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Form

990-PF

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

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

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Information about Form 990-PF and its instructions is at www.irs.gov/form990pf.

OMB No 1545-0052

2013

Open to Public Inspection

For calendar year 2013, or tax year beginning 01-01-2013 , and ending 12-31-2013

Name of foundation HOPEWELL HOUSE FOR INDEPENDENT LIVING		A Employer identification number 11-3811184	
Number and street (or P O box number if mail is not delivered to street address) 5290 WINFIELD RD		B Telephone number (see instructions) (703) 266-3730	
City or town, state or province, country, and ZIP or foreign postal code FAIRFAX, VA 22030		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) ☒ \$ 3,920,065		F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ☐	
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 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)	99,275			
	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	59,040		59,040	
	b Net rental income or (loss) _____ 59,040				
	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				
Operating and Administrative Expenses	b Less Cost of goods sold				
	c Gross profit or (loss) (attach schedule)				
	11 Other income (attach schedule)	318,163	0	318,163	
	12 Total. Add lines 1 through 11	476,478	0	377,203	
	13 Compensation of officers, directors, trustees, etc	119,882	0	119,882	0
	14 Other employee salaries and wages	369,985	0	369,985	0
	15 Pension plans, employee benefits	17,824	0	17,824	0
	16a Legal fees (attach schedule)				
	b Accounting fees (attach schedule)	14,163	0	14,163	0
	c Other professional fees (attach schedule)	74,183	0	93,020	0
	17 Interest				
	18 Taxes (attach schedule) (see instructions)	77,443	0	77,443	0
	19 Depreciation (attach schedule) and depletion	104,867	0	104,867	
	20 Occupancy	26,884	0	26,884	0
	21 Travel, conferences, and meetings	1,155	0	1,155	0
	22 Printing and publications				
	23 Other expenses (attach schedule)	295,275	0	295,275	0
	24 Total operating and administrative expenses. Add lines 13 through 23	1,101,661	0	1,120,498	0
	25 Contributions, gifts, grants paid	0			0
	26 Total expenses and disbursements. Add lines 24 and 25	1,101,661	0	1,120,498	0
	27 Subtract line 26 from line 12				
	a Excess of revenue over expenses and disbursements	-625,183			
	b Net investment income (if negative, enter -0-)		0		
	c Adjusted net income (if negative, enter -0-)			0	

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	900	39,586	39,586
	2	Savings and temporary cash investments	26,662	41,212	41,212
	3	Accounts receivable ▶ _____ Less allowance for doubtful accounts ▶ _____	508		
	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 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	16,535	1,361	1,361
	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 ▶ _____ 4,239,973 Less accumulated depreciation (attach schedule) ▶ _____ 419,667	3,779,974	3,820,306	3,820,306
15	Other assets (describe ▶ _____)	17,600	17,600	17,600	
16	Total assets (to be completed by all filers—see the instructions Also, see page 1, item I)	3,842,179	3,920,065	3,920,065	
Liabilities	17	Accounts payable and accrued expenses	108,539	122,112	
	18	Grants payable			
	19	Deferred revenue			
	20	Loans from officers, directors, trustees, and other disqualified persons	1,074,833	1,661,630	
	21	Mortgages and other notes payable (attach schedule)		105,124	
	22	Other liabilities (describe ▶ _____)	6,025	3,600	
	23	Total liabilities (add lines 17 through 22)	1,189,397	1,892,466	
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	2,652,782	2,027,599	
	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)	2,652,782	2,027,599	
	31	Total liabilities and net assets/fund balances (see page 17 of the instructions)	3,842,179	3,920,065	

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 2,652,782
2	Enter amount from Part I, line 27a	2 -625,183
3	Other increases not included in line 2 (itemize) ▶ _____	3 0
4	Add lines 1, 2, and 3	4 2,027,599
5	Decreases not included in line 2 (itemize) ▶ _____	5 0
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30	6 2,027,599

