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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

2012

Open to Public Inspection

For calendar year 2012 or tax year beginning 10/01/12 , and ending 09/30/13

Name of foundation: EDINA REALTY FOUNDATION

A Employer identification number: 41-1826980

Number and street (or P O box number if mail is not delivered to street address): 6800 FRANCE AVE S

Room/suite: 600

B Telephone number (see instructions): 952-928-5000

City or town, state, and ZIP code: MINNEAPOLIS MN 55435-2017

C If exemption application is pending, check here ▶ ☐

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

D 1 Foreign organizations, check here ▶ ☐
2 Foreign organizations meeting the 85% test, check here and attach computation ▶ ☐

H Check type of organization ☒ Section 501(c)(3) exempt private foundation ☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

E If private foundation status was terminated under section 507(b)(1)(A), check here ▶ ☐

I Fair market value of all assets at end of year (from Part II, col (c), line 16) ▶ $ 376,314

J Accounting method ☐ Cash ☒ Accrual ☐ Other (specify) (Part I, column (d) must be on cash basis)

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ▶ ☐

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 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)	355,029			
	2	Check ▶ ☒ if the foundation is not required to attach Sch B				
	3	Interest on savings and temporary cash investments				
	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)		0		
	8	Net short-term capital gain			0	
	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	355,029	0		
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc	0			
	14	Other employee salaries and wages				
	15	Pension plans, employee benefits				
	16a	Legal fees (attach schedule)				
	b	Accounting fees (attach schedule)				
	c	Other professional fees (attach schedule) STMT 1	4,781			
	17	Interest				
	18	Taxes (attach schedule) (see instructions)				
	19	Depreciation (attach schedule) and depletion				
	20	Occupancy				
	21	Travel, conferences, and meetings				
	22	Printing and publications				
	23	Other expenses (att sch) STMT 2	7,586			
	24	**Total operating and administrative expenses.** Add lines 13 through 23	12,367	0	0	0
	25	Contributions, gifts, grants paid	341,880			341,880
	26	**Total expenses and disbursements.** Add lines 24 and 25	354,247	0	0	341,880
	27	Subtract line 26 from line 12				
	a	**Excess of revenue over expenses and disbursements**	782			
	b	**Net investment income** (if negative, enter -0-)		0		
	c	**Adjusted net income** (if negative, enter -0-)			0	

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For Paperwork Reduction Act Notice, see instructions.

Form **990-PF** (2012)

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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
Assets	1	Cash – non-interest-bearing	370,601	348,338	348,338
	2	Savings and temporary cash investments			
	3	Accounts receivable ▶			
		Less allowance for doubtful accounts ▶			
	4	Pledges receivable ▶ 27,976			
		Less allowance for doubtful accounts ▶	4,855	27,976	27,976
	5	Grants receivable			
	6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7	Other notes and loans receivable (att schedule) ▶			
		Less allowance for doubtful accounts ▶ 0			
	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 sch) ▶			
	12	Investments – mortgage loans			
	13	Investments – other (attach schedule)			
	14	Land, buildings, and equipment basis ▶			
		Less accumulated depreciation (attach sch) ▶			
	15	Other assets (describe ▶)			
	16	**Total assets** (to be completed by all filers – see the instructions Also, see page 1, item I)	375,456	376,314	376,314
Liabilities	17	Accounts payable and accrued expenses	272	348	
	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)	272	348	
Net Assets or Fund Balances		**Foundations that follow SFAS 117, check here ▶ [X] and complete lines 24 through 26 and lines 30 and 31.**			
	24	Unrestricted	375,184	375,966	
	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 instructions)	375,184	375,966	
	31	**Total liabilities and net assets/fund balances** (see instructions)	375,456	376,314	

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	375,184
2	Enter amount from Part I, line 27a	2	782
3	Other increases not included in line 2 (itemize) ▶	3	
4	Add lines 1, 2, and 3	4	375,966
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	375,966

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	N/A			
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 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 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))
2011	254,948	337,965	0.754362
2010	340,036	347,820	0.977621
2009	381,412	389,890	0.978255
2008	344,784	435,153	0.792328
2007	342,015	498,757	0.685735

2	**Total** of line 1, column (d)	2	4.188301
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	0.837660
4	Enter the net value of noncharitable-use assets for 2012 from Part X, line 5	4	354,078
5	Multiply line 4 by line 3	5	296,597
6	Enter 1% of net investment income (1% of Part I, line 27b)	6	
7	Add lines 5 and 6	7	296,597
8	Enter qualifying distributions from Part XII, line 4	8	341,880

