c)(3) exempt private foundation☐ Section 4947(a)(1) nonexempt charitable trust☐ Other taxable private foundationI Fair market value of all assets at end of year
(from Part II, column (c), line 16)

\$ 9,843,567.

J Accounting method ☒ Cash ☐ Accrual☐ Other (specify) _____

(Part I, column (d) must be on cash basis)

Part I Analysis of Revenue and Expenses

(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see the instructions))

(a) Revenue and expenses per books

(b) Net investment income

(c) Adjusted net income

(d) Disbursements for charitable purposes (cash basis only)

REVENUE

1 Contributions, gifts, grants, etc. received (att sch)

2 Check ☒ if the foundn is not req to att Sch B

3 Interest on savings and temporary cash investments

32,996.

32,996.

4 Dividends and interest from securities

197,703.

197,703.

5a Gross rents

b Net rental income or (loss)

6a Net gain/(loss) from sale of assets not on line 10

-629,631.

b Gross sales price for all assets on line 6a

7 Capital gain net income (from Part IV, line 2)

8 Net short-term capital gain

9 Income modifications

10a Gross sales less returns and allowances

b Less Cost of goods sold

c Gross profit/(loss) (att sch)

11 Other income (attach schedule)

339.

339.

12 Total. Add lines 1 through 11

-398,593.

231,038.

0.

13 Compensation of officers, directors, trustees, etc

15,000.

15,000.

14 Other employee salaries and wages

9,600.

9,600.

15 Pension plans, employee benefits

16a Legal fees (attach schedule)

b Accounting fees (attach sch) SEE ST 2

3,915.

1,875.

2,040.

c Other prof fees (attach sch)

17 Interest

18 Taxes (attach schedule) (see instr) SEE STM 3

7,587.

54.

2,082.

19 Depreciation (attach sch) and depletion

506.

20 Occupancy

21 Travel, conferences, and meetings

22 Printing and publications

23 Other expenses (attach schedule)

SEE STATEMENT 4

32,322.

27,114.

5,208.

24 Total operating and administrative expenses. Add lines 13 through 23

68,930.

29,043.

33,930.

25 Contributions, gifts, grants paid PART XV

416,725.

416,725.

26 Total expenses and disbursements. Add lines 24 and 25

485,655.

29,043.

0.

450,655.

27 Subtract line 26 from line 12:

a Excess of revenue over expenses and disbursements

-884,248.

b Net investment income (if negative, enter -0-)

201,995.

c Adjusted net income (if negative, enter -0-)

0.

649

SCANNED MAY 18 2010

Part II Balance Sheets

Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)

Beginning of year

End of year

		(a) Book Value	(b) Book Value	(c) Fair Market Value
A S S E T S	1 Cash – non-interest-bearing	13,233.	3,602.	3,602.
	2 Savings and temporary cash investments	929,476.	859,934.	906,642.
	3 Accounts receivable			
	Less: allowance for doubtful accounts			
	4 Pledges receivable			
	Less: allowance for doubtful accounts			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see the instructions)			
	7 Other notes and loans receivable (attach sch)			
	Less: allowance for doubtful accounts			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges			
	10a Investments – U.S. and state government obligations (attach schedule)	1,903,315.	1,646,297.	1,687,245.
	b Investments – corporate stock (attach schedule)	3,117,049.	1,789,419.	1,981,240.
	c Investments – corporate bonds (attach schedule)		101,202.	109,273.
	11 Investments – land, buildings, and equipment basis			
L I A B I L I T I E S	Less: accumulated depreciation (attach schedule)			
	12 Investments – mortgage loans			
	13 Investments – other (attach schedule)	4,516,665.	5,157,801.	5,154,672.
	14 Land, buildings, and equipment basis	2,955.		
	Less: accumulated depreciation (attach schedule) SEE STMT 5	2,062.	1,399.	893.
	15 Other assets (describe)			
	16 Total assets (to be completed by all filers – see instructions. Also, see page 1, item I)	10,481,137.	9,559,148.	9,843,567.
	17 Accounts payable and accrued expenses	979.		
	18 Grants payable			
	19 Deferred revenue			
N E T A S S E T B A L A N C E S	20 Loans from officers, directors, trustees, & other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)			
	22 Other liabilities (describe)			
	23 Total liabilities (add lines 17 through 22)	979.	0.	
	Foundations that follow SFAS 117, check here and complete lines 24 through 26 and lines 30 and 31.			
F U N D A S E T B A L A N C E S	24 Unrestricted			
	25 Temporarily restricted			
	26 Permanently restricted			
	Foundations that do not follow SFAS 117, check here and complete lines 27 through 31.			
	27 Capital stock, trust principal, or current funds			
	28 Paid-in or capital surplus, or land, building, and equipment fund			
	29 Retained earnings, accumulated income, endowment, or other funds	10,480,158.	9,559,148.	
	30 Total net assets or fund balances (see the instructions)	10,480,158.	9,559,148.	
	31 Total liabilities and net assets/fund balances (see the instructions)	10,481,137.	9,559,148.	

Part III Analysis of Changes in Net Assets or Fund Balances

1 Total net assets or fund balances at beginning of year – Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	10,480,158.
2 Enter amount from Part I, line 27a	2	-884,248.
3 Other increases not included in line 2 (itemize)	3	
4 Add lines 1, 2, and 3	4	9,595,910.
5 Decreases not included in line 2 (itemize) SEE STATEMENT 6	5	36,762.
6 Total net assets or fund balances at end of year (line 4 minus line 5) – Part II, column (b), line 30	6	9,559,148.

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse, or common stock, 200 shares MLC Company)		(b) How acquired P — Purchase D — Donation	(c) Date acquired (month, day, year)	(d) Date sold (month, day, year)
1 a SEE ATTACHED REALIZED GAINS & LOSSES		P	VARIOUS	VARIOUS
b				
c				
d				
e				

(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a			0.
b			
c			
d			
e			

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(i) Gains (Column (h) gain minus column (k), but not less than -0-) or Losses (from column (h))
(i) Fair Market Value as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of column (i) over column (j), if any	
a			0.
b			
c			
d			
e			

2 Capital gain net income or (net capital loss).	If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7		2	0.
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6)	If gain, also enter in Part I, line 8, column (c) (see the instructions) If (loss), enter -0- in Part I, line 8		3	0.

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income.)

If section 4940(d)(2) applies, leave this part blank

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period?

☐ Yes☒ No

If 'Yes,' the foundation does not qualify under section 4940(e). Do not complete this part.

1 Enter the appropriate amount in each column for each year; see the instructions before making any entries

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (column (b) divided by column (c))
2008	517,218.	10,868,040.	0.047591
2007	671,073.	12,761,554.	0.052586
2006	560,606.	11,996,557.	0.046731
2005	506,386.	11,328,644.	0.044700
2004	535,084.	10,497,086.	0.050975

2 Total of line 1, column (d)	2	0.242583
3 Average distribution ratio for the 5-year base period — divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years	3	0.048517
4 Enter the net value of noncharitable-use assets for 2009 from Part X, line 5	4	8,636,308.
5 Multiply line 4 by line 3	5	419,008.
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	2,020.
7 Add lines 5 and 6	7	421,028.
8 Enter qualifying distributions from Part XII, line 4	8	450,655.

If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate. See the Part VI instructions.

Part VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948 — see the instructions)

1 a Exempt operating foundations described in section 4940(d)(2), check here ☐ and enter 'N/A' on line 1. Date of ruling or determination letter: _____ (attach copy of letter if necessary - see instr.)			
b Domestic foundations that meet the section 4940(e) requirements in Part V, check here ☒ and enter 1% of Part I, line 27b		1	2,020.
c All other domestic foundations enter 2% of line 27b. Exempt foreign organizations enter 4% of Part I, line 12, column (b)			
2 Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)		2	0.
3 Add lines 1 and 2		3	2,020.
4 Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)		4	0.
5 Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-		5	2,020.
6 Credits/Payments			
a 2009 estimated tax pmts and 2008 overpayment credited to 2009	6a	5,000.	
b Exempt foreign organizations — tax withheld at source	6b		
c Tax paid with application for extension of time to file (Form 8868)	6c		
d Backup withholding erroneously withheld	6d		
7 Total credits and payments. Add lines 6a through 6d	7	5,000.	
8 Enter any penalty for underpayment of estimated tax. Check here ☒ if Form 2220 is attached	8		
9 Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	9	0.	
10 Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid	10	2,980.	
11 Enter the amount of line 10 to be credited to 2010 estimated tax	11	2,980.	Refunded

Part VII-A Statements Regarding Activities

	Yes	No
1 a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?		X
b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes (see the instructions for definition)? <i>If the answer is 'Yes' to 1a or 1b, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities</i>		X
c Did the foundation file Form 1120-POL for this year?		X
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: (1) On the foundation ☐ \$ 0. (2) On foundation managers ☐ \$ 0.		
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers ☐ \$ 0.		
2 Has the foundation engaged in any activities that have not previously been reported to the IRS? <i>If 'Yes,' attach a detailed description of the activities</i>		X
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? <i>If 'Yes,' attach a conformed copy of the changes</i>		X
4 a Did the foundation have unrelated business gross income of \$1,000 or more during the year?		X
b If 'Yes,' has it filed a tax return on Form 990-T for this year?		N/A
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? <i>If 'Yes,' attach the statement required by General Instruction T</i>		X
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	X	
7 Did the foundation have at least \$5,000 in assets at any time during the year? <i>If 'Yes,' complete Part II, column (c), and Part XIV</i>	X	
8 a Enter the states to which the foundation reports or with which it is registered (see the instructions) NY		
b If the answer is 'Yes' to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? <i>If 'No,' attach explanation</i>	X	
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2009 or the taxable year beginning in 2009 (see instructions for Part XIV)? <i>If 'Yes,' complete Part XIV</i>		X
10 Did any persons become substantial contributors during the tax year? <i>If 'Yes,' attach a schedule listing their names and addresses</i>		X

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Part VII-A Statements Regarding Activities Continued

11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If 'Yes', attach schedule (see instructions)	11		X
12	Did the foundation acquire a direct or indirect interest in any applicable insurance contract before August 17, 2008?	12		X
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address: <u>N/A</u>	13	X	
14	The books are in care of <u>RANDY ORDINES, TREASURER</u> Telephone no. <u>716-484-2402</u> Located at <u>214 WEST FIFTH STREET, JAMESTOWN, NY</u> ZIP + 4 <u>14701</u>			
15	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 — Check here <u>N/A</u> and enter the amount of tax-exempt interest received or accrued during the year <u>15</u>			N/A

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

File Form 4720 if any item is checked in the 'Yes' column, unless an exception applies.

	Yes	No
1 a During the year did the foundation (either directly or indirectly)		
(1) Engage in the sale or exchange, or leasing of property with a disqualified person? ☐ Yes ☒ No		
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? ☐ Yes ☒ No		
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? ☐ Yes ☒ No		
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? ☐ Yes ☒ No		
(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)? ☐ Yes ☒ No		
(6) Agree to pay money or property to a government official? (Exception. Check 'No' if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days) ☐ Yes ☒ No		
b If any answer is 'Yes' to 1a(1)-(6), did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance (see the instructions)? Organizations relying on a current notice regarding disaster assistance check here ☐	1 b	N/A
c Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2009?	1 c	X
2 Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5))		
a At the end of tax year 2009, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2009? ☐ Yes ☒ No If 'Yes,' list the years <u>20__</u> , <u>20__</u> , <u>20__</u> , <u>20__</u>		
b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer 'No' and attach statement — see the instructions.)	2 b	N/A
c If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here. <u>20__</u> , <u>20__</u> , <u>20__</u> , <u>20__</u>		
3 a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year? ☐ Yes ☒ No		
b If 'Yes,' did it have excess business holdings in 2009 as a result of (1) any purchase by the foundation or disqualified persons after May 26, 1969, (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or (3) the lapse of the 10-, 15-, or 20-year first phase holding period? (Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2009.)	3 b	N/A
4 a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4 a	X
b Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2009?	4 b	X

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Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required (continued)**5a** During the year did the foundation pay or incur any amount to:**(1)** Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?☐ Yes ☒ No**(2)** Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive?☐ Yes ☒ No**(3)** Provide a grant to an individual for travel, study, or other similar purposes?☐ Yes ☒ No**(4)** Provide a grant to an organization other than a charitable, etc. organization described in section 509(a)(1), (2), or (3), or section 4940(d)(2)? (see instructions)☐ Yes ☒ No**(5)** Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?☐ Yes ☒ No**b** If any answer is 'Yes' to 5a(1)-(5), did **any** of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance (see instructions)?

5b N/A

Organizations relying on a current notice regarding disaster assistance check here

☐**c** If the answer is 'Yes' to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant?N/A ☐ Yes ☐ No

If 'Yes,' attach the statement required by Regulations section 53.4945-5(d)

6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?☐ Yes ☒ No**b** Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?

6b X

If 'Yes' to 6b, file Form 8870

7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?☐ Yes ☒ No**b** If yes, did the foundation receive any proceeds or have any net income attributable to the transaction?

7b N/A

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors**1** List all officers, directors, trustees, foundation managers and their compensation (see instructions).

(a) Name and address	(b) Title and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
SEE STATEMENT 7		15,000.	0.	0.

2 Compensation of five highest-paid employees (other than those included on line 1— see instructions). If none, enter 'NONE.'

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

Total number of other employees paid over \$50,000

0

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors (continued)**3** Five highest-paid independent contractors for professional services – (see instructions). If none, enter 'NONE.'

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
NONE		

Total number of others receiving over \$50,000 for professional services 0**Part IX-A** Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.

	Expenses
1 N/A	
2	
3	
4	

Part IX-B Summary of Program-Related Investments (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2	Amount
1 N/A	
2	
All other program-related investments See instructions	
3	
Total. Add lines 1 through 3	0.

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Form 990-PF (2009)

Part X Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see instructions.)

1 Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:		
a Average monthly fair market value of securities	1a	7,853,554.
b Average of monthly cash balances	1b	913,378.
c Fair market value of all other assets (see instructions)	1c	893.
d Total (add lines 1a, b, and c)	1d	8,767,825.
e Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e	0.
2 Acquisition indebtedness applicable to line 1 assets	2	0.
3 Subtract line 2 from line 1d	3	8,767,825.
4 Cash deemed held for charitable activities. Enter 1-1/2% of line 3 (for greater amount, see instructions)	4	131,517.
5 Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	8,636,308.
6 Minimum investment return. Enter 5% of line 5	6	431,815.

Part XI Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here ☐ and do not complete this part.)

1 Minimum investment return from Part X, line 6	1	431,815.
2a Tax on investment income for 2009 from Part VI, line 5	2a	2,020.
b Income tax for 2009 (This does not include the tax from Part VI)	2b	
c Add lines 2a and 2b	2c	2,020.
3 Distributable amount before adjustments. Subtract line 2c from line 1	3	429,795.
4 Recoveries of amounts treated as qualifying distributions	4	
5 Add lines 3 and 4	5	429,795.
6 Deduction from distributable amount (see instructions)	6	
7 Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	429,795.

Part XII Qualifying Distributions (see instructions)

1 Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:		
a Expenses, contributions, gifts, etc. — total from Part I, column (d), line 26	1a	450,655.
b Program-related investments — total from Part IX-B	1b	
2 Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3 Amounts set aside for specific charitable projects that satisfy the:		
a Suitability test (prior IRS approval required)	3a	
b Cash distribution test (attach the required schedule)	3b	
4 Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	4	450,655.
5 Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b (see instructions)	5	2,020.
6 Adjusted qualifying distributions. Subtract line 5 from line 4	6	448,635.

Note: The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years.

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2008	(c) 2008	(d) 2009
1 Distributable amount for 2009 from Part XI, line 7				429,795.
2 Undistributed income, if any, as of the end of 2009.				
a Enter amount for 2008 only			0.	
b Total for prior years. 20__, 20__, 20__		0.		
3 Excess distributions carryover, if any, to 2009:				
a From 2004	13,389.			
b From 2005				
c From 2006				
d From 2007	51,221.			
e From 2008				
f Total of lines 3a through e	64,610.			
4 Qualifying distributions for 2009 from Part XII, line 4 ▶ \$ 450,655.				
a Applied to 2008, but not more than line 2a			0.	
b Applied to undistributed income of prior years (Election required — see instructions)		0.		
c Treated as distributions out of corpus (Election required — see instructions)	0.			
d Applied to 2009 distributable amount				429,795.
e Remaining amount distributed out of corpus	20,860.			
5 Excess distributions carryover applied to 2009 (If an amount appears in column (d), the same amount must be shown in column (a))	0.			0.
6 Enter the net total of each column as indicated below:				
a Corpus Add lines 3f, 4c, and 4e. Subtract line 5	85,470.			
b Prior years' undistributed income Subtract line 4b from line 2b		0.		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed		0.		
d Subtract line 6c from line 6b Taxable amount — see instructions		0.		
e Undistributed income for 2008. Subtract line 4a from line 2a Taxable amount — see instructions			0.	
f Undistributed income for 2009. Subtract lines 4d and 5 from line 1 This amount must be distributed in 2010				0.
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (see instructions)	0.			
8 Excess distributions carryover from 2004 not applied on line 5 or line 7 (see instructions)	13,389.			
9 Excess distributions carryover to 2010. Subtract lines 7 and 8 from line 6a	72,081.			
10 Analysis of line 9:				
a Excess from 2005				
b Excess from 2006				
c Excess from 2007	51,221.			
d Excess from 2008				
e Excess from 2009	20,860.			