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				
(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) Gains (Col (h) gain minus col (k), but not less than -0-) or Losses (from col (h))	
(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		
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 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))		
2012	0	17,708	0 000000		
2011	0	50,021	0 000000		
2010	0	0	0 000000		
2009	0	0	0 000000		
2008	0	0	0 000000		
2 Total of line 1, column (d).				2	0 000000
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 000000
4 Enter the net value of noncharitable-use assets for 2013 from Part X, line 5.				4	34,827
5 Multiply line 4 by line 3.				5	0
6 Enter 1% of net investment income (1% of Part I, line 27b).				6	0
7 Add lines 5 and 6.				7	0
8 Enter qualifying distributions from Part XII, line 4.				8	0

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 VIExcise 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		1	0
b		Domestic foundations that meet the section 4940(e) requirements in Part V, check here ☐ and enter 1% of Part I, line 27b			
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	0
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	2013 estimated tax payments and 2012 overpayment credited to 2013	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	0
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	
11		Enter the amount of line 10 to be Credited to 2014 estimated tax Refunded		11	

Part VII-AStatements Regarding Activities

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	Yes	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)? 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.	1b		No
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 \$ 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? 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	Yes	
b	If "Yes," has it filed a tax return on Form 990-T for this year?	4b	Yes	
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		No
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 instructions): VA			
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 2013 or the taxable year beginning in 2013 (see instructions for Part XIV)? 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 instructions).	11		No
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		No
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address WWW.HOPEWELLHOUSE.ORG	13	Yes	
14	The books are in care of THE ORGANIZATION Telephone no (703) 266-3730 Located at 5290 WINFIELD ROAD FAIRFAX VA ZIP +4 22030			
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		
16	At any time during calendar year 2013, 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? See instructions for exceptions and filing requirements for Form TD F 90-22.1 If "Yes", enter the name of the foreign country	16	Yes	No

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)? Organizations relying on a current notice regarding disaster assistance check here. ☐	1b		No
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 2013?	1c		No
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 2013, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2013? If "Yes," list the years 20____, 20____, 20____, 20____ ☐ Yes ☒ No			
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).	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 2013 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? (<i>Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2013.</i>)	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 2013?	4b		No

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

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 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 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
JD CONSULTANTS INC 12075 HUME ROAD HUME,VA 22639	CONSULTING	54,556
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 PROVIDED SAFE, SECURE ENVIRONMENT FOR THE TREATMENT AND EDUCATION TO RESIDENTS, ADULTS WITH MENTAL ILLNESS	213,816
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	
2	
All other program-related investments See page 24 of the instructions	
3	
Total. Add lines 1 through 3	0

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	35,357
c	Fair market value of all other assets (see instructions).	1c	0
d	Total (add lines 1a, b, and c).	1d	35,357
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	35,357
4	Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	530
5	Net value of noncharitable-use assets. Subtract line 4 from line 3 Enter here and on Part V, line 4	5	34,827
6	Minimum investment return. Enter 5% of line 5.	6	1,741

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	
2a	Tax on investment income for 2013 from Part VI, line 5.	2a	
b	Income tax for 2013 (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	0
b	Program-related investments—total from Part IX-B.	1b	0
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	0
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	0
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 2012	(c) 2012	(d) 2013
1 Distributable amount for 2013 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2013				
a Enter amount for 2012 only.				
b Total for prior years 20____, 20____, 20____				
3 Excess distributions carryover, if any, to 2013				
a From 2008.				
b From 2009.				
c From 2010.				
d From 2011.				
e From 2012.				
f Total of lines 3a through e.				
4 Qualifying distributions for 2013 from Part XII, line 4 ▶ \$ _____				
a Applied to 2012, 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 2013 distributable amount.				
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2013 (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 instructions				
e Undistributed income for 2012 Subtract line 4a from line 2a Taxable amount—see instructions				
f Undistributed income for 2013 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2014				
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 2008 not applied on line 5 or line 7 (see instructions). . .				
9 Excess distributions carryover to 2014. Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2009. . . .				
b Excess from 2010. . . .				
c Excess from 2011. . . .				
d Excess from 2012. . . .				
e Excess from 2013. . . .				

