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Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

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

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

OMB No 1545-0052

2009

For calendar year 2009, or tax year beginning 10-01-2009 , and ending 09-30-2010

G Check all that apply ☐ Initial return ☐ Initial return of a former public charity ☐ Final return ☐ Amended return ☐ Address change ☐ Name change

Use the IRS label. Otherwise, print or type. See Specific Instructions.

Name of foundation
EDINA REALTY FOUNDATION

Number and street (or P O box number if mail is not delivered to street address) | Room/suite
6800 FRANCE AVE S
ROOM/SUITE 600

City or town, state, and ZIP code
MINNEAPOLIS, MN 554352017

A Employer identification number
41-1826980

B Telephone number (see page 10 of the instructions)
(952) 928-5000

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 foundation

I Fair market value of all assets at end of year *(from Part II, col. (c), line 16)* ▶$ 393,954

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 page 11 of 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 (attach schedule)	291,855			
	2	Check ▶ ☑ if the foundation is **not** required to attach Sch B				
	3	Interest on savings and temporary cash investments	34	34	34	
	4	Dividends and interest from securities				
	5a	Gross rents				
	b	Net rental income or (loss)				
	6a	Net gain or (loss) from sale of assets not on line 10				
	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 or (loss) (attach schedule)				
	11	Other income (attach schedule)				
	12	**Total.** Add lines 1 through 11	291,889	34	34	
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc				
	14	Other employee salaries and wages				
	15	Pension plans, employee benefits				
	16a	Legal fees (attach schedule)				
	b	Accounting fees (attach schedule)	3,700			
	c	Other professional fees (attach schedule)				
	17	Interest				
	18	Taxes (attach schedule) (see page 14 of the instructions)				
	19	Depreciation (attach schedule) and depletion				
	20	Occupancy				
	21	Travel, conferences, and meetings				
	22	Printing and publications				
	23	Other expenses (attach schedule)	7,970			
	24	**Total operating and administrative expenses.** Add lines 13 through 23	11,670	0		0
	25	Contributions, gifts, grants paid	381,412			381,412
	26	**Total expenses and disbursements.** Add lines 24 and 25	393,082	0		381,412
	27	Subtract line 26 from line 12				
	a	**Excess of revenue over expenses and disbursements**	-101,193			
	b	**Net investment income** (if negative, enter -0-)		34		
	c	**Adjusted net income** (if negative, enter -0-)			34	

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 (a) Book Value	End of year (b) Book Value	(c) Fair Market Value
Assets	1	Cash—non-interest-bearing	407,831	390,571	390,571
	2	Savings and temporary cash investments	82,764		
	3	Accounts receivable ▶ Less allowance for doubtful accounts ▶			
	4	Pledges receivable ▶ 3,383 Less allowance for doubtful accounts ▶	4,552	3,383	3,383
	5	Grants receivable			
	6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see page 15 of the instructions)			
	7	Other notes and loans receivable (attach schedule) ▶ 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)			
	b	Investments—corporate stock (attach schedule)			
	c	Investments—corporate bonds (attach schedule)			
	11	Investments—land, buildings, and equipment basis ▶ Less accumulated depreciation (attach schedule) ▶			
	12	Investments—mortgage loans			
	13	Investments—other (attach schedule)			
	14	Land, buildings, and equipment basis ▶ Less accumulated depreciation (attach schedule) ▶			
	15	Other assets (describe ▶)			
	16	**Total assets** (to be completed by all filers—see the instructions Also, see page 1, item I)	495,147	393,954	393,954
Liabilities	17	Accounts payable and accrued expenses			
	18	Grants payable			
	19	Deferred revenue			
	20	Loans from officers, directors, trustees, and other disqualified persons			
	21	Mortgages and other notes payable (attach schedule)			
	22	Other liabilities (describe ▶)			
	23	**Total liabilities** (add lines 17 through 22)		0	
Net Assets or Fund Balances		**Foundations that follow SFAS 117, check here ▶ ☑ and complete lines 24 through 26 and lines 30 and 31.**			
	24	Unrestricted	495,147	393,954	
	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, bldg , and equipment fund			
	29	Retained earnings, accumulated income, endowment, or other funds			
	30	**Total net assets or fund balances** (see page 17 of the instructions)	495,147	393,954	
	31	**Total liabilities and net assets/fund balances** (see page 17 of the instructions)	495,147	393,954	