Part XV Supplementary Information (continued)**3 Grants and Contributions Paid During the Year or Approved for Future Payment**

Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
a Paid during the year SEE STATEMENT 9				
Total			3a	416,725.
b Approved for future payment				
Total			3b	

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated

Enter gross amounts unless otherwise indicated		Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (see the instructions)
		(a) Business code	(b) Amount	(c) Exclu- sion code	(d) Amount	
1	Program service revenue					
a						
b						
c						
d						
e						
f						
g	Fees and contracts from government agencies					
2	Membership dues and assessments					
3	Interest on savings and temporary cash investments			14	32,996.	
4	Dividends and interest from securities			14	197,703.	
5	Net rental income or (loss) from real estate					
a	Debt-financed property					
b	Not debt-financed property					
6	Net rental income or (loss) from personal property					
7	Other investment income			14	339.	
8	Gain or (loss) from sales of assets other than inventory			18	-629,631.	
9	Net income or (loss) from special events					
10	Gross profit or (loss) from sales of inventory					
11	Other revenue					
a						
b						
c						
d						
e						
12	Subtotal. Add columns (b), (d), and (e)				-398,593.	
13	Total. Add line 12, columns (b), (d), and (e)				13	-398,593.

(See worksheet in the instructions for line 13 to verify calculations)

Part XVI-B Relationship of Activities to the Accomplishment of Exempt Purposes

[illegible]

REGINALD A. & ELIZABETH S.
LENNA FOUNDATION, INC.

11-2800733

STATEMENT 1
FORM 990-PF, PART I, LINE 11
OTHER INCOME

	(A) REVENUE PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME
OTHER INVESTMENT INCOME	\$ 339.	\$ 339.	
TOTAL	\$ 339.	\$ 339.	0.

STATEMENT 2
FORM 990-PF, PART I, LINE 16B
ACCOUNTING FEES

	(A) EXPENSES PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
BUFFAMANTE WHIPPLE BUTTAFARO, PC	\$ 2,665.	\$ 1,250.		\$ 1,415.
CAROL MONTGOMERY DRAKE CPA PLLC	1,250.	625.		625.
TOTAL	\$ 3,915.	\$ 1,875.	\$ 0.	\$ 2,040.

STATEMENT 3
FORM 990-PF, PART I, LINE 18
TAXES

	(A) EXPENSES PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
FEDERAL EXCISE TAXES	\$ 5,451.			
FOREIGN TAXES	54.	\$ 54.		
PAYROLL TAXES	2,082.			\$ 2,082.
TOTAL	\$ 7,587.	\$ 54.	\$ 0.	\$ 2,082.

STATEMENT 4
FORM 990-PF, PART I, LINE 23
OTHER EXPENSES

	(A) EXPENSES PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
ANNUAL RETURN NOTICE	\$ 21.	\$ 11.		\$ 10.
BANK FEES	15.			15.
BUSINESS INSURANCE	778.			778.
D&O LIABILITY INSURANCE	996.	498.		498.
GRANTMAKERS CONFERENCE	1,774.			1,774.
MEETING EXPENSE	467.	233.		234.
MEMBERSHIPS	1,184.	592.		592.
MGMT/CUSTODIAN FEES	25,028.	25,028.		
MISCELLANEOUS	200.			200.
NYS DEPT OF LAW FILING FEE	250.	125.		125.
OFFICE EXPENSE	326.			326.

REGINALD A. & ELIZABETH S.
LENNA FOUNDATION, INC.

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STATEMENT 4 (CONTINUED)
FORM 990-PF, PART I, LINE 23
OTHER EXPENSES

	(A) EXPENSES PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
POSTAGE	\$ 28.			\$ 28.
TELEPHONE.	1,255.	\$ 627.		628.
TOTAL	<u>\$ 32,322.</u>	<u>\$ 27,114.</u>	<u>\$ 0.</u>	<u>\$ 5,208.</u>

STATEMENT 5
FORM 990-PF, PART II, LINE 14
LAND, BUILDINGS, AND EQUIPMENT

CATEGORY	BASIS	ACCUM. DEPREC.	BOOK VALUE	FAIR MARKET VALUE
FURNITURE AND FIXTURES	\$ 2,955.	\$ 2,062.	\$ 893.	\$ 893.
TOTAL	<u>\$ 2,955.</u>	<u>\$ 2,062.</u>	<u>\$ 893.</u>	<u>\$ 893.</u>

STATEMENT 6
FORM 990-PF, PART III, LINE 5
OTHER DECREASES

CHANGE IN ACCRUED INTEREST	
TOTAL	<u>\$ 36,762.</u>

STATEMENT 7
FORM 990-PF, PART VIII, LINE 1
LIST OF OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	COMPEN- SATION	CONTRI- BUTION TO EBP & DC	EXPENSE ACCOUNT/ OTHER
ELIZABETH S. LENNA 86 EAST TERRACE AVENUE LAKEWOOD, NY 14750	CHAIRMAN 1.00	\$ 0.	\$ 0.	\$ 0.
JOSEPH JOHNSON 3637 MORLEY ROAD ASHVILLE, NY 14710	PRESIDENT 15.00	15,000.	0.	0.
RANDY ORDINES 214 WEST FIFTH ST JAMESTOWN, NY 14701	TREASURER 2.00	0.	0.	0.
FLORENCE CASS 72 PEARL FREWSBURG, NY 14738	SECRETARY 1.00	0.	0.	0.

REGINALD A. & ELIZABETH S.
LENNA FOUNDATION, INC.

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STATEMENT 7 (CONTINUED)
FORM 990-PF, PART VIII, LINE 1
LIST OF OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	COMPEN- SATION	CONTRI- BUTION TO EBP & DC	EXPENSE ACCOUNT/ OTHER
TOM PRICE 36 EUCLID AVENUE JAMESTOWN, NY 14701	ASSISTANT TREAS 1.00	\$ 0.	\$ 0.	0.
ANN KOHL 3923 FARVIEW LANE LAKEWOOD, NY 14750	DIRECTOR 1.00	0.	0.	0.
TOTAL		\$ 15,000.	\$ 0.	0.

STATEMENT 8
FORM 990-PF, PART XV, LINE 2A-D
APPLICATION SUBMISSION INFORMATION

NAME OF GRANT PROGRAM: JOSEPH JOHNSON
NAME: JOSEPH JOHNSON
CARE OF:
STREET ADDRESS: PO BOX 13
CITY, STATE, ZIP CODE: LAKEWOOD, NY 14750
TELEPHONE:
FORM AND CONTENT: IN WRITING - DETAIL OF REQUESTING ORGANIZATION'S NEED AND CHARITABLE, RELIGIOUS, ETC. PURPOSE.
SUBMISSION DEADLINES: JANUARY 1 AND AUGUST 1
RESTRICTIONS ON AWARDS: GRANTS, GIFTS AND LOANS WITHOUT INTEREST WILL BE MADE TO SEC 501(C)(3) ORGANIZATIONS LOCATED WITHIN THE US, WITH EMPHASIS GIVEN TO SUCH ORGANIZATIONS LOCATED IN THE SW NEW YORK STATE AREA.

STATEMENT 9
FORM 990-PF, PART XV, LINE 3A
RECIPIENT PAID DURING THE YEAR

NAME AND ADDRESS	DONEE RELATIONSHIP	FOUND- ATION STATUS	PURPOSE OF GRANT	AMOUNT
ARTS COUNCIL - CHAUTAUQUA CNTY E THIRD ST JAMESTOWN, NY 14701,		N/A	WRFA-LP COMMUNITY SERVICE GRANT	\$ 10,000.
JOINT NEIGHBORHOOD PROJECT 532 E SECOND ST JAMESTOWN, NY 14701,		N/A	GENERAL OPERATING SUPPORT	30,000.

REGINALD A. & ELIZABETH S.
LENNA FOUNDATION, INC.

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STATEMENT 9 (CONTINUED)
FORM 990-PF, PART XV, LINE 3A
RECIPIENT PAID DURING THE YEAR

NAME AND ADDRESS	DONEE RELATIONSHIP	FOUND- ATION STATUS	PURPOSE OF GRANT	AMOUNT
DOWNTOWN JAMESTOWN DEVELOPMENT 19 W THIRD ST JAMESTOWN, NY 14701,		N/A	ADMIN ASSISTANT	\$ 20,000.
INFINITY PERFORMING ARTS 108 E THIRD ST JAMESTOWN, NY 14701,		N/A	GENERAL OPERATING SUPPORT & SCHOLARSHIPS	17,500.
CHAUTAUQUA COUNTY STRIDERS 101 EAST 4TH STREET JAMESTOWN, NY 14701		N/A	PROJECT VISIONS	15,000.
ROGER TORY PETERSON INSTITUTE 311 CURTIS STREET JAMESTOWN, NY 14701		N/A	ROGER TORY PETERSON LEGACY & RESTRUCTURING GRANT	100,000.
CHAUTAUQUA COUNTY MEALS ON WHEELS PO BOX 56 JAMESTOWN, NY 14702		N/A	OPERATING SUPPORT	7,500.
THE RELIEF ZONE 5 FREW RUN ROAD FREWSBURG, NY 14738		N/A	SUMMER DAY CAMP	8,000.
JAMESTOWN COMMUNITY LEARNING COUNCIL 301 FRONT STREET JAMESTOWN, NY 14701		N/A	PARENTS AS TEACHERS PROGRAM	5,000.
CHAUTAUQUA INSTITUTION PO BOX 28 CHAUTAUQUA, NY 14722		N/A	ANNUAL FUND	5,000.
JAMES PRENDERGAST LIBRARY ASSN 509 CHERRY STREET JAMESTOWN, NY 14701		N/A	MAJOR RENOVATION PROJECT	50,000.
CHAUTAUQUA REGION COMMUNITY FOUNDATION 418 SPRING STREET JAMESTOWN, NY 14701		N/A	SHARED WEBSITE FOR AREA FOUNDATIONS	500.
NORTHSIDE PRIDE JAMESTOWN, NY 14701		N/A	FUNDRAISER FOR NEIGHBORHOOD REHABILITATION	250.

REGINALD A. & ELIZABETH S.
LENNA FOUNDATION, INC.

11-2800733

STATEMENT 9 (CONTINUED)
FORM 990-PF, PART XV, LINE 3A
RECIPIENT PAID DURING THE YEAR

NAME AND ADDRESS	DONEE RELATIONSHIP	FOUND- ATION STATUS	PURPOSE OF GRANT	AMOUNT
ASHVILLE FREE LIBRARY 2200 N MAPLE AVE ASHVILLE, NY 14710		N/A	ELEVATOR FOR HANDICAL ACCESS	\$ 10,000.
CHAUTAUQUA REGIONAL YOUTH SYMPHONY JAMESTOWN, NY 14701		N/A	STUDENT SCHOLARSHIPS	1,125.
REG LENNA CIVIC CENTER 116 E THIRD ST JAMESTOWN, NY 14701		N/A	NYS MAIN STREET PROGRAM & 2009 RESTRUCTURING GRANT	55,000.
THE MARVIN HOUSE W FIFTH ST JAMESTOWN, NY 14701		N/A	ROOF REPLACEMENT	7,500.
LUTHERAN SENIOR HOUSING 737 FALCONER STREET JAMESTOWN, NY 14701		N/A	PROJECT INDEPENDENCE	12,000.
ROBERT H JACKSON CENTER FOR JUSTICE 305 EAST FOURTH STREET JAMESTOWN, NY 14701		N/A	PERMANENT EXHIBIT	15,000.
ST BONAVENTURE UNIVERSITY 3261 WEST STATE ROAD ST BONAVENTURE, NY 14778		N/A	PROGRAM PROMOTING GLOBAL CITIZENSHIP	25,000.
JAMESTOWN RENAISSANCE CORPORATION 19 W THIRD ST JAMESTOWN, NY 14701		N/A	NEIGHBORHOOD REVITALIZATION	20,000.
WCA HOSPITAL 207 FOOTE AVE, PO BOX 840 JAMESTOWN, NY 14702		N/A	LINKS CHARITY SPONSORSHIP FOR CANCER CENTER	350.
CATHOLIC ACADEMY OF THE HOLY FAMILY 1135 N MAIN STREET JAMESTOWN, NY 14701		N/A	REPLACEMENT HEATERS IN SCHOOL CAFETERIA	2,000.
TOTAL				\$ <u>416,725.</u>

11-2800733
Part II

11-2800733
Part II

PORTFOLIO APPRAISAL
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
December 31, 2009

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unrealized Gain/Loss	Annual Income	Yield
CASH AND EQUIVALENTS									
	Dividend Accrual		260 00		260 00	0 0	0 00	0 00	0 000
	MONEY MARKET - TAXABLE		129,674 22		129,674 22	1 3	0 00	129 61	0 100
			129,934 22		129,934 22	1 3	0 00	129 61	0 100
CERTIFICATE OF DEPOSIT									
80,000 00	CD CAPMARK BK 3 750% Due 05-28-10	100 00	80,000 00	101 397	81,117 60	0 8	1,117 60	3,000 00	3 698
75,000 00	CD WESTERNBANK PUERTO RICO	100 00	75,000 00	102 695	77,021 25	0 8	2,021 25	3,000 00	3 895
50,000 00	4 000% Due 01-31-11 CD WASHINGTON MUTUAL BK	100 00	50,000 00	103 634	51,817 00	0 5	1,817 00	2,250 00	4 342
75,000 00	4 500% Due 01-23-13 CD WASHINGTON MUTUAL BK	100 00	75,000 00	102 965	77,223 75	0 8	2,223 75	3,112 50	4 030
95,000 00	4 150% Due 01-31-13 CD DISCOVER BK	100 00	95,000 00	103 856	98,663 20	1 0	3,663 20	4,370 00	4 429
95,000 00	4 600% Due 05-28-13 CD CAPITAL ONE BK	100 00	95,000 00	102 042	96,939 90	1 0	1,939 90	4,512 50	4 655
70,000 00	4 750% Due 05-28-15 CD AMER EXPRESS CENTURION BK	100 00	70,000 00	98 382	68,867 40	0 7	-1,132 60	2,450 00	3 558
95,000 00	3 500% Due 11-25-16 CD M&I MARSHALL & ISLEY BK WI	100 00	95,000 00	100 641	95,608 95	1 0	608 95	4,750 00	4 968
95,000 00	5 000% Due 08-27-18 CD SOUTHWEST BK ST LOUIS MO	100 00	95,000 00	101 108	96,052 60	1 0	1,052 60	4,750 00	4 945
	5 000% Due 08-27-18 Accrued Interest				33,395 98	0 3			
			730,000 00		776,707 63	7 9	13,311 65	32,195 00	4 331
INFLATION PROTECTED FUNDS									
212 000	ISHARES BARCLAYS TREAS INF PROTECTED SECS	105 86	22,441 47	103 900	22,026 80	0 2	-414 67	555 44	2 522
US TREASURY INFLATION PROTECTED BONDS									
138,262 20	U S TREASURY NTS INFL INDEX	106 61	147,401 51	107 656	148,847 55	1 5	1,446 04	4,147 87	2 787
45,284 40	3 000% Due 07-15-12 U S TREASURY NTS INFL INDEX	106 84	48,379 91	104 000	47,095 78	0 5	-1,284 13	735 87	1 562
	1 625% Due 01-15-15								

PORTFOLIO APPRAISAL
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
December 31, 2009