Part XIVPrivate 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 2013, 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)

☒ 4942(j)(3) or ☐ 4942(j)(5)

2a	Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed	Tax year	Prior 3 years			(e) Total
		(a) 2013	(b) 2012	(c) 2011	(d) 2010	
		0	0	0	0	0
b	85% of line 2a	0	0	0	0	0
c	Qualifying distributions from Part XII, line 4 for each year listed	0	0	0	0	0
d	Amounts included in line 2c not used directly for active conduct of exempt activities	0	0	0	0	0
e	Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c	0	0	0	0	0
3	Complete 3a, b, or c for the alternative test relied upon					
a	"Assets" alternative test—enter					
	(1) Value of all assets	4,148,222	3,842,179			7,990,401
	(2) Value of assets qualifying under section 4942(j)(3)(B)(i)	4,082,371	3,563,803			7,646,174
b	"Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed.					0
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)	99,274	56,080	1,535	0	156,889
	(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii).	99,274	56,080	1,535	0	156,889
	(3) Largest amount of support from an exempt organization	0	0	0	0	0
	(4) Gross investment income	0	0	79	0	79

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

1Information 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))

See Additional Data Table

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

2Information 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 of the person to whom applications should be addressed

b

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

c

Any submission deadlines

d

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

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

Form **990-PF** (2013)

Enter gross amounts unless otherwise indicated

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

Form **990-PF** (2013)

Part XVII

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

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?

Yes

No

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.

Signature of officer or trustee

2014-06-16

Date

Title

May the IRS discuss this return with the preparer shown below (see instr.)?

Yes

No

Paid Preparer Use Only

Print/Type preparer's name

CATHERINE M PENNINGTON CPA

Preparer's Signature

Date

Check if self-employed

PTIN

P00138382

Firm's name

RENNER AND COMPANY CPA PC

Firm's EIN

54-1498950

Firm's address

700 NORTH FAIRFAX ST SUITE 400 ALEXANDRIA, VA 22314

Phone no

(703) 535-1200

Form 990-PF (2013)

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
DELMAR LEWIS	CHAIRMAN 10 00	0	0	0
5290 WINFIELD ROAD FAIRFAX,VA 22030				
KAREN LEWIS	CEO 40 00	18,837	0	0
5290 WINFIELD ROAD FAIRFAX,VA 22030				
SY GRESSER	SECRETARY 5 00	0	0	0
5290 WINFIELD ROAD FAIRFAX,VA 22030				
BRENDAN LEWIS	TREASURER 2 00	0	0	0
5290 WINFIELD ROAD FAIRFAX,VA 22030				
ROSANNE SCHLINE	PRESIDENT 40 00	101,045	0	0
5290 WINFIELD ROAD FAIRFAX,VA 22030				

Form 990PF Part XV Line 1a - 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).

DELMAR LEWIS
KAREN LEWIS

Schedule B
(Form 990, 990-EZ, or 990-PF)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ Attach to Form 990, 990-EZ, or 990-PF.
▶ Information about Schedule B (Form 990, 990-EZ, or 990-PF) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2013

Name of the organization HOPEWELL HOUSE FOR INDEPENDENT LIVING	Employer identification number 11-3811184
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Organization type (check one)

Filers of:	Section:
Form 990 or 990-EZ	☐ 501(c)() (enter number) organization
	☐ 4947(a)(1) nonexempt charitable trust not treated as a private foundation
	☐ 527 political organization
Form 990-PF	☒ 501(c)(3) exempt private foundation
	☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation
	☐ 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.
Note. Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

☒ For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II.