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	495,147
2	Enter amount from Part I, line 27a	2	-101,193
3	Other increases not included in line 2 (itemize) ▶	3	
4	Add lines 1, 2, and 3	4	393,954
5	Decreases not included in line 2 (itemize) ▶	5	
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30	6	393,954

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 shs MLC Co)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo , day, yr)	(d) Date sold (mo , day, yr)
1a				
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				
b				
c				
d				
e				

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69

	(i) F M V as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	(l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h))
a				
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	
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 pages 13 and 17 of the instructions) If (loss), enter -0- in Part I, line 8	3	

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 page 18 of 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 (col (b) divided by col (c))
2008	344,784	435,153	0 792328
2007	342,015	498,757	0 685735
2006	439,679	532,972	0 824957
2005	556,533	611,776	0 909701
2004	415,930	626,455	0 663942

2	**Total** of line 1, column (d)	2	3 876663
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 775333
4	Enter the net value of noncharitable-use assets for 2009 from Part X, line 5	4	389,890
5	Multiply line 4 by line 3	5	302,295
6	Enter 1% of net investment income (1% of Part I, line 27b)	6	
7	Add lines 5 and 6	7	302,295
8	Enter qualifying distributions from Part XII, line 4	8	381,412

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 on page 18

Part VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see page 18 of the instructions)

1a	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 instructions)**		
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ▶ ☑ and enter 1% of Part I, line 27b	1	0
c	All other domestic foundations enter 2% of line 27b Exempt foreign organizations enter 4% of Part I, line 12, col (b)		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	2	
3	Add lines 1 and 2	3	
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	4	
5	**Tax based on investment income.** Subtract line 4 from line 3 If zero or less, enter -0-	5	
6	Credits/Payments		
a	2009 estimated tax payments and 2008 overpayment credited to 2009 — 6a		
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	
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	
10	**Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶	10	
11	Enter the amount of line 10 to be **Credited to 2010 estimated tax** ▶ 0 **Refunded** ▶	11	

Part VII-A Statements Regarding Activities

			Yes	No
1a	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?	1a		No
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes (see page 19 of the instructions for definition)?	1b		No
	*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.*			
c	Did the foundation file **Form 1120-POL** for this year?	1c		No
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year **(1)** On the foundation ▶ $ ________ **(2)** On foundation managers ▶ $ ________			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers ▶ $ ________			
2	Has the foundation engaged in any activities that have not previously been reported to the IRS? *If "Yes," attach a detailed description of the activities.*	2		No
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? *If "Yes," attach a conformed copy of the changes*	3		No
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a		No
b	If "Yes," has it filed a tax return on **Form 990-T** for this year?	4b		
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? *If "Yes," attach the statement required by General Instruction T.*	5		No
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?	6	Yes	
7	Did the foundation have at least $5,000 in assets at any time during the year? *If "Yes," complete Part II, col (c), and Part XV*	7	Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see page 19 of the instructions) ▶ MN, WI			
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? *If "No," attach explanation*	8b	Yes	
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 on page 27)? *If "Yes," complete Part XIV*	9	Yes	
10	Did any persons become substantial contributors during the tax year? *If "Yes," attach a schedule listing their names and addresses*	10		No

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 page 20 of the instructions)	11		No
12	Did the foundation acquire a direct or indirect interest in any applicable insurance contract before August 17, 2008?	12		No
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	Yes	