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unrealized Gain/Loss	Annual Income	Yield
309,361 70	U S TREASURY NTS INFL INDEX	101 87	315,131 58	102 367	316,684 29	3 2	1,552 71	5,027 13	1 587
	1 625% Due 01-15-18 Accrued Interest		510,913 00		4,551 46	0 0		9,910 87	1 933
GOVERNMENT AGENCIES									
300,000 00	FED HOME LN MTGE 5 875% Due 03-21-11	99 22	297,666 00	104 900	314,700 00	3 2	17,034 00	17,625 00	5 601
70,000 00	FED NATL MTGE ASSN	100 01	70,005 00	98 090	68,663 00	0 7	-1,342 00	2,800 00	4 078
100,000 00	4 000% Due 04-22-19 FED NATL MTGE ASSN CALLABLE	100 00	100,005 00	96 303	96,303 00	1 0	-3,702 00	4,375 00	4 543
60,000 00	4 375% Due 05-20-19 FED HOME LOAN MTG CALLABLE	100 00	60,000 00	97 596	58,557 84	0 6	-1,442 16	2,400 00	4 099
50,000 00	4 000% Due 11-15-20 FED NATL MTGE ASSN	99 75	49,875 00	100 054	50,027 00	0 5	152 00	2,625 00	5 247
	5 250% Due 04-28-23 Accrued Interest		577,551 00		6,616 81	0 1		29,825 00	5 070
GNMA									
13,018 21	GNMA POOL #483028 6 500% Due 07-15-14 Accrued Interest	99 50	12,953 12	106 174	13,821 95	0 1	868 84	846 18	6 122
			12,953 12		37 61	0 0		846 18	6 122
CMO									
70,100 76	FHLM SER 2628 CL KM	100 56	70,495 08	102 634	71,947 21	0 7	1,452 14	2,804 03	3 897
	4 000% Due 06-15-33 Accrued Interest		70,495 08		124 62	0 0		2,804 03	3 897
					72,071 84	0 7	1,452 14		
ASSET BACKED									
3,230 94	FNMA POOL #395830 6 500% Due 11-01-12 Accrued Interest	99 88	3,226 90	104 930	3,390 23	0 0	163 32	210 01	6 195
			3,226 90		17 50	0 0		210 01	6 195
					3,407 73	0 0	163 32		

PORTFOLIO APPRAISAL
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
December 31, 2009

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unrealized Gain/Loss	Annual Income	Yield
CORPORATE BONDS									
100,000 00	GEN ELECTRIC CAP CORP	101 20	101,202 00	106 760	106,760 00	1 1	5,558 00	5,450 00	5 105
	5 450% Due 01-15-13				2,513 06	0 0			
	Accrued Interest		101,202 00		109,273 06	1 1	5,558 00	5,450 00	5 105
MUNICIPAL BONDS									
150,000 00	CONNECTICUT ST DEV AUTH SER C	101 25	151,882 50	104 509	156,763 50	1 6	4,881 00	7,380 00	4 708
	4 920% Due 08-15-14								
65,000 00	NEW JERSEY ECON DEV AUTH REHAB SER 2003B	105 66	68,677 50	106 103	68,966 95	0 7	289 45	3,282 50	4 760
	5 050% Due 04-01-15								
100,000 00	NEW JERSEY ST TPK AUTH UNREF BAL SER B	95 49	95,492 00	100 920	100,920 00	1 0	5,428 00	4,252 00	4 213
	4 252% Due 01-01-16								
65,000 00	OREGON ST SER 2008A	107 84	70,094 50	104 746	68,084 90	0 7	-2,009 60	3,497 00	5 136
	5 380% Due 08-01-17								
60,000 00	GAINESVILLE FLA UTILS SYS REV SER 2008A	104 28	62,570 00	101 921	61,152 60	0 6	-1,417 40	3,012 00	4 925
	5 020% Due 10-01-17								
	Accrued Interest		448,716 50		7,944 71	0 1	7,171 45	21,423 50	4 699
COMMON STOCK									
MATERIALS									
514 00	ARCELORMITTAL NY REG SHS	39 67	20,389 35	45 750	23,515 50	0 2	3,126 15	655 35	2 787
945 00	ARCH COAL INC	21 66	20,468 61	22 250	21,026 25	0 2	557 64	340 20	1 618
309 00	MOSAIC CO THE	55 44	17,130 90	59 730	18,456 57	0 2	1,325 67	61 80	0 335
141 00	PLUM CREEK TIMBER CO (REIT)	32 68	4,607 51	37 760	5,324 16	0 1	716 65	236 88	4 449
109 00	POSCO SPON ADR	125 12	13,637 54	131 100	14,289 90	0 1	652 36	236 61	1 656
81 00	RAYONIER INC	37 61	3,046 01	42 160	3,414 96	0 0	368 95	162 00	4 744
1,441 00	SEALED AIR CORP	24 24	34,929 23	21 860	31,500 26	0 3	-3,428 97	691 68	2 196
24 00	WEYERHAEUSER CO	39 45	946 79	43 140	1,035 36	0 0	88 57	4 80	0 464
			115,155 94		118,562 96	1 2	3,407 02	2,389 32	2 015
INDUSTRIALS									
710 00	ABB LTD SPON ADR	19 19	13,623 13	19 100	13,561 00	0 1	-62 13	0 00	0 000
1,054 00	GEN ELECTRIC CO	16 18	17,053 72	15 130	15,947 02	0 2	-1,106 70	421 60	2 644

PORTFOLIO APPRAISAL
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
December 31, 2009

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unrealized Gain/Loss	Annual Income	Yield
273 00	MAGNA INTL CL A ORD	49 92	13,628 02	50 580	13,808 34	0 1	180 32	0 00	0 000
394 00	NORFOLK SOUTHERN	51 85	20,427 32	52 420	20,653 48	0 2	226 16	535 84	2 594
355 00	PACCAR INC	38 31	13,599 65	36 270	12,875 85	0 1	-723 80	127 80	0 993
1,199 00	TSAKOS ENERGY NAVIGATION LTD	16 99	20,375 81	14 660	17,577 34	0 2	-2,798 47	2,038 30	11 596
574 00	TYCO ELECTRONICS LTD	23 74	13,625 61	24 550	14,091 70	0 1	466 09	355 88	2 525
197 00	TYCO INTL LTD NEW REGISTERED SHS	55 91	11,015 14	35 680	7,028 96	0 1	-3,986 18	158 82	2 260
135 00	U-STORE-IT TRUST	5 83	786 98	7 320	988 20	0 0	201 22	156 60	15 847
173 00	VULCAN MATERIALS	57 78	9,995 94	52 670	9,111 91	0 1	-884 03	339 08	3 721
			134,131 32		125,643 80	1 3	-8,487 52	4,133 92	3 290
TELECOMMUNICATION SERVICES									
770 00	FRANCE TELECOM SA SPONS ADR	26 57	20,461 98	25 240	19,434 80	0 2	-1,027 18	1,276 49	6 568
439 00	TELEKOMUNIKASI INDONESIA SPON ADR	38 78	17,022 66	39 950	17,538 05	0 2	515 39	571 80	3 260
			37,484 64		36,972 85	0 4	-511 79	1,848 29	4 999
CONSUMER DISCRETIONARY									
71 00	AVALONBAY COMMUNITIES	84 83	6,022 62	82 110	5,829 81	0 1	-192 81	253 47	4 348
482 00	BED BATH & BEYOND	35 52	17,118 81	38 610	18,610 02	0 2	1,491 21	0 00	0 000
805 00	COMCAST CORP SPECIAL CL A	20 44	16,452 02	16 010	12,888 05	0 1	-3,563 97	217 35	1 686
1,089 00	COSTCO WHOLESALE CORP	49 58	53,996 74	59 170	64,436 13	0 7	10,439 39	784 08	1 217
528 00	DIAGEO PLC SPON ADR NEW	63 43	33,493 62	69 410	36,648 48	0 4	3,154 86	1,202 32	3 281
280 00	EQUITY RESIDENT PPTYs	34 88	9,767 53	33 780	9,458 40	0 1	-309 13	495 60	5 240
453 00	GRUPO TELEVISA SPON ADR	13 48	6,106 39	20 760	9,404 28	0 1	3,297 89	296 55	3 153
621 00	HARLEY DAVIDSON	33 16	20,595 34	25 200	15,649 20	0 2	-4,946 14	248 40	1 587
244 00	HCP INC	25 22	6,153 33	30 540	7,451 76	0 1	1,298 43	448 96	6 025
610 00	HOME DEPOT INC	27 82	16,968 98	28 930	17,647 30	0 2	678 32	549 00	3 111
1,515 00	NEWS CORP CL A	15 58	23,598 40	13 690	20,740 35	0 2	-2,858 05	169 01	0 815

PORTFOLIO APPRAISAL
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
December 31, 2009

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unrealized Gain/Loss	Annual Income	Yield
132 00	ORIENT EXPRESS HOTELS LTD CL A	9 70	1,280 53	10 140	1,338 48	0 0	57 95	0 00	0 000
375 00	WALT DISNEY CO	32 39	12,146 21	32 250	12,093 75	0 1	-52 46	101 25	0 837
			223,700 52		232,196 01	2 4	8,495 49	4,765 99	2 053
CONSUMER STAPLES									
1,238 00	CVS/CAREMARK CORP	30 04	37,193 53	32 210	39,875 98	0 4	2,682 45	377 59	0 947
92 00	GAYLORD ENTMT CO NEW	20 78	1,911 52	19 750	1,817 00	0 0	-94 52	73 60	4 051
573 00	HOTEL & RESORTS	11 45	6,558 89	11 670	6,686 91	0 1	128 02	573 00	8 569
734 00	KROGER CO	23 22	17,042 45	20 530	15,069 02	0 2	-1,973 43	264 24	1 754
264 00	PHILIP MORRIS INTL	34 10	9,003 09	48 190	12,722 16	0 1	3,719 07	612 48	4 814
369 00	PROCTER & GAMBLE	54 67	20,174 94	60 630	22,372 47	0 2	2,197 53	649 44	2 903
			91,884 42		98,543 54	1 0	6,659 12	2,550 35	2 588
ENERGY									
175 00	APACHE CORP	97 17	17,005 45	103 170	18,054 75	0 2	1,049 30	105 00	0 582
520 00	CANADIAN NATURAL RESOURCES	63 30	32,915 29	71 950	37,414 00	0 4	4,498 71	189 86	0 507
113 00	CONOCOPHILLIPS	58 97	6,663 59	51 070	5,770 91	0 1	-892 68	226 00	3 916
678 00	DEVON ENERGY CORP	49 71	33,701 06	73 500	49,833 00	0 5	16,131 94	433 92	0 871
780 00	EOG RESOURCES INC	58 70	45,786 79	97 300	75,894 00	0 8	30,107 21	452 40	0 596
615 00	MARATHON OIL CORP	33 29	20,474 58	31 220	19,200 30	0 2	-1,274 28	590 40	3 075
854 00	OCCIDENTAL PETROLEUM	36 13	30,859 29	81 350	69,472 90	0 7	38,613 61	1,127 28	1 623
327 00	PETROLEO BRASILEIRO SA ADR	52 31	17,104 72	47 680	15,591 36	0 2	-1,513 36	93 77	0 601
274 00	ROYAL DUTCH SHELL PLC ADR A	62 22	17,047 73	60 110	16,470 14	0 2	-577 59	782 54	4 751
317 00	SEMPRA ENERGY	53 81	17,056 19	55 980	17,745 66	0 2	689 47	494 52	2 787
149 00	TRANSOCEAN LTD	77 70	11,576 69	82 800	12,337 20	0 1	760 51	0 00	0 000
			250,191 38		337,784 22	3 4	87,592 84	4,495 69	1 331
FINANCIAL									
44 00	ACADIA REALTY TR	16 25	714 98	16 870	742 28	0 0	27 30	31 68	4 268
1 00	ALEXANDER'S INC	297 32	297 32	304 420	304 42	0 0	7 10	0 00	0 000
87 00	AMB PROPERTY CORP	18 32	1,593 41	25 550	2,222 85	0 0	629 44	97 44	4 384
1,811 00	AMERICAN EXPRESS	44 81	81,150 64	40 520	73,381 72	0 7	-7,768 92	869 28	1 185

PORTFOLIO APPRAISAL
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
December 31, 2009

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unrealized Gain/Loss	Annual Income	Yield
304.00	AMERIPRISE FINCL	35.16	10,687.70	38.820	11,801.28	0.1	1,113.58	206.72	1.752
192.00	APARTMENT INVT & MGT CO CL A	10.11	1,941.93	15.920	3,056.64	0.0	1,114.71	76.80	2.513
848.00	BANK OF AMERICA	16.06	13,617.18	15.060	12,770.88	0.1	-846.30	33.92	0.266
1,211.00	BANK OF NEW YORK MELLON CORP	29.47	35,686.43	27.970	33,871.67	0.3	-1,814.76	435.96	1.287
21.00	BERKSHIRE HATHAWAY CL B	3,002.01	63,042.21	3,286.000	69,006.00	0.7	5,963.79	0.00	0.000
130.00	BIOMED REALTY TR	10.23	1,329.44	15.780	2,051.40	0.0	721.96	57.20	2.788
113.00	BOSTON PROPERTIES INC	55.77	6,301.72	67.070	7,578.91	0.1	1,277.19	226.00	2.982
145.00	BROOKFIELD PROPERTIES	11.39	1,651.51	12.120	1,757.40	0.0	105.89	81.20	4.620
67.00	CAMDEN PPTY TR SH BEN INT	30.40	2,036.93	42.370	2,838.79	0.0	801.86	120.60	4.248
165.00	COLONIAL PPTY'S TR COM SH BEN INT	11.17	1,842.74	11.730	1,935.45	0.0	92.71	99.00	5.115
243.00	COUSINS PROPERTIES	7.51	1,824.46	7.630	1,854.09	0.0	29.63	87.48	4.718
259.00	DCT INDUSTRIAL TRUST INC	4.47	1,157.85	5.020	1,300.18	0.0	142.33	165.76	12.749
547.00	DEVELOPERS DIVERSIFIED RLTY	9.40	5,139.36	9.260	5,065.22	0.1	-74.14	1,509.72	29.806
50.00	DIGITAL REALTY TR	32.98	1,648.77	50.280	2,514.00	0.0	865.23	62.00	2.466
107.00	DOUGLAS EMMETT INC	18.95	2,027.58	14.250	1,524.75	0.0	-502.83	42.80	2.807
24.00	EASTGROUP PROPERTIES	37.47	899.23	38.280	918.72	0.0	19.49	49.92	5.434
33.00	EDUCATION REALTY TR	4.81	158.80	4.840	159.72	0.0	0.92	13.53	8.471
55.00	EQUITY LIFESTYLE PROPERTIES	46.47	2,555.78	50.470	2,775.85	0.0	220.07	55.00	1.981
19.00	ESSEX PROPERTY TRUST INC	83.13	1,579.52	83.650	1,589.35	0.0	9.83	78.28	4.925
41.00	FEDERAL REALTY INVS TR	56.38	2,311.45	67.720	2,776.52	0.0	465.07	106.60	3.839
365.00	H & R BLOCK INC	25.92	9,460.80	22.620	8,256.30	0.1	-1,204.50	208.05	2.520
190.00	HOSPITALITY PROPERTIES TR	14.88	2,827.80	23.710	4,504.90	0.0	1,677.10	0.00	0.000
122.00	INLAND REAL ESTATE CORP	6.53	796.56	8.150	994.30	0.0	197.74	69.54	6.994
724.00	JP MORGAN CHASE & CO	36.49	26,418.76	41.670	30,169.08	0.3	3,750.32	144.80	0.480
129.00	KILROY RLTY CORP	40.12	5,175.63	30.670	3,956.43	0.0	-1,219.20	180.60	4.565

PORTFOLIO APPRAISAL
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
December 31, 2009