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 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 ▶ [X] and enter 1% of Part I, line 27b			1	
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	0
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	0
5	**Tax based on investment income.** Subtract line 4 from line 3 If zero or less, enter -0-			5	0
6	Credits/Payments				
a	2012 estimated tax payments and 2011 overpayment credited to 2012	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 2013 estimated tax** ▶		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		X
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes (see Instructions for the definition)?	1b		X
	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		X
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		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? If "Yes," attach a conformed copy of the changes	3		X
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a		X
b	If "Yes," has it filed a tax return on **Form 990-T** for this year? N/A	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		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?	6	X	
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	X	
8a	Enter the states to which the foundation reports or with which it is registered (see 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	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 2012 or the taxable year beginning in 2012 (see instructions for Part XIV)? If "Yes," complete Part XIV	9	X	
10	Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses	10		X

Part VII-A Statements Regarding Activities (continued)

			Yes	No
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 make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement (see instructions)	12		X
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	X	

Website address ▶ N/A

14 The books are in care of ▶ AMY KLEINSCHMIDT Telephone no ▶ 952-928-5412
6800 FRANCE AVE S, STE 200
Located at ▶ EDINA MN ZIP+4 ▶ 55435-2107

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

			Yes	No
16	At any time during calendar year 2012, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	16		X
	See the instructions for exceptions and filing requirements for Form TD F 90-22 1 If "Yes," enter the name of the foreign country ▶			

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 instructions)?	N/A	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 2012?	N/A	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 2012, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2012?	☐ 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 instructions)	N/A	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 2012 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 2012)	N/A	3b		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?		4a		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 2012?		4b		X

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)? N/A | 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? 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? N/A | 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 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 3				

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 ▶		

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.	12,367
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 ▶	

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	0
b	Average of monthly cash balances	1b	359,470
c	Fair market value of all other assets (see instructions)	1c	0
d	**Total** (add lines 1a, b, and c)	1d	359,470
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	359,470
4	Cash deemed held for charitable activities Enter 1½% of line 3 (for greater amount, see instructions)	4	5,392
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3 Enter here and on Part V, line 4	5	354,078
6	**Minimum investment return.** Enter 5% of line 5	6	17,704

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

1	Minimum investment return from Part X, line 6	1	
2a	Tax on investment income for 2012 from Part VI, line 5 2a		
b	Income tax for 2012 (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 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 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	341,880
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	341,880
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	0
6	**Adjusted qualifying distributions.** Subtract line 5 from line 4	6	341,880

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 2011	(c) 2011	(d) 2012
1 Distributable amount for 2012 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2012				
a Enter amount for 2011 only				
b Total for prior years 20____ , 20____ , 20____				
3 Excess distributions carryover, if any, to 2012				
a From 2007				
b From 2008				
c From 2009				
d From 2010				
e From 2011				
f **Total** of lines 3a through e				
4 Qualifying distributions for 2012 from Part XII, line 4 ▶ $ 341,880				
a Applied to 2011, but not more than line 2a				
b Applied to undistributed income of prior years (Election required – see instructions)				
c Treated as distributions out of corpus (Election required – see instructions)				
d Applied to 2012 distributable amount				
e Remaining amount distributed out of corpus	341,880			
5 Excess distributions carryover applied to 2012 (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	341,880			
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 instructions				
e Undistributed income for 2011 Subtract line 4a from line 2a Taxable amount – see instructions				
f Undistributed income for 2012 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2013				
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (see instructions)				
8 Excess distributions carryover from 2007 not applied on line 5 or line 7 (see instructions)				
9 **Excess distributions carryover to 2013.** Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2008				
b Excess from 2009				
c Excess from 2010				
d Excess from 2011				
e Excess from 2012				

Part XIV Private Operating Foundations (see 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 2012, enter the date of the ruling ▶ N/A

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

	Tax year (a) 2012	Prior 3 years (b) 2011	(c) 2010	(d) 2009	(e) Total
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed	0			34	34
b 85% of line 2a				29	29
c Qualifying distributions from Part XII, line 4 for each year listed	341,880	254,948	340,036	381,412	1,318,276
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	341,880	254,948	340,036	381,412	1,318,276
3 Complete 3a, b, or c for the alternative test relied upon					
a "Assets" alternative test – enter (1) Value of all assets	376,314	375,456	319,334	393,954	1,465,058
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)	376,314	375,456	319,334	393,954	1,465,058
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) N/A					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii) N/A					
(3) Largest amount of support from an exempt organization N/A					
(4) Gross investment income N/A					

Part XV Supplementary Information (Complete this part only if the foundation had $5,000 or more in assets at any time during the year – see 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))

N/A

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

N/A

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 instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d