Website address ▶N/A

14 The books are in care of ▶AMY KLEINSCHMIDT Telephone no ▶(952) 928-5412

Located at ▶6800 FRANCE AVE S STE 200 EDINA MN ZIP+4 ▶554352107

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of **Form 1041** —Check here ▶ ☐

and enter the amount of tax-exempt interest received or accrued during the year ▶ | 15 |

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
1a	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 page 20 of the instructions)?	1b		
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
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?	1c		
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 ▶ 20____, 20____, 20____, 20____			
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 page 20 of the instructions)	2b		
c	If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here ▶ 20____, 20____, 20____, 20____			
3a	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.)*	3b		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a		No
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?	4b		No

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

			Yes	No
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 page 22 of the 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 page 22 of the instructions)?	**5b**		
	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? ☐ 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**		No
	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**		

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 page 22 of the 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 Additional Data Table				

2 Compensation of five highest-paid employees (other than those included on line 1—see page 23 of the 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 ▶

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 page 23 of the 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. . . . . ▶		

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 PROVIDE FINANCIAL SUPPORT TO CHARITABLE ORGANIZATIONS THAT PROVIDE HOUSING AND SERVICES TO THE HOMELESS 150 ORGANIZATIONS SUPPORTED IN 2010	11,670
2	
3	
4	

Part IX-B Summary of Program-Related Investments (see page 23 of the 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 page 24 of the instructions	
3	
Total. Add lines 1 through 3. . . . . ▶	

Part X **Minimum Investment Return** (All domestic foundations must complete this part. Foreign foundations, see page 24 of the 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	0
b	Average of monthly cash balances	1b	395,827
c	Fair market value of all other assets (see page 24 of the instructions)	1c	0
d	**Total** (add lines 1a, b, and c)	1d	395,827
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation) — 1e		
2	Acquisition indebtedness applicable to line 1 assets	2	
3	Subtract line 2 from line 1d	3	395,827
4	Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see page 25 of the instructions)	4	5,937
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3 Enter here and on Part V, line 4	5	389,890
6	**Minimum investment return.** Enter 5% of line 5	6	19,495

Part XI **Distributable Amount** (see page 25 of the 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	
2a	Tax on investment income for 2009 from Part VI, line 5	2a			
b	Income tax for 2009 (This does not include the tax from Part VI)	2b			
c	Add lines 2a and 2b			2c	
3	Distributable amount before adjustments Subtract line 2c from line 1			3	
4	Recoveries of amounts treated as qualifying distributions			4	
5	Add lines 3 and 4			5	
6	Deduction from distributable amount (see page 25 of the instructions)			6	
7	**Distributable amount** as adjusted Subtract line 6 from line 5 Enter here and on Part XIII, line 1			7	

Part XII **Qualifying Distributions** (see page 25 of the 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	381,412
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	381,412
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 page 26 of the instructions)	5	
6	**Adjusted qualifying distributions.** Subtract line 5 from line 4	6	381,412

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 page 26 of the instructions)

	(a) Corpus	(b) Years prior to 2008	(c) 2008	(d) 2009
1 Distributable amount for 2009 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2008				
a Enter amount for 2008 only				
b Total for prior years 20___, 20___, 20___				
3 Excess distributions carryover, if any, to 2009				
a From 2004				
b From 2005				
c From 2006				
d From 2007				
e From 2008				
f **Total** of lines 3a through e				
4 Qualifying distributions for 2009 from Part XII, line 4 ▶ $ ________				
a Applied to 2008, but not more than line 2a				
b Applied to undistributed income of prior years (Election required—see page 26 of the instructions)				
c Treated as distributions out of corpus (Election required—see page 26 of the instructions)				
d Applied to 2009 distributable amount				
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2009 *(If an amount appears in column (d), the same amount must be shown in column (a).)*				
6 **Enter the net total of each column as indicated below:**				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5				
b Prior years' undistributed income Subtract line 4b from line 2b				
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				
d Subtract line 6c from line 6b Taxable amount—see page 27 of the instructions				
e Undistributed income for 2008 Subtract line 4a from line 2a Taxable amount—see page 27 of the instructions				
f Undistributed income for 2009 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2010				
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (see page 27 of the instructions)				
8 Excess distributions carryover from 2004 not applied on line 5 or line 7 (see page 27 of the instructions)				
9 **Excess distributions carryover to 2010.** Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2005				
b Excess from 2006				
c Excess from 2007				
d Excess from 2008				
e Excess from 2009				