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unrealized Gain/Loss	Annual Income	Yield
224 00	KIMCO REALTY CORP	11 42	2,557 53	13 530	3,030 72	0 0	473 19	53 76	1 774
79 00	LEXINGTON REALTY TR	4 16	328 66	6 080	480 32	0 0	151 66	7 49	1 559
106 00	LIBERTY PROPERTY TRUST	22 39	2,372 93	32 010	3,393 06	0 0	1,020 13	241 68	7 123
1,075 00	LOEWS CORP	24 45	26,280 17	36 350	39,076 25	0 4	12,796 08	268 75	0 688
231 00	MACERICH CO	28 88	6,671 04	35 950	8,304 45	0 1	1,633 41	554 40	6 676
97 00	MACK-CALI REALTY CORP	29 67	2,878 40	34 570	3,353 29	0 0	474 89	174 60	5 207
406 00	MOODY'S CORP	42 79	17,372 74	26 800	10,880 80	0 1	-6,491 94	129 92	1 194
109 00	NATIONWIDE HLTH PPTY'S	25 01	2,726 22	35 180	3,834 62	0 0	1,108 40	191 84	5 003
47 00	PEBBLEBROOK HOTEL TRUST	21 19	996 08	22 010	1,034 47	0 0	38 39	0 00	0 000
364 00	PORTFOLIO RECOVERY ASSOCIATE	46 74	17,014 13	44 850	16,325 40	0 2	-688 73	0 00	0 000
1,745 00	PROGRESSIVE CORP OHIO	22 85	39,870 19	17 990	31,392 55	0 3	-8,477 64	253 02	0 806
665 00	PROLOGIS	10 29	6,840 79	13 690	9,103 85	0 1	2,263 06	399 00	4 383
47 00	PS BUSINESS PARKS	51 93	2,440 59	50 050	2,352 35	0 0	-88 24	82 72	3 516
197 00	PUBLIC STORAGE MD	72 98	14,377 80	81 450	16,045 65	0 2	1,667 85	433 40	2 701
108 00	REGENCY CENTERS CORP	33 54	3,622 47	35 060	3,786 48	0 0	164 01	199 80	5 277
265 00	SIMON PPTY GRP NEW	62 86	16,657 70	79 800	21,147 00	0 2	4,489 30	636 00	3 008
74 00	SL GREEN REALTY CORP	25 09	1,856 47	50 240	3,717 76	0 0	1,861 29	29 60	0 796
18 00	SOVRAN SELF STORAGE	22 31	401 63	35 730	643 14	0 0	241 51	32 40	5 038
105 00	SUNSTONE HOTEL INVESTORS	7 62	800 07	8 880	932 40	0 0	132 33	117 60	12 613
284 00	TRANSATLANTIC HLDS	69 20	19,653 70	52 110	14,799 24	0 2	-4,854 46	227 20	1 535
578 00	U S BANCORP (NEW)	23 60	13,639 64	22 510	13,010 78	0 1	-628 86	115 60	0 888
114 00	UDR INC	10 89	1,241 41	16 440	1,874 16	0 0	632 75	82 08	4 380
69 00	VENTAS INC	32 85	2,266 87	43 740	3,018 06	0 0	751 19	141 45	4 687
124 00	VORNADO REALTY TR	54 20	6,721 19	69 940	8,672 56	0 1	1,951 37	322 40	3 717
132 00	WEINGARTEN REALTY INVESTORS	15 51	2,047 02	19 790	2,612 28	0 0	565 26	132 00	5 053
2,315 00	WELLS FARGO CO NEW	19 79	45,819 82	26 990	62,481 85	0 6	16,662 03	463 00	0 741
			543,331 75		576,982 59	5 9	33,650 84	10,399 59	1 802

PORTFOLIO APPRAISAL
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
December 31, 2009

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unrealized Gain/Loss	Annual Income	Yield
HEALTH CARE									
237 00	AMGEN INC	57 42	13,609 01	56 570	13,407 09	0 1	-201 92	0 00	0 000
181 00	BECTON DICKINSON	67 24	12,169 69	78 860	14,273 66	0 1	2,103 97	238 92	1 674
247 00	BROOKDALE SENIOR LIVING INC	14 97	3,697 97	18 190	4,492 93	0 0	794 96	395 20	8 796
269 00	CARDINAL HLTH INC	41 24	11,092 84	32 240	8,672 56	0 1	-2,420 28	188 30	2 171
142 00	CAREFUSION CORP	31 63	4,490 80	25 010	3,551 42	0 0	-939 38	0 00	0 000
238 00	EXPRESS SCRIPTS	72 81	17,327 97	86 420	20,567 96	0 2	3,239 99	0 00	0 000
318 00	GLAXOSMITHKLINE PLC ADR	42 91	13,644 74	42 250	13,435 50	0 1	-209 24	623 31	4 639
752 00	JOHNSON & JOHNSON	59 85	45,004 73	64 410	48,436 32	0 5	3,431 59	1,473 92	3 043
935 00	MERCK & CO INC NEW	22 27	20,820 14	36 540	34,164 90	0 3	13,344 76	1,421 20	4 160
1,852 00	PFIZER INC	16 16	29,921 71	18 190	33,687 88	0 3	3,766 17	1,185 28	3 518
309 00	WELLPOINT INC	55 14	17,037 64	58 290	18,011 61	0 2	973 97	0 00	0 000
			188,817 23		212,701 83	2 2	23,884 60	5,526 13	2 598
INFORMATION TECHNOLOGY									
550 00	AGILENT TECHNOLOGIES	24 45	13,447 82	31 070	17,088 50	0 2	3,640 68	0 00	0 000
2,843 00	AMERICAN REPROGRAPHICS	5 97	16,966 10	7 010	19,929 43	0 2	2,963 33	0 00	0 000
1,327 00	AU OPTRONICS ADR	10 23	13,569 90	11 990	15,910 73	0 2	2,340 83	78 33	0 492
4,035 00	CIBER INC	3 42	13,800 51	3 450	13,920 75	0 1	120 24	0 00	0 000
714 00	CISCO SYS INC	23 85	17,026 69	23 940	17,093 16	0 2	66 47	0 00	0 000
40 00	GOOGLE INC CL A	351 95	14,078 07	619 980	24,799 20	0 3	10,721 13	0 00	0 000
457 00	HEWLETT PACKARD	36 32	16,597 52	51 510	23,540 07	0 2	6,942 55	146 24	0 621
990 00	IRON MOUNTAIN	21 62	21,402 94	22 760	22,532 40	0 2	1,129 46	0 00	0 000
410 00	JINPAN INTL LTD	41 38	16,965 80	47 670	19,544 70	0 2	2,578 90	98 40	0 503
965 00	MICROSOFT CORP	27 53	26,569 39	30 480	29,413 20	0 3	2,843 81	501 80	1 706
843 00	TEXAS INSTRUMENTS	20 42	17,210 39	26 060	21,968 58	0 2	4,758 19	370 92	1 688
			187,635 13		225,740 72	2 3	38,105 59	1,195 69	0 530
UTILITIES									
490 00	VEOLIA ENVIRONMENT ADR	34 87	17,086 30	32 880	16,111 20	0 2	-975 10	784 66	4 870
			1,789,418 63		1,981,239 72	20 1	191,821 09	38,089 63	1 923

PORTFOLIO APPRAISAL
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
December 31, 2009

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unrealized Gain/Loss	Annual Income	Yield
MUTUAL FUNDS									
11,805 787	AMERICAN EUROPAC GWTH FD CL F	29 75	351,226 13	38 150	450,390 77	4 6	99,164 64	3,069 50	0 682
14,783 428	COLUMBIA ACORN FD CL Z	19 15	283,152 46	24 680	364,855 00	3 7	81,702 54	1,703 05	0 467
15,436 829	DODGE & COX INTL STOCK FD	43 98	678,881 34	31 850	491,663 00	5 0	-187,218 33	19,450 40	3 956
43,466 721	GROWTH FD OF AMERICA CL F	22 03	957,602 01	27 150	1,180,121 48	12 0	222,519 47	1,890 80	0 160
3,328 502	ISHARES MSCI EAFE INDEX FD	54 56	181,603 68	55 280	183,999 57	1 9	2,395 89	6,292 12	3 420
3,499 014	ISHARES RUSSELL 2000 INDEX FD	63 18	221,058 55	62 440	218,478 47	2 2	-2,580 08	2,902 47	1 328
5,048 000	ISHARES RUSSELL 2000 VALUE INDEX FD	82 53	416,606 29	58 040	292,985 92	3 0	-123,620 37	4,461 93	1 523
3,771 739	ISHARES S&P MID CAP 400 FD	66 67	251,460 04	72 410	273,111 63	2 8	21,651 59	2,785 52	1 020
4,700 000	ISHARES S&P MID CAP 400 VALUE INDEX FD	73 80	346,849 99	65 940	309,918 00	3 1	-36,931 99	5,365 20	1 731
11,211 875	MOR STANLEY INSTL FD INTL REAL ESTATE PORT	28 99	325,011 09	17 800	199,571 37	2 0	-125,439 72	12,668 30	6 348
2,830 000	POWERSHARES PREFERRED PORT FD	13 25	37,497 22	13 550	38,346 50	0 4	849 28	2,768 08	7 219
194 000	SPDR GOLD TR SHS	115 79	22,462 52	107 310	20,818 14	0 2	-1,644 38	0 00	0 000
6,433 472	T ROWE PRICE MID CAP GWTH FD	36 27	233,339 78	47 490	305,525 59	3 1	72,185 81	0 00	0 000
9,726 287	VANGUARD 500 INDEX FD SIGN	87 50	851,049 89	84 810	824,886 40	8 4	-26,163 49	19,024 62	2 306
			5,157,800 98		5,154,671 84	52 4	-3,129 14	82,381 99	1 598
TOTAL PORTFOLIO			9,554,652.90		9,839,071.77	100.0	229,217.14	223,821.26	2.288

11-2800733

Part IV

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
04-12-05	01-07-09	35 00	CME GROUP	6,479 20	6,966 01		486 81
01-31-08	01-08-09	15,889 83	FED HOME LOAN BK 4 750% Due 02-19-15	15,889 83	15,889 83	0 00	
07-01-03	01-15-09	56 64	FHLM SER 2628 CL KM 4 000% Due 06-15-33	56 96	56 64		-0 32
07-02-99	01-15-09	315 15	GNMA POOL #483028 6 500% Due 07-15-14	313 57	315 15		1 58
01-31-08	01-21-09	39,618 64	FED HOME LOAN BK 4 750% Due 02-19-15	39,618 64	39,618 64	0 00	
03-15-05	01-22-09	655 00	JP MORGAN CHASE & CO	23,900 95	15,194 69		-8,706 26
11-04-08	01-26-09	24 00	ESSEX PROPERTY TRUST INC	2,121 34	1,585 19	-536 15	
11-26-08	01-26-09	10 00	KIMCO REALTY CORP	141 80	153 50	11 70	
12-16-08	01-26-09	31 00	KIMCO REALTY CORP	482 05	475 84	-6 21	
10-01-08	01-26-09	25 00	OMEGA HEALTHCARE INVESTORS	472 50	369 99	-102 51	
12-16-08	01-26-09	116 00	PROLOGIS	827 07	1,199 44	372 37	
05-31-07	01-26-09	9 00	PUBLIC STORAGE MD	804 15	578 61		-225 54
12-11-07	01-26-09	21 00	REGENCY CENTERS CORP	1,490 79	765 25		-725 54
01-17-08	01-26-09	4 00	REGENCY CENTERS CORP	224 76	145 76		-79 00
02-22-08	01-26-09	8 00	REGENCY CENTERS CORP	460 96	291 53	-169 43	
12-11-07	01-26-09	13 00	SL GREEN REALTY CORP	1,360 84	203 19		-1,157 65
01-17-08	01-26-09	8 00	SL GREEN REALTY CORP	672 72	125 04		-547 68
03-26-08	01-26-09	5 00	SL GREEN REALTY CORP	400 55	78 15	-322 40	
08-14-08	01-26-09	9 00	SL GREEN REALTY CORP	793 43	140 66	-652 77	
03-15-05	01-26-09	1 00	VORNADO REALTY TR	72 60	50 75		-21 85
03-10-06	01-26-09	19 00	VORNADO REALTY TR	1,765 10	964 24		-800 86
10-01-08	01-26-09	15 00	WEINGARTEN REALTY INVESTORS	523 05	252 79	-270 26	
12-16-08	01-26-09	5 00	WEINGARTEN REALTY INVESTORS	93 61	84 27	-9 34	
03-15-05	01-26-09	33 00	SIMON PPTY GRP NEW	2,047 32	1,457 93		-589 39
09-07-05	01-26-09	218 00	AMERICAN EXPRESS	10,887 92	3,457 48		-7,430 44
06-23-99	01-26-09	107 93	FNMA POOL #395830 6 500% Due 11-01-12	107 80	107 93		0 13
01-07-08	01-29-09	0 83	AVALONBAY COMMUNITIES	71 80	42 58		-29 22
01-17-08	01-29-09	0 45	UDR INC	9 39	5 00		-4 39
01-31-08	01-30-09	5,296 61	FED HOME LOAN BK 4 750% Due 02-19-15	5,296 61	5,296 61	0 00	
04-12-05	02-03-09	33 00	CME GROUP	6,108 96	5,726 11		-382 85
02-21-07	02-04-09	7 00	EASTGROUP PROPERTIES	400 63	217 00		-183 63
05-31-07	02-04-09	5 00	EASTGROUP PROPERTIES	243 88	155 00		-88 88
09-20-06	02-04-09	14 00	BRE PROPERTIES INC CL A	824 60	342 71		-481 89
06-20-07	02-04-09	1 00	BRE PROPERTIES INC CL A	57 39	24 48		-32 91
03-10-06	02-17-09	21 00	VORNADO REALTY TR	1,950 90	815 44		-1,135 46
04-26-06	02-17-09	9 00	VORNADO REALTY TR	870 30	349 47		-520 83

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
01-31-08	02-17-09	31,779 67	FED HOME LOAN BK 4 750% Due 02-19-15	31,779 67	31,779 60		-0 07
07-01-03	02-17-09	56 88	FHLM SER 2628 CL KM 4 000% Due 06-15-33	57 20	56 88		-0 32
07-02-99	02-17-09	316 99	GNMA POOL #483028 6 500% Due 07-15-14	315 41	316 99		1 58
09-07-05	02-18-09	117 00	AMERICAN EXPRESS	5,843 52	1,640 34		-4,203 18
09-28-05	02-18-09	150 00	AMERICAN EXPRESS	7,433 92	2,103 00		-5,330 92
10-30-08	02-18-09	250 00	AMERICAN EXPRESS	6,474 76	3,505 01	-2,969 75	
12-18-08	02-18-09	168 00	AMERICAN EXPRESS	3,185 28	2,355 36	-829 92	
04-12-05	02-18-09	31 00	CME GROUP	5,738 72	5,565 70		-173 02
06-27-05	02-18-09	44 00	JACOBS ENGINEERING GRP	1,170 54	1,638 11		467 57
04-12-05	02-18-09	240 00	PRAXAIR INC	11,488 80	15,495 53		4,006 73
08-21-01	02-18-09	75 00	ALLERGAN INC	2,580 83	3,086 23		505 40
07-05-07	02-18-09	529 00	TYCO ELECTRONICS LTD	21,100 57	6,527 82		-14,572 75
07-17-07	02-18-09	119 00	TYCO ELECTRONICS LTD	4,629 42	1,468 45		-3,160 97
08-21-01	02-23-09	261 00	ALLERGAN INC	8,981 27	10,371 62		1,390 35
07-17-07	02-23-09	188 00	TYCO ELECTRONICS LTD	7,313 70	1,926 99		-5,386 71
07-24-07	02-23-09	105 00	TYCO ELECTRONICS LTD	4,049 51	1,076 24		-2,973 27
07-24-07	02-24-09	132 00	DAIMLER AG	12,030 39	3,196 80		-8,833 59
08-15-07	02-24-09	147 00	DAIMLER AG	12,259 36	3,560 08		-8,699 28
02-01-08	02-24-09	119 00	DAIMLER AG	9,508 09	2,881 97		-6,626 12
06-23-99	02-25-09	93 64	FNMA POOL #395830 6 500% Due 11-01-12	93 52	93 64		0 12
03-15-05	03-02-09	280 00	PHILIP MORRIS INTL	9,547 27	9,323 80		-223 47
03-15-05	03-02-09	590 00	PHILIP MORRIS INTL	20,120 55	19,646 57		-473 98
07-10-07	03-03-09	95 00	BOEING CO	9,510 90	2,811 99		-6,698 91
04-12-05	03-03-09	365 00	EXPEDITORS INTL OF WASHINGTON INC	9,252 75	9,346 12		93 37
08-11-05	03-03-09	200 00	CATERPILLAR INC	10,981 24	4,556 17		-6,425 07
07-17-07	03-03-09	531 00	JOHNSON CTLS INC	22,170 15	5,677 44		-16,492 71
07-24-07	03-03-09	154 00	JOHNSON CTLS INC	5,926 90	1,646 56		-4,280 34
06-27-05	03-03-09	251 00	JACOBS ENGINEERING GRP	6,677 38	8,016 32		1,338 94
07-24-07	03-03-09	184 00	TYCO ELECTRONICS LTD	7,096 29	1,643 11		-5,453 18
08-27-07	03-03-09	181 00	TYCO ELECTRONICS LTD	6,529 27	1,616 32		-4,912 95
05-02-07	03-03-09	214 00	PACCAR INC	12,281 42	4,994 90		-7,286 52
04-12-05	03-03-09	73 00	PRAXAIR INC	3,494 51	4,015 70		521 19
02-05-07	03-03-09	409 00	VARIAN MEDICAL SYSTEMS INC	19,426 15	11,983 50		-7,442 65
02-27-08	03-03-09	116 00	T ROWE PRICE GROUP INC	6,260 51	2,494 10		-3,766 41
06-27-05	03-06-09	50 00	JACOBS ENGINEERING GRP	1,330 16	1,599 02		268 86
09-19-07	03-06-09	173 00	RAYTHEON CO	10,804 49	5,944 41		-4,860 08
02-27-08	03-06-09	148 00	UNION PACIFIC CORP	9,471 19	5,039 37		-4,431 82
04-23-08	03-06-09	8 00	UNION PACIFIC CORP	539 68	272 40	-267 28	
12-11-07	03-09-09	53 00	DEVELOPERS DIVERSIFIED RLTY	2,485 16	75 82		-2,409 34
01-07-08	03-09-09	20 00	DEVELOPERS DIVERSIFIED RLTY	729 00	28 61		-700 39