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

SUSAN COWSERT 952-928-5356
6800 FRANCE AVE S EDINA MN 55435

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

NONE

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

SEE STATEMENT 4

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				
Total			▶ 3a	
b Approved for future payment N/A				
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 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					
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)		0		0	0

13 Total. Add line 12, columns (b), (d), and (e) 13 0

(See worksheet in line 13 instructions 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 foundation's exempt purposes (other than by providing funds for such purposes) (See instructions)
N/A	

DAA

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)		X
	(2) Other assets	1a(2)		X
b	Other transactions			
	(1) Sales of assets to a noncharitable exempt organization	1b(1)		X
	(2) Purchases of assets from a noncharitable exempt organization	1b(2)		X
	(3) Rental of facilities, equipment, or other assets	1b(3)		X
	(4) Reimbursement arrangements	1b(4)		X
	(5) Loans or loan guarantees	1b(5)		X
	(6) Performance of services or membership or fundraising solicitations	1b(6)		X
c	Sharing of facilities, equipment, mailing lists, other assets, or paid employees	1c		X

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
N/A			

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 X No

b If "Yes," complete the following schedule

(a) Name of organization	(b) Type of organization	(c) Description of relationship
N/A		

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) is based on all information of which preparer has any knowledge

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

Amy S Kleinschmidt | 1/15/14 | DIRECTOR

Signature of officer or trustee | Date | Title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check if self-employed
ANTHONY LAXEN		01/09/14	

Firm's name ▶ WEBER & DEEGAN, LTD. — PTIN P00873077

Firm's address ▶ 7211 OHMS LANE, EDINA, MN 55439 — Firm's EIN ▶ 41-1758447

Phone no 952-920-6186

Federal Statements

Statement 1 - Form 990-PF, Part I, Line 16c - Other Professional Fees

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
ACCOUNTING & OTHER PROFESSIONAL	$ 4,781	$	$	$
TOTAL	$ 4,781	$ 0	$ 0	$ 0

Statement 2 - Form 990-PF, Part I, Line 23 - Other Expenses

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
	$	$	$	$
EXPENSES				
DUES AND LICENSING	1,610			
MISCELLANEOUS	2,229			
POSTAGE	3,116			
OFFICE SUPPLIES	288			
PROMOTIONAL ITEMS	343			
TOTAL	$ 7,586	$ 0	$ 0	$ 0

Federal Statements

Statement 3 - Form 990-PF, Part VIII, Line 1 - List of Officers, Directors, Trustees, Etc.

Name and Address	Title	Average Hours	Compensation	Benefits	Expenses
SUSAN COWSERT 6800 FRANCE AVE S EDINA MN 55435	DIRECTOR	5.00	0	0	0
MICHELLE CICI 6800 FRANCE AVE S EDINA MN 55435	DIRECTOR	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
JODI LUCAST 6800 FRANCE AVE S EDINA MN 55435	DIRECTOR	5.00	0	0	0
KEVIN FOLKERTS 6800 FRANCE AVE S EDINA MN 55435	DIRECTOR	5.00	0	0	0

Federal Statements

Form 990-PF, Part XV, Line 2b - Application Format and Required Contents

Description
COMPLETED GRANT AND TAX DETERMINATION LETTER

Form 990-PF, Part XV, Line 2c - Submission Deadlines

Description
NONE

Statement 4 - Form 990-PF, Part XV, Line 2d - Award Restrictions or Limitations

Description
FUNDS ARE DISTRIBUTED TO ORGANIZATIONS SERVICING THE NEEDS OF THE HOMELESS.

Edina Realty Foundation 41-1826980
Attachment to Form 990-PF, Part XV, Line 3
Grants and Contributions Paid During the Year