Part XIV Private Operating Foundations (see page 27 of the instructions and Part VII-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2009, enter the date of the ruling. . . . . . . ▶

b Check box to indicate whether the organization is a private operating foundation described in section ☑ 4942(j)(3) or ☐ 4942(j)(5)

	Tax year	Prior 3 years			(e) Total
	(a) 2009	**(b)** 2008	**(c)** 2007	**(d)** 2006	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed	34	2,994	13,731	21,779	38,538
b 85% of line 2a	29	2,545	11,671	18,512	32,757
c Qualifying distributions from Part XII, line 4 for each year listed	381,412	344,814	342,015	439,897	1,508,138
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c	381,412	344,814	342,015	439,897	1,508,138
3 Complete 3a, b, or c for the alternative test relied upon					
a "Assets" alternative test—enter					
(1) Value of all assets	393,954	495,147	530,776	567,307	1,987,184
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)	393,954	495,147	530,776	567,307	1,987,184
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed					
c "Support" alternative test—enter					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XV Supplementary Information (Complete this part only if the organization had $5,000 or more in assets at any time during the year—see page 27 of the instructions.)

1 Information Regarding Foundation Managers:

a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than $5,000) (See section 507(d)(2))

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:

Check here ▶☐ if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds If the foundation makes gifts, grants, etc (see page 28 of the instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d

a The name, address, and telephone number of the person to whom applications should be addressed

SUSAN COWSERT
6800 FRANCE AVE S
STE 625
EDINA, MN 55435
(952) 928-5356

b The form in which applications should be submitted and information and materials they should include

COMPLETED GRANT AND TAX DETERMINATION LETTER

c Any submission deadlines

N/A

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors

FUNDS ARE DISTRIBUTED TO ORGANIZATIONS SERVICING THE NEEDS OF THE HOMELESS

Part XV Supplementary Information (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	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
a *Paid during the year*				
SEE ATTACHED SEE ATTACHED SEE ATTACHED, MN 55439	SEE ATTACHED	PUBLIC	TO PROVIDE FINANCIAL SUPPORT	381,412
Total . . . . ▶ **3a**				381,412
b *Approved for future payment*				
Total . . . . ▶ **3b**				

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See page 28 of the instructions)
	(a) Business code	(b) Amount	(c) Exclusion 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	34	
4 Dividends and interest from securities					
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					
8 Gain or (loss) from sales of assets other than inventory					
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) . .				34	

13 Total. Add line 12, columns (b), (d), and (e) **13** 34

(See worksheet in line 13 instructions on page 28 to verify calculations)

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

Line No. ▼	Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes) (See page 28 of the instructions)

Part XVII Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations

		Yes	No
1 Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?			
a Transfers from the reporting foundation to a noncharitable exempt organization of			
(1) Cash.	1a(1)		No
(2) Other assets.	1a(2)		No
b Other transactions			
(1) Sales of assets to a noncharitable exempt organization.	1b(1)		No
(2) Purchases of assets from a noncharitable exempt organization.	1b(2)		No
(3) Rental of facilities, equipment, or other assets.	1b(3)		No
(4) Reimbursement arrangements.	1b(4)		No
(5) Loans or loan guarantees.	1b(5)		No
(6) Performance of services or membership or fundraising solicitations.	1b(6)		No
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees.	1c		No

d If the answer to any of the above is "Yes," complete the following schedule Column **(b)** should always show the fair market value of the goods, other assets, or services given by the reporting foundation If the foundation received less than fair market value in any transaction or sharing arrangement, show in column **(d)** the value of the goods, other assets, or services received