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
01-17-08	03-09-09	7 00	DEVELOPERS DIVERSIFIED RLTY	232 40	10 01		-222 39
01-30-08	03-09-09	13 00	DEVELOPERS DIVERSIFIED RLTY	520 91	18 60		-502 31
03-10-08	03-09-09	3 00	DEVELOPERS DIVERSIFIED RLTY	110 31	4 29	-106 02	
04-10-08	03-09-09	17 00	DEVELOPERS DIVERSIFIED RLTY	728 95	24 32	-704 63	
08-07-08	03-09-09	38 00	DEVELOPERS DIVERSIFIED RLTY	1,258 94	54 36	-1,204 58	
12-16-08	03-09-09	233 00	DEVELOPERS DIVERSIFIED RLTY	1,029 63	333 33	-696 30	
06-20-07	03-09-09	3 00	FEDERAL REALTY INVS TR	234 24	120 42		-113 82
08-28-07	03-09-09	12 00	FEDERAL REALTY INVS TR	961 43	481 69		-479 74
01-17-08	03-09-09	3 00	FEDERAL REALTY INVS TR	201 36	120 42		-80 94
04-16-08	03-09-09	2 00	HEALTH CARE REIT INC	97 48	55 38	-42 10	
07-25-08	03-09-09	13 00	HEALTH CARE REIT INC	631 02	359 98	-271 04	
08-12-08	03-09-09	32 00	STARWOOD HOTELS & RESORTS WORLDWIDE	1,287 36	316 18	-971 18	
03-15-05	03-09-09	24 00	SIMON PPTY GRP NEW	1,488 96	686 64		-802 32
03-10-06	03-09-09	19 00	MACERICH CO	1,353 94	135 62		-1,218 32
09-20-06	03-09-09	15 00	MACERICH CO	1,152 49	107 07		-1,045 42
06-20-07	03-09-09	21 00	MACERICH CO	1,762 39	149 89		-1,612 50
07-18-07	03-09-09	21 00	MACERICH CO	1,721 56	149 90		-1,571 66
08-28-07	03-09-09	12 00	MACERICH CO	940 96	85 65		-855 31
01-07-08	03-09-09	7 00	MACERICH CO	457 87	49 97		-407 90
01-17-08	03-09-09	4 00	MACERICH CO	244 80	28 55		-216 25
03-15-05	03-11-09	645 00	CITIGROUP INC	31,140 60	1,034 50		-30,106 10
04-26-06	03-12-09	0 69	VORNADO REALTY TR	66 27	25 37		-40 90
07-01-03	03-16-09	57 12	FHLM SER 2628 CL KM 4 000% Due 06-15-33	57 44	57 12		-0 32
07-02-99	03-16-09	318 84	GNMA POOL #483028 6 500% Due 07-15-14	317 25	318 84		1 59
06-28-05	03-18-09	0 49	SIMON PPTY GRP NEW	34 93	16 82		-18 11
03-15-05	03-24-09	313 00	TYCO ELECTRONICS LTD	12,885 90	3,349 86		-9,536 04
06-23-99	03-25-09	94 20	FNMA POOL #395830 6 500% Due 11-01-12	94 08	94 20		0 12
10-01-08	03-30-09	128 00	BRANDYWINE REALTY TRUST	1,945 59	340 48	-1,605 11	
11-04-08	03-30-09	63 00	BIOMED REALTY TR	863 67	399 41	-464 26	
01-17-08	03-30-09	59 00	UDR INC	1,223 06	453 71		-769 35
07-07-04	03-30-09	250,000 00	FED NATL MTGE ASSN STEP-UP 4% TO 9% 4 000% Due 10-15-14	240,000 00	250,000 00		10,000 00
12-31-03	03-31-09	3,537 40	U S TREASURY NTS INFL INDEX 3 000% Due 07-15-12	3,873 45	3,537 40		-336 05
07-10-07	04-01-09	17 00	BOEING CO	1,701 95	600 61		-1,101 34
07-17-07	04-01-09	107 00	BOEING CO	10,969 21	3,780 33		-7,188 88

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
08-15-07	04-01-09	202 00	BOEING CO	19,386 32	7,136 69		-12,249 63
03-15-05	04-02-09	515 00	H & R BLOCK INC	13,348 80	9,289 61		-4,059 19
02-13-08	04-13-09	135,000 00	FED NATL MTGE ASSN 5 250% Due 02-28-18	135,000 00	135,000 00		0 00
01-26-09	04-15-09	0 22	CBL & ASSOC PROPERTIES	0 97	1 45	0 48	
07-01-03	04-15-09	9,263 88	FHLM SER 2628 CL KM 4 000% Due 06-15-33	9,315 99	9,263 88		-52 11
07-02-99	04-15-09	320 70	GNMA POOL #483028 6 500% Due 07-15-14	319 10	320 70		1 60
06-23-99	04-27-09	94 77	FNMA POOL #395830 6 500% Due 11-01-12	94 65	94 77		0 12
04-21-08	04-28-09	33 00	AMERICAN CAMPUS COMMUNITIES	984 03	728 95		-255 08
01-07-08	04-28-09	2 17	AVALONBAY COMMUNITIES	186 65	123 30		-63 35
02-22-08	04-28-09	7 00	AVALONBAY COMMUNITIES	650 65	398 36		-252 29
03-10-08	04-28-09	4 83	AVALONBAY COMMUNITIES	433 84	275 06		-158 78
06-20-07	04-28-09	13 00	BRE PROPERTIES INC CL A	746 11	322 91		-423 20
07-18-07	04-28-09	10 00	BOSTON PROPERTIES INC	1,032 32	472 89		-559 43
01-26-09	04-28-09	95 78	CBL & ASSOC PROPERTIES	419 41	663 81	244 40	
04-15-09	04-28-09	6 22	CBL & ASSOC PROPERTIES	19 29	43 13	23 84	
02-21-07	04-28-09	9 00	DOUGLAS EMMETT INC	263 52	79 02		-184 50
05-31-07	04-28-09	4 00	DOUGLAS EMMETT INC	105 39	35 12		-70 27
08-28-07	04-28-09	9 00	DOUGLAS EMMETT INC	209 24	79 02		-130 22
12-11-07	04-28-09	53 00	DOUGLAS EMMETT INC	1,296 62	465 32		-831 30
12-11-07	04-28-09	22 00	EQUITY LIFESTYLE PROPERTIES	1,092 96	867 21		-225 75
01-17-08	04-28-09	11 00	EQUITY LIFESTYLE PROPERTIES	462 55	433 61		-28 94
01-07-08	04-28-09	39 00	EQUITY RESIDENT PTYS	1,313 10	847 09		-466 01
03-10-08	04-28-09	7 00	EQUITY RESIDENT PTYS	256 55	152 04		-104 51
07-25-08	04-28-09	47 00	EQUITY RESIDENT PTYS	1,998 90	1,020 86	-978 04	
01-17-08	04-28-09	8 00	FEDERAL REALTY INVS TR	536 96	439 28		-97 68
02-22-08	04-28-09	26 00	FEDERAL REALTY INVS TR	1,869 40	1,427 65		-441 75
03-10-08	04-28-09	1 00	FEDERAL REALTY INVS TR	69 66	54 91		-14 75
11-17-08	04-28-09	40 00	CORRECTIONS CORP OF AMER	550 75	547 23	-3 52	

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
11-04-08	04-28-09	132 00	DCT INDUSTRIAL TRUST INC	629 73	566 27	-63 46	
07-25-08	04-28-09	19 00	HEALTH CARE REIT INC	922 26	664 81	-257 45	
08-12-08	04-28-09	2 00	STARWOOD HOTELS & RESORTS WORLDWIDE	80 46	37 72	-42 74	
09-04-08	04-28-09	55 00	STARWOOD HOTELS & RESORTS WORLDWIDE	2,006 95	1,037 33	-969 62	
09-22-08	04-28-09	50 00	STARWOOD HOTELS & RESORTS WORLDWIDE	1,739 00	943 02	-795 98	
01-09-09	04-28-09	32 00	STARWOOD HOTELS & RESORTS WORLDWIDE	688 28	603 54	-84 74	
10-01-08	04-28-09	50 00	HOSPITALITY PROPERTIES TR	969 50	583 04	-386 46	
11-04-08	04-28-09	47 00	HOSPITALITY PROPERTIES TR	455 79	548 05	92 26	
04-10-06	04-28-09	5 00	HOST HOTELS & RESORTS	0 58	34 90		34 32
02-21-07	04-28-09	34 00	HOST HOTELS & RESORTS	921 73	237 35		-684 38
06-20-07	04-28-09	41 00	HOST HOTELS & RESORTS	954 89	286 21		-668 68
07-18-07	04-28-09	27 00	HOST HOTELS & RESORTS	640 93	188 48		-452 45
08-28-07	04-28-09	68 00	HOST HOTELS & RESORTS	1,445 47	474 69		-970 78
12-11-07	04-28-09	60 00	HOST HOTELS & RESORTS	1,178 99	418 85		-760 14
01-07-08	04-28-09	18 00	HOST HOTELS & RESORTS	288 00	125 66		-162 34
02-22-08	04-28-09	31 00	HOST HOTELS & RESORTS	500 65	216 40		-284 25
04-16-08	04-28-09	10 00	HOST HOTELS & RESORTS	168 89	69 81		-99 08
11-04-08	04-28-09	36 00	NATIONWIDE HLTH PPTYS	1,039 67	880 57	-159 10	
05-31-07	04-28-09	15 00	PUBLIC STORAGE MD	1,340 25	955 03		-385 22
08-28-07	04-28-09	3 00	PS BUSINESS PARKS	161 07	128 07		-33 00
12-11-07	04-28-09	5 00	PS BUSINESS PARKS	288 00	213 44		-74 56
02-22-08	04-28-09	32 00	REGENCY CENTERS CORP	1,843 83	1,153 89		-689 94
03-15-05	04-28-09	16 00	MAGUIRE PROPERTIES INC	403 84	17 44		-386 40
04-26-06	04-28-09	2 00	MAGUIRE PROPERTIES INC	68 00	2 18		-65 82
08-24-06	04-28-09	12 00	MAGUIRE PROPERTIES INC	448 92	13 08		-435 84
05-31-07	04-28-09	23 00	MAGUIRE PROPERTIES INC	831 91	25 07		-806 84
08-28-07	04-28-09	13 00	MAGUIRE PROPERTIES INC	331 36	14 17		-317 19

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
01-07-08	04-28-09	7 00	MAGUIRE PROPERTIES INC	189 98	7 63		-182 35
01-17-08	04-28-09	4 00	MAGUIRE PROPERTIES INC	102 80	4 36		-98 44
03-26-08	04-28-09	28 00	MAGUIRE PROPERTIES INC	511 84	30 52		-481 32
11-26-08	04-28-09	12 00	RAYONIER INC	392 40	457 07	64 67	
03-10-08	04-28-09	28 00	TAUBMAN CENTERS	1,322 44	629 55		-692 89
04-10-08	04-28-09	2 00	TAUBMAN CENTERS	108 06	44 97		-63 09
04-16-08	04-28-09	17 00	VENTAS INC	789 82	478 02		-311 80
05-08-08	04-28-09	26 00	VENTAS INC	1,211 08	731 10	-479 98	
01-23-08	04-30-09	100,000 00	FED NATL MTGE ASSN 5 000% Due 07-30-18	100,000 00	100,000 00		0 00
08-21-01	05-01-09	63 00	ALLERGAN INC	2,167 89	2,808 64		640 75
04-12-05	05-01-09	200 00	ALLERGAN INC	6,999 00	8,916 30		1,917 30
01-31-08	05-05-09	100,000 00	FED NATL MTGE ASSN 5 000% Due 02-05-18	100,000 00	100,000 00		0 00
11-26-08	05-06-09	43 00	AMB PROPERTY CORP	754 43	842 34	87 90	
04-16-08	05-06-09	17 00	DIGITAL REALTY TR	653 02	655 75		2 73
11-04-08	05-06-09	2 00	DIGITAL REALTY TR	66 46	77 15	10 69	
11-04-08	05-06-09	7 00	ESSEX PROPERTY TRUST INC	618 72	474 24	-144 48	
11-11-08	05-06-09	7 00	ESSEX PROPERTY TRUST INC	538 01	474 24	-63 77	
04-28-09	05-06-09	13 00	HOME PROPERTIES INC	472 03	460 05	-11 98	
01-17-08	05-06-09	2 00	MACERICH CO	122 40	36 28		-86 12
02-22-08	05-06-09	5 00	MACERICH CO	313 85	90 71		-223 14
03-10-08	05-06-09	2 00	MACERICH CO	120 94	36 29		-84 65
06-18-08	05-06-09	16 00	MACERICH CO	1,065 60	290 28	-775 32	
06-25-08	05-06-09	15 00	MACERICH CO	987 75	272 14	-715 61	
09-05-08	05-06-09	10 00	MACERICH CO	640 71	181 42	-459 29	
11-04-08	05-06-09	34 00	NATIONWIDE HLTH PPTYS	981 92	869 10	-112 82	
12-16-08	05-06-09	7 00	NATIONWIDE HLTH PPTYS	168 21	178 93	10 72	
02-22-08	05-06-09	14 00	REGENCY CENTERS CORP	806 68	517 42		-289 26
04-16-08	05-06-09	4 00	REGENCY CENTERS CORP	277 48	147 84		-129 64
09-22-08	05-06-09	25 00	PLUM CREEK TIMBER CO (REIT)	1,269 00	890 47	-378 53	
03-09-09	05-06-09	66 00	SL GREEN REALTY CORP	629 51	1,380 89	751 38	
04-10-08	05-06-09	22 00	TAUBMAN CENTERS	1,188 66	571 01		-617 65
07-25-08	05-06-09	2 00	TAUBMAN CENTERS	97 90	51 91	-45 99	
11-04-08	05-12-09	21 00	DIGITAL REALTY TR	697 84	747 90	50 06	
11-11-08	05-12-09	1 00	DIGITAL REALTY TR	29 82	35 61	5 78	
04-23-08	05-13-09	367 00	AMAZON COM INC	29,517 81	27,671 12		-1,846 69
05-22-08	05-13-09	135 00	AMAZON COM INC	10,663 64	10,178 75	-484 89	
10-13-08	05-13-09	275 00	AMAZON COM INC	16,155 48	20,734 49	4,579 01	
10-23-08	05-13-09	144 00	AMAZON COM INC	6,670 07	10,857 34	4,187 27	
03-27-07	05-13-09	506 00	AT&T INC	20,061 13	12,736 20		-7,324 93
08-27-07	05-13-09	536 00	AT&T INC	21,598 79	13,491 31		-8,107 48