Recipient	If Recipient is Individual, show relation	Foundation Status of Recipient	Purpose	Amount
SPARE KEY OF MINNESOTA	N/A	Public	*	18,800
BRIDGING INC	N/A	Public	*	18,750
MN ASSISTANCE COUNCIL	N/A	Public	*	16,000
THE SALVATION ARMY	N/A	Public	*	12,598
MINNESOTA TEEN CHALLENGE	N/A	Public	*	11,200
JEREMIAH PROGRAM	N/A	Public	*	11,000
GUILD INCORPORATED	N/A	Public	*	10,400
SCOTT-CARVER-DAKOTA	N/A	Public	*	7,500
AEON HOMES FOR GENERATIONS	N/A	Public	*	7,000
INTERFAITH OUTREACH AND	N/A	Public	*	7,000
360 COMMUNITIES-LAKEVILLE	N/A	Public	*	6,900
HABITAT FOR HUMANITY	N/A	Public	*	6,600
MIRACLES OF MITCH FOUNDATION	N/A	Public	*	6,500
MINNESOTA ADULT & TEEN	N/A	Public	*	6,000
YMCA	N/A	Public	*	6,000
CENTRAL MINNESOTA TASK FORCE	N/A	Public	*	5,000
PEOPLE SERVING PEOPLE INC	N/A	Public	*	5,000
SHOREVIEW YMCA	N/A	Public	*	5,000
YOUTH LINK	N/A	Public	*	4,700
CHRISTIAN CUPBOARD EMERGENCY	N/A	Public	*	4,500
NORTH MEMORIAL	N/A	Public	*	4,500
SOUTHERN VALLEY ALLIANCE FOR	N/A	Public	*	4,500
WINGSPAN LIFE RESOURCES	N/A	Public	*	4,500
WHITE BEAR LAKE EM FOOD SHELF	N/A	Public	*	4,000
GREATER MPLS CRISIS NURSERY	N/A	Public	*	3,500
BOYS & GIRLS CLUB OF ROCHESTER	N/A	Public	*	3,250
COMMUNITY ACTION CENTER OF	N/A	Public	*	3,250
BIG BROTHERS/BIG SISTERS	N/A	Public	*	3,000
CHURCHES UNITED IN MINISTRY	N/A	Public	*	3,000
CROSSLAKE FOOD SHELF	N/A	Public	*	3,000
FREE TO BE INC	N/A	Public	*	3,000
HASTINGS FAMILY SERVICE	N/A	Public	*	3,000
ST STEPHEN'S HUMAN SERVICES	N/A	Public	*	3,000
THE LIZ LOGELIN FOUNDATION	N/A	Public	*	3,000
TRI-COUNTY ACTION PROGRAMS INC	N/A	Public	*	3,000
UNION GOSPEL MISSION	N/A	Public	*	2,750
ALEXANDRA HOUSE INC	N/A	Public	*	2,500
CORNERSTONE ADVOCACY SERVICES	N/A	Public	*	2,500
EAST SIDE NEIGHBORHOOD SERVICE	N/A	Public	*	2,500
SECOND HARVEST HEARTLAND	N/A	Public	*	2,500
WOODBURY COMMUNITY FOUNDATION	N/A	Public	*	2,500
OUR NEIGHBORS PLACE	N/A	Public	*	2,400
CEAP-COMMUNITY EMERGENCY	N/A	Public	*	2,250
FAMILIES MOVING FORWARD	N/A	Public	*	2,250
SHARING & CARING HANDS	N/A	Public	*	2,250
SOJOURNER PROJECT, INC	N/A	Public	*	2,200
LOAVES AND FISHES	N/A	Public	*	2,156
EAST METRO WOMEN'S COUNCIL	N/A	Public	*	2,136
BENTLEYVILLE "TOUR OF LIGHTS"	N/A	Public	*	2,000
CARE IN ACTION	N/A	Public	*	2,000
EAGLE'S HEALING NEST	N/A	Public	*	2,000
HOPE FOR THE JOURNEY HOME	N/A	Public	*	2,000
MAHTOMEDI AREA FOOD SHELF	N/A	Public	*	2,000
NORTH ST PAUL AREA FOOD SHELF	N/A	Public	*	2,000
SOS FOR YOUTH, INC	N/A	Public	*	2,000
WAYSIDE HOUSE, INC	N/A	Public	*	2,000
WESTONKA FOOD SHELF/OUR LADY	N/A	Public	*	2,000
WINONA VOLUNTEER SERVICES	N/A	Public	*	2,000
AMERICAN RED CROSS	N/A	Public	*	1,900
DAKOTA WOODLANDS, INC	N/A	Public	*	1,900
PEOPLE INCORPORATED	N/A	Public	*	1,900
THE LINK	N/A	Public	*	1,800
WHITE BEAR AREA YMCA	N/A	Public	*	1,600
FACE TO FACE	N/A	Public	*	1,500
MINNESOTA AIDS PROJECT	N/A	Public	*	1,500
NEIGHBORHOOD HOUSE	N/A	Public	*	1,500
SARAH'S AN OASIS FOR WOMEN	N/A	Public	*	1,500
WOMEN'S ADVOCATES	N/A	Public	*	1,500
MPLS RECREATION DEVELOP INC	N/A	Public	*	1,400
JEWISH FAMILY & CHILDREN'S	N/A	Public	*	1,200