(a) Line No	(b) Amount involved	(c) Name of noncharitable exempt organization	(d) Description of transfers, transactions, and sharing arrangements

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527?. ☐ Yes ☑ No

b If "Yes," complete the following schedule

(a) Name of organization	(b) Type of organization	(c) Description of relationship

Sign Here

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

****** | 2011-01-11 | ******

Signature of officer or trustee | Date | Title

Paid Preparer's Use Only

Preparer's Signature: MICHAEL P DEEGAN	Date: 2011-02-04	Check if self-employed ☐	Preparer's identifying number (see **Signature** on page 30 of the instructions)
Firm's name (or yours if self-employed), address, and ZIP code: WEBER & DEEGAN LTD, 7211 OHMS LANE, EDINA, MN 55439		EIN	Phone no (952) 920-6186

Additional Data

Software ID: 09000034
Software Version: 09550952
EIN: 41-1826980
Name: EDINA REALTY FOUNDATION

Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation

(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
SUSAN COWSERT 6800 FRANCE AVE S EDINA, MN 55435	DIRECTOR 5 00	0	0	0
MICHELE CICI 6800 FRANCE AVE S EDINA, MN 55435	DIR VP CFO 5 00	0	0	0
MARC KUHNLEY 6800 FRANCE AVE S EDINA, MN 55435	DIRECTOR 5 00	0	0	0
MARK CHRISTOPHERSON 6800 FRANCE AVE S EDINA, MN 55435	DIRECTOR 5 00	0	0	0
DEBRA STUMNE 6800 FRANCE AVE S EDINA, MN 55435	DIRECTOR 5 00	0	0	0
AMY KLEINSCHMIDT 6800 FRANCE AVE S EDINA, MN 55435	DIRECTOR 5 00	0	0	0
SCOTT HARRIS 6800 FRANCE AVE S EDINA, MN 55435	DIRECTOR 5 00	0	0	0

TY 2009 Accounting Fees Schedule

Name: EDINA REALTY FOUNDATION

EIN: 41-1826980

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING FEES	3,700			

efile GRAPHIC print - DO NOT PROCESS	As Filed Data -	DLN: 93491035000021

TY 2009 Other Expenses Schedule

Name: EDINA REALTY FOUNDATION

EIN: 41-1826980

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
EXPENSES				
DUES AND LICENSING	183			
MISCELLANEOUS	1,550			
POSTAGE	2,517			
OFFICE SUPPLIES	1,553			
PROMOTIONAL ITEMS	2,167			