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
10-30-07	05-13-09	39 00	AT&T INC	1,618 89	981 64		-637 25
07-29-05	05-13-09	100 00	APPLE INC	4,288 14	12,052 70		7,764 56
07-29-05	05-13-09	210 00	APPLE INC	9,005 10	25,308 55		16,303 45
12-01-06	05-13-09	243 00	APPLE INC	22,141 60	29,285 60		7,144 00
02-23-09	05-13-09	32 00	APPLE INC	2,790 08	3,856 54	1,066 46	
03-04-09	05-13-09	100 00	AUTOMATIC DATA PROCESS	3,404 39	3,634 91	230 52	
03-04-09	05-13-09	189 00	AUTOMATIC DATA PROCESS	6,434 29	6,868 08	433 79	
03-17-09	05-13-09	287 00	AUTOMATIC DATA PROCESS	10,179 86	10,429 31	249 45	
03-19-09	05-13-09	144 00	AUTOMATIC DATA PROCESS	5,277 48	5,232 83	-44 65	
02-07-08	05-13-09	213 00	BECTON DICKINSON	18,682 23	13,806 30		-4,875 93
10-30-08	05-13-09	65 00	BECTON DICKINSON	4,407 18	4,213 19	-193 99	
10-30-08	05-13-09	281 00	BECTON DICKINSON	19,052 58	18,214 09	-838 49	
05-01-09	05-13-09	119 00	BECTON DICKINSON	7,270 87	7,713 44	442 57	
05-05-08	05-13-09	391 00	BORG WARNER INC	19,986 68	10,440 02		-9,546 66
05-22-08	05-13-09	360 00	BORG WARNER INC	18,741 35	9,612 29	-9,129 06	
10-13-08	05-13-09	280 00	BORG WARNER INC	7,112 06	7,476 23	364 17	
02-06-09	05-13-09	80 00	BORG WARNER INC	1,690 90	2,136 06	445 16	
08-11-05	05-13-09	388 00	CATERPILLAR INC	21,303 61	14,006 47		-7,297 14
02-23-09	05-13-09	46 00	CATERPILLAR INC	1,161 44	1,660 56	499 12	
03-19-09	05-13-09	149 00	CATERPILLAR INC	4,231 45	5,378 78	1,147 33	
10-31-08	05-13-09	727 00	CISCO SYS INC	12,809 67	13,165 70	356 03	
12-09-08	05-13-09	658 00	CISCO SYS INC	11,403 14	11,916 14	513 00	
05-01-09	05-13-09	223 00	CISCO SYS INC	4,395 31	4,038 45	-356 86	
11-30-07	05-13-09	229 00	ECOLAB INC	10,870 40	8,356 34		-2,514 06
02-27-08	05-13-09	564 00	ECOLAB INC	27,215 71	20,580 67		-6,635 04
02-23-09	05-13-09	125 00	ECOLAB INC	4,025 88	4,561 32	535 44	
12-18-08	05-13-09	343 00	EMERSON ELECTRIC	12,137 63	11,524 84	-612 79	
12-26-08	05-13-09	166 00	EMERSON ELECTRIC	5,704 93	5,577 62	-127 31	
03-17-09	05-13-09	212 00	EMERSON ELECTRIC	5,564 98	7,123 23	1,558 25	
04-12-05	05-13-09	28 00	EXPEDITORS INTL OF WASHINGTON INC	709 80	884 80		175 00
04-12-05	05-13-09	340 00	EXPEDITORS INTL OF WASHINGTON INC	8,619 68	10,743 99		2,124 31
04-12-05	05-13-09	400 00	EXPEDITORS INTL OF WASHINGTON INC	10,142 00	12,639 99		2,497 99
08-11-05	05-13-09	1,430 00	GEN ELECTRIC CO	49,020 40	18,403 77		-30,616 63
12-08-05	05-13-09	164 00	GEN ELECTRIC CO	5,810 52	2,110 64		-3,699 88
08-15-07	05-13-09	51 00	GEN ELECTRIC CO	1,899 24	656 36		-1,242 88
10-30-08	05-13-09	568 00	GEN ELECTRIC CO	10,911 22	7,310 03	-3,601 19	
03-19-09	05-13-09	583 00	GEN ELECTRIC CO	5,934 88	7,503 07	1,568 19	
05-02-07	05-13-09	500 00	GILEAD SCIENCES INC	20,959 50	22,264 42		1,304 92
05-02-07	05-13-09	236 00	GILEAD SCIENCES INC	9,892 88	10,506 45		613 57
07-09-07	05-13-09	89 00	GILEAD SCIENCES INC	3,522 42	3,962 18		439 76
11-30-07	05-13-09	474 00	GILEAD SCIENCES INC	22,036 21	21,101 93		-934 28
07-12-06	05-13-09	54 00	GOOGLE INC CL A	22,644 18	21,146 42		-1,497 76
08-03-06	05-13-09	26 00	GOOGLE INC CL A	9,645 74	10,181 61		535 87
11-30-07	05-13-09	56 00	GOOGLE INC CL A	39,496 79	21,929 63		-17,567 16
02-06-09	05-13-09	319 00	HEWLETT PACKARD	11,799 78	10,906 64	-893 14	

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
03-04-09	05-13-09	108 00	INTL BUSINESS MACHINES	9,809 53	11,040 66	1,231 13	
03-17-09	05-13-09	116 00	INTL BUSINESS MACHINES	10,540 80	11,858 49	1,317 69	
03-19-09	05-13-09	67 00	INTL BUSINESS MACHINES	6,228 25	6,849 30	621 05	
06-27-05	05-13-09	264 00	JACOBS ENGINEERING GRP	7,023 22	10,370 05		3,346 83
09-12-05	05-13-09	250 00	JACOBS ENGINEERING GRP	7,902 50	9,820 12		1,917 62
04-13-06	05-13-09	70 00	JACOBS ENGINEERING GRP	3,041 48	2,749 64		-291 84
07-24-07	05-13-09	152 00	JOHNSON CTLS INC	5,849 92	2,689 22		-3,160 70
08-15-07	05-13-09	123 00	JOHNSON CTLS INC	4,507 91	2,176 15		-2,331 76
08-15-07	05-13-09	417 00	JOHNSON CTLS INC	15,282 91	7,376 58		-7,906 33
09-04-07	05-13-09	282 00	JOHNSON CTLS INC	10,698 05	4,988 48		-5,709 57
11-30-07	05-13-09	172 00	JOHNSON CTLS INC	6,733 67	3,042 62		-3,691 05
02-06-09	05-13-09	680 00	JOHNSON CTLS INC	9,683 19	12,028 96	2,345 77	
03-19-09	05-13-09	426 00	JOHNSON CTLS INC	4,911 52	7,535 79	2,624 27	
03-27-09	05-13-09	131 00	MONSANTO CO	11,351 08	11,679 72	328 64	
05-01-09	05-13-09	15 00	MONSANTO CO	1,284 29	1,337 37	53 08	
04-12-05	05-13-09	927 00	PRAXAIR INC	44,375 49	64,676 05		20,300 56
05-02-07	05-13-09	103 00	PACCAR INC	5,911 15	3,032 34		-2,878 81
07-17-07	05-13-09	456 00	PACCAR INC	28,912 35	13,424 75		-15,487 60
08-27-07	05-13-09	60 00	PACCAR INC	3,304 88	1,766 41		-1,538 47
11-30-07	05-13-09	128 00	PACCAR INC	6,599 67	3,768 35		-2,831 32
12-14-07	05-13-09	91 00	PACCAR INC	4,851 20	2,679 06		-2,172 14
03-17-09	05-13-09	260 00	PACCAR INC	6,203 34	7,654 47	1,451 13	
02-27-08	05-13-09	63 00	T ROWE PRICE GROUP INC	3,400 10	2,347 32		-1,052 78
04-23-08	05-13-09	374 00	T ROWE PRICE GROUP INC	20,094 14	13,934 88		-6,159 26
05-22-08	05-13-09	123 00	T ROWE PRICE GROUP INC	7,213 94	4,582 86	-2,631 08	
10-30-08	05-13-09	308 00	T ROWE PRICE GROUP INC	11,699 12	11,475 78	-223 34	
10-30-08	05-13-09	18 00	T ROWE PRICE GROUP INC	683 71	670 75	-12 96	
05-01-09	05-13-09	82 00	T ROWE PRICE GROUP INC	3,151 00	3,055 65	-95 35	
04-12-05	05-13-09	104 00	QUALCOMM INC	3,552 64	4,149 50		596 86
04-12-05	05-13-09	1,000 00	QUALCOMM INC	34,150 00	39,899 08		5,749 08
10-23-08	05-13-09	258 00	QUALCOMM INC	9,183 58	10,293 96	1,110 38	
10-30-08	05-13-09	89 00	QUALCOMM INC	3,518 16	3,551 02	32 86	
09-19-07	05-13-09	339 00	RAYTHEON CO	21,171 80	15,848 18		-5,323 62
11-30-07	05-13-09	185 00	RAYTHEON CO	11,453 33	8,648 71		-2,804 62
12-14-07	05-13-09	144 00	RAYTHEON CO	8,896 31	6,731 97		-2,164 34
02-27-08	05-13-09	162 00	RAYTHEON CO	10,871 67	7,573 47		-3,298 20
10-30-08	05-13-09	128 00	RAYTHEON CO	6,263 03	5,983 97	-279 06	
11-06-08	05-13-09	1,033 00	SCHWAB CHARLES CORP	18,832 19	18,056 48	-775 71	
12-09-08	05-13-09	250 00	SCHWAB CHARLES CORP	4,854 77	4,369 91	-484 86	
02-06-09	05-13-09	376 00	SCHWAB CHARLES CORP	5,515 88	6,572 35	1,056 47	

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
03-19-09	05-13-09	309 00	SCHWAB CHARLES CORP	4,304 34	5,401 21	1,096 87	
05-01-09	05-13-09	386 00	SCHWAB CHARLES CORP	7,017 47	6,747 15	-270 32	
12-14-07	05-13-09	100 00	SIGMA-ALDRICH CORP	5,305 99	4,441 90		-864 09
12-14-07	05-13-09	100 00	SIGMA-ALDRICH CORP	5,305 99	4,441 89		-864 10
12-14-07	05-13-09	200 00	SIGMA-ALDRICH CORP	10,611 98	8,884 77		-1,727 21
02-07-08	05-13-09	163 00	SIGMA-ALDRICH CORP	8,066 85	7,241 09		-825 76
02-27-08	05-13-09	112 00	SIGMA-ALDRICH CORP	6,417 59	4,975 47		-1,442 12
10-30-08	05-13-09	100 00	SIGMA-ALDRICH CORP	4,148 00	4,442 39	294 39	
10-30-08	05-13-09	100 00	SIGMA-ALDRICH CORP	4,148 00	4,441 88	293 88	
10-30-08	05-13-09	100 00	SIGMA-ALDRICH CORP	4,148 00	4,441 93	293 93	
03-06-09	05-13-09	107 00	TEVA	4,704 79	4,829 98	125 19	
			PHARMACEUTICAL INDUS LTD ADS				
03-17-09	05-13-09	235 00	TEVA	10,633 52	10,607 91	-25 61	
			PHARMACEUTICAL INDUS LTD ADS				
05-01-09	05-13-09	83 00	TEVA	3,646 11	3,746 62	100 51	
			PHARMACEUTICAL INDUS LTD ADS				
08-27-07	05-13-09	179 00	TYCO ELECTRONICS LTD	6,457 12	2,901 80		-3,555 32
09-04-07	05-13-09	189 00	TYCO ELECTRONICS LTD	6,551 65	3,063 91		-3,487 74
11-30-07	05-13-09	97 00	TYCO ELECTRONICS LTD	3,579 29	1,572 49		-2,006 80
10-30-08	05-13-09	609 00	TYCO ELECTRONICS LTD	11,238 79	9,872 61	-1,366 18	
04-23-08	05-13-09	276 00	UNION PACIFIC CORP	18,618 83	12,684 77		-5,934 06
10-30-08	05-13-09	360 00	UNION PACIFIC CORP	22,759 14	16,545 35	-6,213 79	
02-23-09	05-13-09	52 00	UNION PACIFIC CORP	1,977 37	2,389 88	412 51	
02-05-07	05-13-09	241 00	VARIAN MEDICAL SYSTEMS INC	11,446 71	8,218 08		-3,228 63
12-14-07	05-13-09	216 00	VARIAN MEDICAL SYSTEMS INC	11,091 58	7,365 58		-3,726 00
02-23-09	05-13-09	203 00	VARIAN MEDICAL SYSTEMS INC	6,788 05	6,922 29	134 24	
03-04-09	05-13-09	201 00	WAL MART STORES	9,754 33	9,991 65	237 32	
03-17-09	05-13-09	109 00	WAL MART STORES	5,398 66	5,418 36	19 70	
03-19-09	05-13-09	114 00	WAL MART STORES	5,678 23	5,666 91	-11 32	
05-01-09	05-13-09	69 00	WAL MART STORES	3,438 20	3,429 97	-8 23	
11-03-08	05-13-09	799 00	WALT DISNEY CO	19,382 33	18,873 16	-509 17	
12-09-08	05-13-09	154 00	WALT DISNEY CO	3,711 38	3,637 63	-73 75	
03-19-09	05-13-09	168 00	WALT DISNEY CO	2,963 35	3,968 33	1,004 98	
09-16-08	05-13-09	485 00	WELLS FARGO CO NEW	16,006 32	11,843 44	-4,162 88	
10-13-08	05-13-09	686 00	WELLS FARGO CO NEW	19,252 20	16,751 76	-2,500 44	
12-18-08	05-13-09	293 00	WELLS FARGO CO NEW	8,848 54	7,154 90	-1,693 64	
02-06-09	05-13-09	249 00	WELLS FARGO CO NEW	4,783 29	6,080 45	1,297 16	
09-26-06	05-13-09	15,107 062	DREYFUS PREM S&P STAR OPPOR FD CL R	321,498 55	235,042 48		-86,456 07
12-07-07	05-13-09	381 573	DREYFUS PREM S&P STAR OPPOR FD CL R	9,749 18	5,936 68		-3,812 50
12-03-08	05-13-09	1 295	DREYFUS PREM S&P STAR OPPOR FD CL R	18 59	20 15	1 56	
11-06-03	05-13-09	14,217 354	WILLIAM BLAIR INTL GWTH FD CL N	248,519 35	197,905 57		-50,613 78

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
12-23-03	05-13-09	29 221	WILLIAM BLAIR INTL GWTH FD CL N	522 48	406 76		-115 72
12-16-04	05-13-09	6 919	WILLIAM BLAIR INTL GWTH FD CL N	146 20	96 31		-49 89
12-15-05	05-13-09	94 785	WILLIAM BLAIR INTL GWTH FD CL N	2,343 08	1,319 41		-1,023 67
12-15-05	05-13-09	1,272 250	WILLIAM BLAIR INTL GWTH FD CL N	31,450 03	17,709 72		-13,740 31
12-21-06	05-13-09	302 558	WILLIAM BLAIR INTL GWTH FD CL N	8,256 80	4,211 61		-4,045 19
12-21-06	05-13-09	35 680	WILLIAM BLAIR INTL GWTH FD CL N	973 70	496 67		-477 03
12-21-06	05-13-09	2,314 974	WILLIAM BLAIR INTL GWTH FD CL N	63,175 63	32,224 43		-30,951 20
01-30-07	05-13-09	2,505 369	WILLIAM BLAIR INTL GWTH FD CL N	70,000 00	34,874 74		-35,125 26
12-20-07	05-13-09	252 589	WILLIAM BLAIR INTL GWTH FD CL N	7,095 23	3,516 04		-3,579 19
12-20-07	05-13-09	12 686	WILLIAM BLAIR INTL GWTH FD CL N	356 36	176 59		-179 77
12-20-07	05-13-09	2,304 602	WILLIAM BLAIR INTL GWTH FD CL N	64,736 28	32,080 05		-32,656 23
12-19-08	05-13-09	1,354 908	WILLIAM BLAIR INTL GWTH FD CL N	17,546 06	18,860 32	1,314 26	
11-26-08	05-15-09	4 00	AMB PROPERTY CORP	70 18	67 75	-2 43	
07-18-07	05-15-09	6 00	BOSTON PROPERTIES INC	619 39	273 77		-345 62
08-28-07	05-15-09	4 00	BOSTON PROPERTIES INC	380 66	182 51		-198 15
12-11-07	05-15-09	5 00	DOUGLAS EMMETT INC	122 32	44 34		-77 98
05-31-07	05-15-09	4 00	EASTGROUP PROPERTIES	195 11	130 35		-64 76
06-20-07	05-15-09	2 00	EASTGROUP PROPERTIES	89 83	65 18		-24 65
03-10-08	05-15-09	1 00	FEDERAL REALTY INVS TR	69 66	51 19		-18 47
07-25-08	05-15-09	11 00	EQUITY RESIDENT PPTYS	467 83	244 86	-222 97	
11-11-08	05-15-09	1 00	ESSEX PROPERTY TRUST INC	76 86	62 83	-14 03	
06-18-08	05-15-09	17 00	HCP INC	555 73	359 54	-196 19	
07-28-08	05-15-09	23 00	HCP INC	793 25	486 43	-306 82	
11-04-08	05-15-09	7 00	HCP INC	205 37	148 05	-57 32	
08-24-06	05-15-09	1 00	LIBERTY PROPERTY TRUST	47 58	22 90		-24 68
09-05-08	05-15-09	4 00	MACERICH CO	256 28	63 12	-193 16	
09-09-08	05-15-09	5 00	MACERICH CO	334 70	78 90	-255 80	
09-25-08	05-15-09	6 00	MACERICH CO	384 78	94 68	-290 10	
04-16-08	05-15-09	64 00	HOST HOTELS & RESORTS	1,080 90	522 27		-558 63
05-08-08	05-15-09	15 00	HOST HOTELS & RESORTS	263 09	122 41		-140 68