Recipient	Is Individual, show relation	Status of Recipient	Purpose	Amount
SPARE KEY OF MINNESOTA	N/A	Public	*	18,800
BRIDGING INC	N/A	Public	*	18,750
MN ASSISTANCE COUNCIL	N/A	Public	*	16,000
PLYMOUTH CHURCH NEIGHBORHOOD	N/A	Public	*	1,200
BRIDGE FOR YOUTH	N/A	Public	*	1,000
BUFFALO FOOD SHELF	N/A	Public	*	1,000
CATHOLIC CHARITIES	N/A	Public	*	1,000
CHRIST CHURCH	N/A	Public	*	1,000
FARIBAULT FOUNDATION/BASIC	N/A	Public	*	1,000
FIVE STARS RECOVERY CENTER	N/A	Public	*	1,000
FRIENDS IN NEED FOOD SHELF	N/A	Public	*	1,000
KIPP STAND ACADEMY	N/A	Public	*	1,000
LAKES AREA HABITAT FOR	N/A	Public	*	1,000
LISTENING HOUSE OF ST PAUL INC	N/A	Public	*	1,000
LUTHERAN SOCIAL SERVICE LINK	N/A	Public	*	1,000
MID-MINNESOTA WOMEN'S CENTER	N/A	Public	*	1,000
MINNEHAHA UNITED	N/A	Public	*	1,000
MISSIONS INC	N/A	Public	*	1,000
MOUNT OLIVET ROLLING ACRES	N/A	Public	*	1,000
PEACE CENTER	N/A	Public	*	1,000
RUTH'S HOUSE OF HOPE	N/A	Public	*	1,000
SAFE AVENUES	N/A	Public	*	1,000
SOUTHWEST HIGH SCHOOL PTA	N/A	Public	*	1,000
ST ANNE'S PLACE	N/A	Public	*	1,000
ST PHILLIPS LUTHERAN CHURCH	N/A	Public	*	1,000
THANKSGIVING MEALS ON WHEELS	N/A	Public	*	1,000
THE LIFT CDC	N/A	Public	*	1,000
THE MICHELLE PROJECT	N/A	Public	*	1,000
TURNING POINT FOR VICTIMS OF	N/A	Public	*	1,000
VAIL PLACE	N/A	Public	*	1,000
WHITE BEAR LAKE EDUCATIONAL	N/A	Public	*	1,000
HOUSE OF CHARITY	N/A	Public	*	900
ANNANDALE YOUTH FIRST	N/A	Public	*	750
FEED MY PEOPLE FOOD BANK	N/A	Public	*	750
SCHOOL DISTRICT 877 EDUCATION	N/A	Public	*	750
PINE COMMUNITY FOOD SHELF	N/A	Public	*	700
ACCESSIBLE SPACE, INC	N/A	Public	*	500
ART BUDDIES	N/A	Public	*	500
BASIC NEEDS INC	N/A	Public	*	500
FARIBAULT AREA FOOD SHELF	N/A	Public	*	500
GRACE PLACE	N/A	Public	*	500
HALLIE Q BROWN COMMUNITY	N/A	Public	*	500
HAYWARD COMMUNITY FOOD SHELF	N/A	Public	*	500
HOME AND COMMUNITY OPTIONS INC	N/A	Public	*	500
HOPE GOSPEL MISSION	N/A	Public	*	500
OPERATION HELP	N/A	Public	*	500
SOCIETY OF ST VINCENT DE PAUL	N/A	Public	*	500
SOLE CARE FOR SOULS	N/A	Public	*	500
ST CROIX VALLEY HABITAT	N/A	Public	*	500
WILD RIVERS HABITAT FOR HUMANI	N/A	Public	*	500
FAMILY PATHWAYS	N/A	Public	*	400
HOPE RECOVERY TRANSITION	N/A	Public	*	400
SIMPSON HOUSING SERVICES INC	N/A	Public	*	400
JACQUIE KRISMER	N/A	Public	*	390
CROSBY FOOD SHELF	N/A	Public	*	300
GARRISON FOOD SHELF	N/A	Public	*	300
LAKES AREA FOOD SHELF	N/A	Public	*	300
MOTLEY FOOD SHELF	N/A	Public	*	300
ONAMIA FOOD SHELF	N/A	Public	*	300
PILLAGER FAMILY CENTER	N/A	Public	*	300
PINE RIVER FOOD SHELF	N/A	Public	*	300
PROJECT SHARE OF WADENA	N/A	Public	*	300
STAPLES FOOD SHELF	N/A	Public	*	300
BIG LAKE COMMUNITY FOOD SHELF	N/A	Public	*	250
ICA FOODSHELF	N/A	Public	*	125
RESOURCE WEST	N/A	Public	*	125
	Total Grants			$ 341,880