41-1826980

Part XV, Line 3
Grants and Contributions Paid During the Year

Recipient	If Recipient is individual, show relation.	Foundation status of Recipient	Purpose	Amount
360 Communities	n/a	Public	*	3,750
Aeon Homes for Generations	n/a	Public	*	3,000
Alexandra House Inc	n/a	Public	*	2,500
American Cancer Society Midwest	n/a	Public	*	2,500
American Red Cross	n/a	Public	*	14,511
Annandale Youth First	n/a	Public	*	800
Avenues for Homeless Youth	n/a	Public	*	150
Basic Needs Inc	n/a	Public	*	500
Beacon House	n/a	Public	*	500
Becker Food Shelf	n/a	Public	*	500
Big Brothers Big Sisters of HW WI	n/a	Public	*	1,000
Big Brothers/Big Sisters of Southern Minnesota	n/a	Public	*	2,000
Big Brothers/Sisters 7 Rivers	n/a	Public	*	500
Big Lake Community Food Shelf	n/a	Public	*	500
Bobby Garcia Ministries	n/a	Public	*	1,500
Breaking Free	n/a	Public	*	5,009
Bridge for Hudson Youth, Inc	n/a	Public	*	1,000
Bridge for Youth	n/a	Public	*	1,152
Bridging	n/a	Public	*	15,237
Bundles of Love	n/a	Public	*	500
Cap Agency, Inc	n/a	Public	*	2,500
Care in Action	n/a	Public	*	5,000
Catholic Charities	n/a	Public	*	13,000
Ceap-Community Emergency	n/a	Public	*	567
Central Minnesota Task Force	n/a	Public	*	2,000
Channel One	n/a	Public	*	2,000
Children's Safety Center	n/a	Public	*	1,250
Christian Cupboard Emergency	n/a	Public	*	8,000
Church of St Peter	n/a	Public	*	1,000
Common Bond Communies	n/a	Public	*	675
Community Action Center	n/a	Public	*	1,500
Community Action Council	n/a	Public	*	2,500
Community Aid Elk River	n/a	Public	*	979
Community Referral Agency	n/a	Public	*	1,000
Cornerstone Advocacy Services	n/a	Public	*	2,500
Covenant Church of Edina	n/a	Public	*	1,000
Crosby Food Shelf	n/a	Public	*	200
Cross Lake Food Shelf	n/a	Public	*	1,200
Crosslake Food Shelf	n/a	Public	*	1,000
Dakota Woodlands, Inc	n/a	Public	*	1,500
Dress for Success	n/a	Public	*	5,000
Dress for Success	n/a	Public	*	10,000
East Metro Women's Council	n/a	Public	*	4,500
East Side Neighborhood Service	n/a	Public	*	567
Family Promise of Anoka Cty	n/a	Public	*	600
Family Resource Ctr-Eau Claire	n/a	Public	*	500
Faribault Area Food Shelf	n/a	Public	*	1,000
Faribault Foundation/Basic	n/a	Public	*	1,000
Feed My People Food Bank	n/a	Public	*	1,000
Feed My Starving Children	n/a	Public	*	2,500
Free to Be Inc	n/a	Public	*	1,500
Freedomworks	n/a	Public	*	1,000
Freeport West Inc	n/a	Public	*	1,000

Part XV, Line 3
Grants and Contributions Paid During the Year

Recipient	If Recipient is individual, show relation.	Foundation status of Recipient	Purpose	Amount
Friends in Need Food Shelf	n/a	Public	*	2,000
Friends of H O M E	n/a	Public	*	1,000
Glen Cary Lutheran Church	n/a	Public	*	750
Good Samaritan	n/a	Public	*	1,000
Greater Mpls Council	n/a	Public	*	2,000
Greater Mpls Crisis Nursery	n/a	Public	*	6,300
Guild Incorporated	n/a	Public	*	4,500
Habitat for Humanity	n/a	Public	*	6,500
Hastings Family Service	n/a	Public	*	3,000
Hmong Amer Mutual Assistance	n/a	Public	*	750
Home and Community Options	n/a	Public	*	5,000
Hope Chest for Breast Cancer	n/a	Public	*	2,500
Human Services, Inc	n/a	Public	*	2,500
ICAA Sawyer Cty Food Pantry	n/a	Public	*	500
ICAA Washburn Cty Food Pantry	n/a	Public	*	500
Interfaith Outreach	n/a	Public	*	3,000
Jeremiah Program	n/a	Public	*	5,000
Lakes Area Caregivers	n/a	Public	*	500
Lakes Area Food Shelf	n/a	Public	*	2,200
Loaves and Fishes	n/a	Public	*	1,200
Lutheran Social Services	n/a	Public	*	500
Metro Hope Ministries	n/a	Public	*	1,000
Mid-Minnesota Women's Center	n/a	Public	*	2,500
Minneapolis Recreation Develop	n/a	Public	*	1,200
Minnepolis Community	n/a	Public	*	750
Minnesota Teen Challenge	n/a	Public	*	8,750
Miracles of Mitch Foundation	n/a	Public	*	500
Missions Inc	n/a	Public	*	2,000
MN Assistance Council	n/a	Public	*	8,638
MN Medial Foundation	n/a	Public	*	9,000
MN Teen Challenge	n/a	Public	*	3,994
Monticello Food Shelf	n/a	Public	*	1,000
Motley Food Shelf	n/a	Public	*	600
N Anoka Cty Emer Food Shelf	n/a	Public	*	567
New Pathways	n/a	Public	*	700
Nokomis Healthy Seniors	n/a	Public	*	1,250
North Anoka City Emer Food Shelf	n/a	Public	*	2,000
North Memorial	n/a	Public	*	2,500
North St Paul Area Food Shelf	n/a	Public	*	1,000
Northeast Family YMCA	n/a	Public	*	1,500
Northpoint Health & Wellness	n/a	Public	*	82
Northwest Family YMCA	n/a	Public	*	5,000
Our Neighbors Place	n/a	Public	*	1,000
People Serving People	n/a	Public	*	5,500
Pequot Lakes Food Shelf	n/a	Public	*	200
Person to Person	n/a	Public	*	3,675
Pillager Family Center	n/a	Public	*	600
Pine River Food Shelf	n/a	Public	*	600
Plymouth Church Neighborhood	n/a	Public	*	1,000
Prescott Food Pantry	n/a	Public	*	1,000
Prism	n/a	Public	*	1,000
Project Share of Wadena	n/a	Public	*	600
Red Wing Area Food Shelf	n/a	Public	*	2,000