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
10-01-08	05-15-09	2 00	OMEGA HEALTHCARE INVESTORS	37 80	28 69	-9 11	
12-16-08	05-15-09	106 00	PROLOGIS	755 77	792 10	36 33	
03-09-09	05-15-09	56 00	SL GREEN REALTY CORP	534 13	1,112 23	578 10	
06-28-05	05-15-09	1 00	SIMON PPTY GRP NEW	71 49	48 34		-23 15
12-16-08	05-15-09	5 00	WEINGARTEN REALTY INVESTORS	93 61	68 49	-25 12	
05-12-09	05-15-09	2 00	SOVRAN SELF STORAGE	44 63	43 79	-0 84	
07-01-03	05-15-09	13,809 75	FHLM SER 2628 CL KM 4 000% Due 06-15-33	13,887 43	13,809 75		-77 68
07-02-99	05-15-09	322 57	GNMA POOL #483028 6 500% Due 07-15-14	320 96	322 57		1 61
08-28-07	05-18-09	12 00	BOSTON PROPERTIES INC	1,141 99	554 51		-587 48
01-07-08	05-18-09	2 00	BOSTON PROPERTIES INC	170 54	92 42		-78 12
03-26-08	05-18-09	2 00	BOSTON PROPERTIES INC	190 80	92 42		-98 38
06-09-08	05-18-09	5 00	BOSTON PROPERTIES INC	474 05	231 04	-243 01	
05-15-09	05-18-09	445 00	DUKE REALTY CORP NEW	3,791 35	3,787 00	-4 35	
06-23-99	05-26-09	98 70	FNMA POOL #395830 6 500% Due 11-01-12	98 58	98 70		0 12
04-28-04	05-28-09	1,515 808	VANGUARD 500 INDEX FD SIGN	133,018 55	104,976 00		-28,042 55
05-08-08	06-09-09	2 00	VENTAS INC	93 16	61 66		-31 50
06-03-08	06-09-09	18 00	VENTAS INC	851 20	554 92		-296 28
07-25-08	06-09-09	15 00	VENTAS INC	670 65	462 44	-208 21	
05-29-09	06-09-09	1 00	ALEXANDER'S INC	258 11	271 40	13 29	
12-16-08	06-09-09	64 00	WEINGARTEN REALTY INVESTORS	1,198 24	1,013 85	-184 39	
04-28-09	06-09-09	25 00	WEINGARTEN REALTY INVESTORS	377 20	396 03	18 83	
05-15-09	06-09-09	32 00	DUKE REALTY CORP NEW	272 64	304 98	32 34	
03-10-08	06-09-09	5 00	CAMDEN PPTY TR SH BEN INT	243 40	150 05		-93 35
07-25-08	06-09-09	19 00	CAMDEN PPTY TR SH BEN INT	912 00	570 17	-341 83	
04-28-09	06-09-09	14 00	CAMDEN PPTY TR SH BEN INT	368 57	420 13	51 56	
06-28-05	06-09-09	3 51	SIMON PPTY GRP NEW	251 03	188 35		-62 68
02-21-07	06-09-09	8 00	SIMON PPTY GRP NEW	948 14	429 11		-519 03
05-31-07	06-09-09	19 00	SIMON PPTY GRP NEW	2,044 79	1,019 14		-1,025 65
07-18-07	06-09-09	12 49	SIMON PPTY GRP NEW	1,157 39	669 88		-487 51
05-15-09	06-10-09	13 00	ALEXANDRIA REAL ESTATE EQUITIES	413 26	494 25	80 99	
04-26-06	06-12-09	0 23	VORNADO REALTY TR	22 04	8 49		-13 55
07-01-03	06-15-09	16,839 25	FHLM SER 2628 CL KM 4 000% Due 06-15-33	16,933 97	16,839 25		-94 72

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
07-02-99	06-15-09	324 45	GNMA POOL #483028 6 500% Due 07-15-14	322 83	324 45		1 62
11-04-08	06-19-09	65 00	HCP INC	1,907 04	1,341 63	-565 41	
04-26-06	06-19-09	27 00	VORNADO REALTY TR	2,610 90	1,203 08		-1,407 82
05-29-09	06-19-09	70 00	SUNSTONE HOTEL INVESTORS	410 14	364 12	-46 02	
03-15-05	06-19-09	170 00	MICROSOFT CORP	4,270 40	4,107 36		-163 04
07-18-07	06-22-09	0 37	SIMON PPTY GRP NEW	34 67	18 98		-15 69
09-25-08	06-22-09	0 12	MACERICH CO	7 91	2 13	-5 78	
06-23-99	06-25-09	96 14	FNMA POOL #395830 6 500% Due 11-01-12	96 02	96 14		0 12
03-15-05	06-26-09	1,225 00	COMCAST CORP SPECIAL CL A	27,381 20	17,110 20		-10,271 00
07-01-03	07-15-09	16,020 67	FHLM SER 2628 CL KM 4 000% Due 06-15-33	16,110 79	16,020 67		-90 12
07-02-99	07-15-09	4,351 05	GNMA POOL #483028 6 500% Due 07-15-14	4,329 29	4,351 05		21 76
11-11-08	07-16-09	4 00	ESSEX PROPERTY TRUST INC	307 44	242 88	-64 56	
03-30-09	07-16-09	8 00	ESSEX PROPERTY TRUST INC	446 80	485 75	38 95	
09-22-08	07-16-09	9 00	PLUM CREEK TIMBER CO (REIT)	456 84	271 26	-185 58	
09-25-08	07-16-09	18 00	PLUM CREEK TIMBER CO (REIT)	884 16	542 51	-341 65	
01-26-09	07-16-09	9 00	PLUM CREEK TIMBER CO (REIT)	276 65	271 26	-5 39	
04-28-09	07-16-09	67 00	WEINGARTEN REALTY INVESTORS	1,010 90	995 62	-15 28	
06-23-99	07-27-09	96 51	FNMA POOL #395830 6 500% Due 11-01-12	96 39	96 51		0 12
05-15-09	07-30-09	0 83	LEXINGTON REALTY TR	3 45	3 55	0 10	
10-01-08	08-06-09	21 00	HIGHWOODS PROPERTIES	718 31	610 25	-108 06	
01-26-09	08-06-09	14 00	HIGHWOODS PROPERTIES	326 53	406 84	80 31	
05-15-09	08-06-09	39 00	COUSINS PROPERTIES	301 08	394 27	93 19	
07-25-08	08-06-09	15 00	TAUBMAN CENTERS	734 25	449 70		-284 55
09-22-08	08-06-09	22 00	TAUBMAN CENTERS	1,158 96	659 55	-499 41	
05-15-09	08-06-09	1 00	TAUBMAN CENTERS	23 10	29 98	6 88	
10-22-08	08-13-09	580 00	CISCO SYS INC	10,097 22	12,434 94	2,337 72	
03-15-05	08-13-09	150 00	CONOCOPHILLIPS	8,006 25	6,599 83		-1,406 42
03-15-05	08-13-09	800 00	CONOCOPHILLIPS	42,704 00	35,199 09		-7,504 91
09-14-06	08-13-09	75 00	CONOCOPHILLIPS	4,422 73	3,299 92		-1,122 81
05-15-09	08-17-09	33 00	ACADIA REALTY TR	404 25	457 38	53 13	
09-04-08	08-17-09	75 00	BROOKFIELD PROPERTIES	1,620 75	735 06	-885 69	
12-26-08	08-17-09	30 00	BROOKFIELD PROPERTIES	224 67	294 02	69 35	
06-09-08	08-17-09	41 00	BOSTON PROPERTIES INC	3,887 21	2,279 05		-1,608 16

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
06-10-09	08-17-09	86 00	CBL & ASSOC PROPERTIES	520 23	640 71	120 48	
08-24-06	08-17-09	24 00	LIBERTY PROPERTY TRUST	1,142 01	717 36		-424 65
12-07-06	08-17-09	15 00	LIBERTY PROPERTY TRUST	775 19	448 34		-326 85
07-18-07	08-17-09	6 00	LIBERTY PROPERTY TRUST	264 18	179 34		-84 84
08-28-07	08-17-09	3 00	LIBERTY PROPERTY TRUST	110 55	89 67		-20 88
12-11-07	08-17-09	2 00	LIBERTY PROPERTY TRUST	64 08	59 78		-4 30
10-01-08	08-17-09	43 00	NATIONAL RETAIL PROPERTIES	1,019 10	848 41	-170 69	
04-28-09	08-17-09	28 00	NATIONAL RETAIL PROPERTIES	501 20	552 45	51 25	
03-09-09	08-17-09	10 00	SL GREEN REALTY CORP	95 38	302 70	207 32	
04-28-09	08-17-09	36 00	SL GREEN REALTY CORP	679 55	1,089 70	410 15	
06-09-09	08-17-09	8 00	SL GREEN REALTY CORP	200 70	242 16	41 46	
07-01-03	08-17-09	5,244 40	FHLM SER 2628 CL KM 4 000% Due 06-15-33	5,273 90	5,244 40		-29 50
07-02-99	08-17-09	250 14	GNMA POOL #483028 6 500% Due 07-15-14	248 89	250 14		1 25
02-01-08	08-19-09	90 00	BED BATH & BEYOND	2,892 57	3,082 47		189 90
02-28-07	08-19-09	140 00	BANK OF NEW YORK MELLON CORP	6,035 61	3,975 96		-2,059 65
09-14-06	08-19-09	40 00	CONOCOPHILLIPS	2,358 79	1,715 97		-642 82
03-15-05	08-19-09	85 00	COSTCO WHOLESALE CORP	3,870 05	4,021 29		151 24
03-15-05	08-19-09	185 00	H & R BLOCK INC	4,795 20	3,196 80		-1,598 40
03-15-05	08-19-09	80 00	JP MORGAN CHASE & CO	2,919 20	3,295 16		375 96
03-15-05	08-19-09	330 00	MICROSOFT CORP	8,289 60	7,692 13		-597 47
03-15-05	08-19-09	80 00	OCCIDENTAL PETEROLEUM	2,890 80	5,647 89		2,757 09
03-15-05	08-19-09	55 00	PHILIP MORRIS INTL	1,875 64	2,504 11		628 47
01-26-09	08-24-09	32 00	HIGHWOODS PROPERTIES	746 37	932 80	186 43	
05-15-09	08-24-09	18 00	HIGHWOODS PROPERTIES	390 00	524 70	134 70	
07-25-08	08-24-09	28 00	HEALTH CARE REIT INC	1,359 12	1,203 45		-155 67
11-04-08	08-24-09	4 00	HEALTH CARE REIT INC	169 36	171 92	2 56	
05-15-09	08-24-09	77 00	COLONIAL PPTYS TR COM SH BEN INT	550 54	691 46	140 92	
06-23-99	08-25-09	97 30	FNMA POOL #395830 6 500% Due 11-01-12	97 18	97 30		0 12
01-26-09	08-27-09	21 00	PLUM CREEK TIMBER CO (REIT)	645 52	650 79	5 27	
04-28-09	08-27-09	33 00	PLUM CREEK TIMBER CO (REIT)	1,123 95	1,022 67	-101 28	
10-01-08	09-02-09	38 00	OMEGA HEALTHCARE INVESTORS	718 19	610 66	-107 53	

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
12-16-08	09-02-09	20 00	OMEGA HEALTHCARE INVESTORS	285 39	321 40	36 01	
06-20-07	09-02-09	8 00	EASTGROUP PROPERTIES	359 34	287 14		-72 20
07-18-07	09-02-09	1 00	EASTGROUP PROPERTIES	44 63	35 89		-8 74
04-28-09	09-02-09	27 00	EASTGROUP PROPERTIES	881 28	969 10	87 82	
04-28-09	09-02-09	36 00	HOME PROPERTIES INC	1,307 16	1,312 60	5 44	
05-15-09	09-02-09	3 00	HOME PROPERTIES INC	95 04	109 38	14 34	
01-17-08	09-14-09	0 09	VORNADO REALTY TR	7 19	5 31		-1 88
03-10-08	09-14-09	0 69	VORNADO REALTY TR	54 68	42 16		-12 52
07-01-03	09-15-09	837 72	FHLM SER 2628 CL KM 4 000% Due 06-15-33	842 43	837 72		-4 71
07-02-99	09-15-09	255 81	GNMA POOL #483028 6 500% Due 07-15-14	254 53	255 81		1 28
04-26-06	09-16-09	0 09	VORNADO REALTY TR	8 39	5 82		-2 57
05-31-07	09-16-09	3 00	VORNADO REALTY TR	361 35	201 39		-159 96
06-20-07	09-16-09	3 00	VORNADO REALTY TR	337 98	201 39		-136 59
12-11-07	09-16-09	2 00	VORNADO REALTY TR	185 54	134 26		-51 28
01-17-08	09-16-09	7 91	VORNADO REALTY TR	656 09	531 23		-124 86
11-26-08	09-16-09	42 00	AMB PROPERTY CORP	736 89	1,055 89	319 00	
04-28-09	09-16-09	2 00	AMB PROPERTY CORP	36 63	50 28	13 65	
09-16-09	09-16-09	0 50	COUSINS PROPERTIES	3 86	3 84	-0 02	
12-16-08	09-17-09	17 00	KIMCO REALTY CORP	264 35	255 86	-8 49	
04-28-09	09-17-09	188 00	KIMCO REALTY CORP	2,030 21	2,829 51	799 30	
05-15-09	09-17-09	5 00	KIMCO REALTY CORP	52 10	75 25	23 15	
08-24-09	09-17-09	32 00	KIMCO REALTY CORP	385 57	481 62	96 05	
11-26-08	09-18-09	24 00	RAYONIER INC	784 80	1,031 99	247 19	
03-10-08	09-18-09	5 00	FEDERAL REALTY INVS TR	348 30	325 26		-23 04
04-16-08	09-18-09	5 00	FEDERAL REALTY INVS TR	399 40	325 26		-74 14
11-04-08	09-18-09	14 00	FEDERAL REALTY INVS TR	880 45	910 73	30 28	
07-18-07	09-18-09	0 96	SIMON PPTY GRP NEW	88 56	63 35		-25 21
09-25-08	09-21-09	0 56	MACERICH CO	36 01	18 86	-17 15	
11-11-08	09-24-09	13 00	DIGITAL REALTY TR	387 72	582 51	194 78	
01-26-09	09-24-09	12 00	DIGITAL REALTY TR	385 59	537 71	152 12	
06-09-09	09-24-09	38 00	SL GREEN REALTY CORP	953 32	1,569 41	616 09	
06-23-99	09-25-09	97 69	FNMA POOL #395830 6 500% Due 11-01-12	97 57	97 69		0 12
06-09-08	09-29-09	3 00	BOSTON PROPERTIES INC	284 43	200 79		-83 64
08-18-08	09-29-09	11 00	BOSTON PROPERTIES INC	1,091 96	736 22		-355 74
09-04-08	09-29-09	17 00	BOSTON PROPERTIES INC	1,758 65	1,137 79		-620 86
11-11-08	09-29-09	2 00	BOSTON PROPERTIES INC	112 25	133 86	21 61	
04-28-09	09-29-09	86 00	APARTMENT INVT & MGT CO CL A	597 69	1,259 95	662 26	
12-26-08	10-05-09	23 00	BROOKFIELD PROPERTIES	172 25	256 24	83 99	