Part XV, Line 3
Grants and Contributions Paid During the Year

Recipient	If Recipient is individual, show relation.	Foundation status of Recipient	Purpose	Amount
Rise Housing Services	n/a	Public	*	1,000
Rochester Area Family YMCA	n/a	Public	*	1,000
Ruth's House of Hope	n/a	Public	*	500
Safe Haven	n/a	Public	*	3,000
Safe Haven	n/a	Public	*	4,750
Salvation Army	n/a	Public	*	2,600
School District 877 Education	n/a	Public	*	800
Scott-Carver-Dakota	n/a	Public	*	2,000
Second Harvest Heartland	n/a	Public	*	3,850
Sharing and Caring Hands	n/a	Public	*	1,500
Sharing Bread Soup Kitchen	n/a	Public	*	500
Shepherds Center Cannon Valley	n/a	Public	*	1,000
Simpson Housing Services, Inc	n/a	Public	*	3,175
Sojourner Project, Inc	n/a	Public	*	1,000
Sole Care for Souls	n/a	Public	*	2,234
Southern Valley Alliance	n/a	Public	*	4,500
Spare Key of Minnesota	n/a	Public	*	17,350
St Cloud VA Medical Center	n/a	Public	*	1,000
St Croix Valley Habitat	n/a	Public	*	1,000
St Jude of the Lake	n/a	Public	*	2,000
St Stephen's Human Services	n/a	Public	*	4,100
Staples Food Shelf	n/a	Public	*	600
Starting Points, Inc	n/a	Public	*	500
Thanksgiving Meals on Wheels	n/a	Public	*	1,000
The Lift CDC	n/a	Public	*	1,000
The Link	n/a	Public	*	3,800
The Michelle Project	n/a	Public	*	1,000
The Salvation Army	n/a	Public	*	3,500
Twin Cities Habitat for Humanity	n/a	Public	*	1,000
Union Gospel Mission	n/a	Public	*	10,000
United Way of Olmstead County	n/a	Public	*	1,500
United Way of Washington County	n/a	Public	*	500
Vail Place	n/a	Public	*	2,350
Valley Outreach	n/a	Public	*	4,500
VEAP	n/a	Public	*	1,000
Volunteer Lawyers Network	n/a	Public	*	1,000
Wayside House, Inc	n/a	Public	*	3,000
White Bear Lake Educational Foundation	n/a	Public	*	2,000
White Bear Lake Em Food Shelf	n/a	Public	*	12,000
Wild Rivers Habitat for Humanity	n/a	Public	*	1,000
Wingspan Life Resources	n/a	Public	*	3,250
Winona Volunteer Service	n/a	Public	*	1,000
Woodbury Community Foundation	n/a	Public	*	5,000
Youth Link	n/a	Public	*	2,500
Total				381,412