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
05-15-09	10-05-09	42 00	BROOKFIELD PROPERTIES	305 30	467 91	162 61	
09-17-09	10-05-09	51 00	BROOKFIELD PROPERTIES	580 87	568 17	-12 70	
04-21-08	10-12-09	31 00	AMERICAN CAMPUS COMMUNITIES	924 39	846 62		-77 77
05-06-09	10-12-09	23 00	AMERICAN CAMPUS COMMUNITIES	522 56	628 14	105 58	
05-15-09	10-12-09	14 00	AMERICAN CAMPUS COMMUNITIES	305 19	382 34	77 15	
05-15-09	10-12-09	98 00	ORIENT EXPRESS HOTELS LTD CL A	616 79	1,047 67	430 88	
05-31-07	10-12-09	18 00	PUBLIC STORAGE MD	1,608 30	1,303 37		-304 93
06-20-07	10-12-09	2 00	PUBLIC STORAGE MD	162 69	144 82		-17 87
07-01-03	10-15-09	2,063 22	FHLM SER 2628 CL KM 4 000% Due 06-15-33	2,074 83	2,063 22		-11 61
07-02-99	10-15-09	252 49	GNMA POOL #483028 6 500% Due 07-15-14	251 23	252 49		1 26
03-10-08	10-16-09	6 31	VORNADO REALTY TR	500 70	385 52		-115 18
03-26-08	10-16-09	2 00	VORNADO REALTY TR	175 44	122 18		-53 26
04-10-08	10-16-09	8 69	VORNADO REALTY TR	771 69	530 81		-240 88
05-15-09	10-16-09	0 43	LEXINGTON REALTY TR	1 79	2 09	0 30	
03-15-05	10-19-09	1 00	MACK-CALI REALTY CORP	45 39	32 52		-12 87
10-18-05	10-19-09	40 00	MACK-CALI REALTY CORP	1,645 96	1,300 78		-345 18
03-10-06	10-19-09	6 00	MACK-CALI REALTY CORP	278 94	195 12		-83 82
12-16-08	10-22-09	78 00	PROLOGIS	556 13	969 78	413 65	
12-26-08	10-22-09	34 00	PROLOGIS	448 80	422 73	-26 07	
04-28-09	10-22-09	40 00	PROLOGIS	318 40	497 32	178 92	
04-28-09	10-23-09	160 00	PROLOGIS	1,273 58	2,038 39	764 81	
02-12-08	10-23-09	455 00	GRUPO TELEVISA SPON ADR	10,119 80	9,213 51		-906 29
11-21-08	10-23-09	60 00	GRUPO TELEVISA SPON ADR	808 79	1,214 97	406 18	
06-23-99	10-26-09	98 27	FNMA POOL #395830 6 500% Due 11-01-12	98 15	98 27		0 12
08-06-09	10-27-09	18 00	STARWOOD HOTELS & RESORTS WORLDWIDE	477 52	569 52	92 00	
08-24-09	10-27-09	33 00	BRE PROPERTIES INC CL A	909 76	937 17	27 41	
11-04-08	10-29-09	51 00	HOSPITALITY PROPERTIES TR	494 58	1,008 78	514 20	
05-08-08	11-02-09	129 00	HOST HOTELS & RESORTS	2,262 53	1,268 04		-994 49
09-22-08	11-02-09	26 00	HOST HOTELS & RESORTS	387 92	255 57		-132 35
03-10-06	11-03-09	3 00	MACK-CALI REALTY CORP	139 47	93 21		-46 26

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
04-26-06	11-03-09	3 00	MACK-CALI REALTY CORP	134 73	93 21		-41 52
06-20-07	11-03-09	3 00	MACK-CALI REALTY CORP	130 08	93 21		-36 87
07-18-07	11-03-09	6 00	MACK-CALI REALTY CORP	254 88	186 42		-68 46
01-17-08	11-03-09	2 00	MACK-CALI REALTY CORP	59 74	62 14		2 40
03-26-08	11-03-09	4 00	MACK-CALI REALTY CORP	146 08	124 28		-21 80
11-11-08	11-03-09	12 00	MACK-CALI REALTY CORP	243 77	372 86	129 09	
11-11-08	11-04-09	380 97	SCHERING PLOUGH	5,645 19	9,450 00	3,804 81	
03-02-09	11-04-09	116 41	SCHERING PLOUGH	1,959 13	2,887 50	928 37	
11-11-08	11-04-09	0 62	MERCK & CO INC NEW	9 22	19 73	10 51	
01-17-08	11-05-09	7 55	UDR INC	156 44	107 32		-49 12
03-26-08	11-05-09	2 00	UDR INC	50 16	28 44		-21 72
06-03-08	11-05-09	48 00	UDR INC	1,187 52	682 59		-504 93
01-26-09	11-05-09	16 45	UDR INC	190 17	233 97	43 80	
01-17-08	11-06-09	11 00	EQUITY LIFESTYLE PROPERTIES	462 55	503 57		41 02
03-10-08	11-06-09	3 00	EQUITY LIFESTYLE PROPERTIES	131 94	137 34		5 40
03-24-08	11-06-09	8 00	EQUITY LIFESTYLE PROPERTIES	407 16	366 23		-40 93
08-24-09	11-06-09	131 00	KIMCO REALTY CORP	1,578 42	1,564 13	-14 29	
11-04-08	11-06-09	42 00	BIOMED REALTY TR	575 78	566 39		-9 39
11-26-08	11-06-09	45 00	BIOMED REALTY TR	419 84	606 84	187 00	
11-06-09	11-10-09	22 00	HYATT HOTELS	622 82	648 76	25 94	
07-18-07	11-11-09	5 18	SIMON PPTY GRP NEW	480 23	371 37		-108 86
08-28-07	11-11-09	8 00	SIMON PPTY GRP NEW	713 04	573 35		-139 69
12-11-07	11-11-09	0 82	SIMON PPTY GRP NEW	81 71	58 64		-23 07
01-15-08	11-13-09	275 00	AGILENT TECHNOLOGIES	9,924 48	7,796 32		-2,128 16
03-15-05	11-13-09	607 00	AMERICAN EXPRESS	28,642 77	24,285 50		-4,357 27
02-01-08	11-13-09	138 00	BED BATH & BEYOND	4,435 27	5,154 30		719 03
06-16-09	11-13-09	23 00	BECTON DICKINSON	1,546 42	1,673 20	126 78	
03-15-05	11-13-09	141 00	CARDINAL HLTH INC	5,814 47	4,385 05		-1,429 42
03-15-05	11-13-09	147 00	DIAGEO PLC SPON ADR NEW	8,575 98	9,965 09		1,389 11
03-15-05	11-13-09	232 00	DEVON ENERGY CORP	11,064 08	15,604 03		4,539 95
03-15-05	11-13-09	63 00	CAREFUSION CORP	1,992 39	1,596 40		-395 99
03-15-05	11-13-09	1,330 00	COMCAST CORP SPECIAL CL A	29,728 16	19,751 32		-9,976 84
12-06-07	11-13-09	165 00	CANADIAN NATURAL RESOURCES	10,765 83	10,998 78		232 95
09-14-06	11-13-09	152 00	CONOCOPHILLIPS	8,963 41	8,063 47		-899 94
03-15-05	11-13-09	466 00	COSTCO WHOLESALE CORP	21,216 98	28,220 70		7,003 72
12-30-05	11-13-09	48 00	CVS/CAREMARK CORP	1,494 61	1,443 35		-51 26
03-15-05	11-13-09	217 00	AMERIPRISE FINCL	7,293 99	8,560 64		1,266 65

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
02-28-07	11-13-09	319 00	BANK OF NEW YORK MELLON CORP	13,752 57	8,778 97		-4,973 60
03-15-05	11-13-09	186 00	EOG RESOURCES INC	8,587 62	16,613 11		8,025 49
10-23-08	11-13-09	19 00	GOOGLE INC CL A	6,687 43	10,848 73		4,161 30
06-03-05	11-13-09	249 00	HARLEY DAVIDSON	12,014 03	6,727 92		-5,286 11
01-15-08	11-13-09	93 00	HEWLETT PACKARD	4,206 13	4,629 47		423 34
03-15-05	11-13-09	235 00	H & R BLOCK INC	6,091 20	4,634 20		-1,457 00
03-15-05	11-13-09	370 00	IRON MOUNTAIN	7,659 00	9,361 12		1,702 12
10-21-08	11-13-09	119 00	JOHNSON & JOHNSON	7,573 04	7,317 24		-255 80
03-15-05	11-13-09	351 00	JP MORGAN CHASE & CO	12,807 99	15,057 69		2,249 70
03-15-05	11-13-09	320 00	LOEWS CORP	7,822 93	11,404 82		3,581 89
03-15-05	11-13-09	144 00	MOODYS CORP	6,161 76	3,391 25		-2,770 51
11-11-08	11-13-09	252 00	MERCK & CO INC NEW	3,734 12	8,391 63		4,657 51
03-15-05	11-13-09	175 00	MICROSOFT CORP	4,396 00	5,202 70		806 70
08-03-05	11-13-09	200 00	MICROSOFT CORP	5,458 00	5,945 95		487 95
04-17-06	11-13-09	685 00	NEWS CORP CL A	11,491 22	8,658 86		-2,832 36
03-15-05	11-13-09	316 00	OCCIDENTAL PETEROLEUM	11,418 66	26,184 13		14,765 47
03-05-09	11-13-09	156 00	PFIZER INC	1,920 36	2,764 29	843 93	
05-05-06	11-13-09	96 00	PROCTER & GAMBLE	5,347 20	5,924 05		576 85
03-15-05	11-13-09	595 00	PROGRESSIVE CORP OHIO	13,594 26	10,204 58		-3,389 68
03-15-05	11-13-09	91 00	PHILIP MORRIS INTL	3,103 34	4,555 39		1,452 05
06-07-06	11-13-09	46 00	TRANSOCEAN LTD	3,624 80	4,052 10		427 30
03-15-05	11-13-09	509 00	SEALED AIR CORP	13,315 44	11,020 07		-2,295 37
03-15-05	11-13-09	126 00	TRANSATLANTIC HLDGS	8,731 80	6,897 19		-1,834 61
11-21-08	11-13-09	192 00	GRUPO TELEvisa SPON ADR	2,588 14	4,049 36	1,461 22	
05-28-08	11-13-09	642 00	TEXAS INSTRUMENTS	20,761 30	16,396 28		-4,365 02
03-15-05	11-13-09	51 00	TYCO INTL LTD NEW REGISTERED SHS	2,851 63	1,858 93		-992 70
10-23-06	11-13-09	68 00	UNITEDHEALTH GROUP	3,454 88	1,993 74		-1,461 14
03-15-05	11-13-09	62 00	VULCAN MATERIALS	3,582 36	3,001 46		-580 90
03-15-05	11-13-09	800 00	WELLS FARGO CO NEW	24,188 00	22,263 50		-1,924 50
03-15-05	11-13-09	6 00	BERKSHIRE HATHAWAY CL B	18,012 06	20,505 43		2,493 37
05-21-09	11-13-09	11,401 869	GROWTH FD OF AMERICA CL F	250,727 10	305,000 00	54,272 90	
07-25-08	11-16-09	23 00	VENTAS INC	1,028 33	967 83		-60 50
12-26-08	11-16-09	1 00	VENTAS INC	30 50	42 08	11 58	
07-01-03	11-16-09	3,121 29	FHLM SER 2628 CL KM 4 000% Due 06-15-33	3,138 85	3,121 29		-17 56
07-02-99	11-16-09	254 58	GNMA POOL #483028 6 500% Due 07-15-14	253 31	254 58		1 27
12-11-07	11-19-09	19 18	SIMON PPTY GRP NEW	1,915 49	1,423 45		-492 04
01-07-08	11-19-09	10 00	SIMON PPTY GRP NEW	809 80	742 09		-67 71
01-17-08	11-19-09	4 82	SIMON PPTY GRP NEW	390 27	357 55		-32 72
04-16-08	11-19-09	3 00	REGENCY CENTERS CORP	208 11	99 27		-108 84
09-25-08	11-19-09	32 00	REGENCY CENTERS CORP	2,076 80	1,058 88		-1,017 92

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
12-16-08	11-19-09	1 00	REGENCY CENTERS CORP	38 06	33 09	-4 97	
05-15-09	11-19-09	79 00	LASALLE HOTEL PPTYS COM SH BEN INT	931 29	1,518 38	587 09	
04-28-09	11-20-09	76 00	PROLOGIS	604 95	1,023 73	418 78	
02-05-08	11-20-09	200,000 00	FED NATL MTGE ASSN STEP-UP 4% TO 6% 4 000% Due 02-20-18	200,000 00	200,000 00		0 00
11-11-08	11-24-09	14 00	MACK-CALI REALTY CORP	284 39	422 66		138 27
04-28-09	11-24-09	20 00	MACK-CALI REALTY CORP	525 71	603 80	78 09	
05-29-09	11-25-09	165 00	BRANDYWINE REALTY TRUST	1,204 48	1,640 07	435 59	
06-23-99	11-25-09	98 86	FNMA POOL #395830 6 500% Due 11-01-12	98 74	98 86		0 12
04-10-08	12-04-09	1 31	VORNADO REALTY TR	116 41	90 76		-25 65
05-08-08	12-04-09	13 00	VORNADO REALTY TR	1,219 39	900 10		-319 29
07-25-08	12-04-09	18 69	VORNADO REALTY TR	1,706 51	1,294 02		-412 49
11-11-08	12-04-09	27 00	BOSTON PROPERTIES INC	1,515 35	1,865 38		350 03
09-17-09	12-11-09	0 90	COUSINS PROPERTIES	6 73	6 74	0 01	
07-25-08	12-14-09	0 59	VORNADO REALTY TR	53 97	41 16		-12 81
05-29-08	12-14-09	125,000 00	FED NATL MTGE ASSN 5 250% Due 06-12-23	125,000 00	125,000 00		0 00
11-04-08	12-15-09	9 00	HEALTH CARE REIT INC	381 05	412 83		31 78
05-15-09	12-15-09	21 00	HEALTH CARE REIT INC	686 47	963 26	276 79	
03-24-08	12-15-09	16 00	EQUITY LIFESTYLE PROPERTIES	814 32	803 02		-11 30
03-30-09	12-15-09	4 00	EQUITY LIFESTYLE PROPERTIES	147 04	200 75	53 71	
07-01-03	12-15-09	4,645 50	FHLM SER 2628 CL KM 4 000% Due 06-15-33	4,671 63	4,645 50		-26 13
07-02-99	12-15-09	259 62	GNMA POOL #483028 6 500% Due 07-15-14	258 32	259 62		1 30
10-23-06	12-16-09	312 00	UNITEDHEALTH GROUP	15,851 82	9,993 10		-5,858 72
08-19-09	12-16-09	140 00	UNITEDHEALTH GROUP	3,898 93	4,484 08	585 15	
11-04-08	12-17-09	40 00	HCP INC	1,173 56	1,227 98		54 42
02-04-09	12-17-09	11 00	HCP INC	271 80	337 70	65 90	
05-14-09	12-17-09	215 983	T ROWE PRICE MID CAP GWTH FD	7,832 32	9,976 00	2,143 68	
01-30-07	12-17-09	315 159	DODGE & COX INTL STOCK FD	13,922 19	9,976 00		-3,946 19
05-21-09	12-17-09	784 460	GROWTH FD OF AMERICA CL F	17,250 28	21,000 00	3,749 72	
01-17-08	12-18-09	0 84	SIMON PPTY GRP NEW	68 42	66 29		-2 13
09-22-08	12-18-09	0 46	HOST HOTELS & RESORTS	6 89	5 26		-1 63
09-25-08	12-21-09	0 11	MACERICH CO	7 29	3 84		-3 45
01-26-09	12-23-09	9 00	DIGITAL REALTY TR	289 20	441 71	152 51	
02-04-09	12-23-09	12 00	DIGITAL REALTY TR	409 44	588 95	179 51	
12-26-08	12-23-09	13 00	VENTAS INC	396 52	569 39	172 87	

Courier Capital Corporation
REALIZED GAINS AND LOSSES
REGINALD A. & ELIZABETH S. LENNA FOUNDATION, INC.
COMBINED PORTFOLIO
From 01-01-09 Through 12-31-09

Open Date	Close Date	Quantity	Security	Cost Basis	Proceeds	Gain Or Loss	
						Short Term	Long Term
01-26-09	12-23-09	13 00	VENTAS INC	372 53	569 39	196 86	
06-23-99	12-28-09	99 46	FNMA POOL #395830 6 500% Due 11-01-12	99 34	99 46		0 12
07-25-08	12-29-09	14 72	VORNADO REALTY TR	1,344 06	1,052 44		-291 62
08-12-08	12-29-09	6 28	VORNADO REALTY TR	643 10	449 03		-194 07
04-28-09	12-30-09	27 00	PLUM CREEK TIMBER CO (REIT)	919 59	1,035 71	116 12	
05-15-09	12-30-09	4 00	PLUM CREEK TIMBER CO (REIT)	130 40	153 44	23 04	
09-28-09	12-30-09	50 00	PLUM CREEK TIMBER CO (REIT)	1,568 47	1,917 97	349 50	
09-25-08	12-31-09	6 20	MACERICH CO	397 69	225 04		-172 65
12-16-08	12-31-09	20 00	MACERICH CO	299 13	725 78		426 65
06-22-09	12-31-09	1 12	MACERICH CO	22 46	40 77	18 31	
08-06-09	12-31-09	22 68	MACERICH CO	562 57	822 87	260 30	
TOTAL GAINS						121,778 84	158,642 95
TOTAL LOSSES						-62,491 87	-847,733 88
TOTAL REALIZED GAIN/LOSS				4,876,547 93	4,246,743 98	59,286 97	-689,090 92
CAPITAL GAIN DISTRIBUTIONS							
	12-15-09		T ROWE PRICE MID CAP GWTH FD			172 79	
TOTAL DISTRIBUTIONS			172 79			172 79	0 00
TOTAL GAIN/LOSS						59,459.76	-689,090.92