Special Rules

- ☐ For a section 501(c)(3) organization filing Form 990 or 990-EZ that met the 33¹/₃% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi) and received from any one contributor, during the year, a contribution of the greater of **(1)** \$5,000 or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.
- ☐ For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 for use *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I, II, and III.
- ☐ For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions for use *exclusively* for religious, charitable, etc., purposes, but these contributions did not total more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Do not complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions of \$5,000 or more during the year. ▶ \$ _____

Caution. An organization that is not covered by the General Rule and/or the Special Rules does not file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer “No” on Part IV, line 2, of its Form 990, or check the box on line H of its Form 990-EZ or on its Form 990PF, Part I, line 2, to certify that it does not meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization HOPEWELL HOUSE FOR INDEPENDENT LIVING	Employer identification number 11-3811184
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Part I	Contributors (see instructions) Use duplicate copies of Part I if additional space is needed		
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
<u>1</u>	MCLEAN MORTGAGE CORPORATION 11325 RANDOM HILLS ROAD SUITE 4 FAIRFAX, VA 22030 	\$ 98,053	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
 	 	\$ 	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
 	 	\$ 	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
 	 	\$ 	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
 	 	\$ 	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
 	 	\$ 	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
 	 	\$ 	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
 	 	\$ 	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)

Name of organization HOPEWELL HOUSE FOR INDEPENDENT LIVING	Employer identification number 11-3811184
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Part II	Noncash Property (see instructions) Use duplicate copies of Part II if additional space is needed		
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
_____	_____ _____ _____ _____	\$ _____	_____
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
_____	_____ _____ _____ _____	\$ _____	_____
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
_____	_____ _____ _____ _____	\$ _____	_____
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
_____	_____ _____ _____ _____	\$ _____	_____
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
_____	_____ _____ _____ _____	\$ _____	_____
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
_____	_____ _____ _____ _____	\$ _____	_____

Name of organization HOPEWELL HOUSE FOR INDEPENDENT LIVING	Employer identification number 11-3811184
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Part III

Exclusively religious, charitable, etc., individual contributions to section 501(c)(7), (8), or (10) organizations that total more than \$1,000 for the year. Complete columns (a) through (e) and the following line entry

For organizations completing Part III, enter the total of *exclusively* religious, charitable, etc , contributions of **\$1,000 or less** for the year (Enter this information once See instructions) ▶ \$

Use duplicate copies of Part III if additional space is needed

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
—			
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4Relationship of transferor to transferee		

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
—			
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4Relationship of transferor to transferee		

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
—			
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4Relationship of transferor to transferee		

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
—			
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4Relationship of transferor to transferee		

TY 2013 Accounting Fees Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING

EIN: 11-3811184

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING	14,163	0	14,163	0

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2013 Depreciation Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING
EIN: 11-3811184

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
YAMAHA 4 WHEELER	2008-11-08	11,122	4,633	SL	10 000000000000	1,112	0	1,112	
VA OUTDOOR POWER EQUIPMENT	2008-11-18	688	563	SL	5 000000000000	125	0	125	
HORSE TRAILER	2008-12-23	5,850	3,344	SL	7 000000000000	836	0	836	
TOOLS & HARDWARE	2008-12-31	9,997	7,996	SL	5 000000000000	2,001	0	2,001	
LUMBER FOR FENCE MWP SUPPLY	2008-12-31	13,556	5,424	SL	10 000000000000	1,356	0	1,356	
FENCING	2008-12-31	1,419	568	SL	10 000000000000	142	0	142	
FENCING	2008-12-31	1,610	644	SL	10 000000000000	161	0	161	
IMPROVEMENT - BLUE	2009-08-21	44,922	3,840	SL	39 000000000000	1,152	0	1,152	
IMPROVEMENT - MAIN	2009-08-21	15,124	1,293	SL	39 000000000000	388	0	388	
WATER HEATER - CARRIAGE HOUSE	2008-12-31	943	540	SL	7 000000000000	135	0	135	
CLAIRSTON CONSTRUCTION	2008-03-31	25,559	3,112	SL	39 000000000000	655	0	655	
COMPUTER	2008-07-07	1,584	1,426	SL	5 000000000000	158	0	158	
OUTSIDE CONTRACTOR-FARM	2009-08-21	10,263	877	SL	39 000000000000	263	0	263	
OUTSIDE CONTRACTOR-5300 MAIN	2009-08-21	51,142	6,200	SL	27 500000000000	1,860	0	1,860	
LAND-5300 WINFIELD (MAIN HOUSE)	2009-08-21	254,691		L		0	0	0	
BUILDING-5300 WINFIELD (MAIN HOUSE)	2009-08-21	382,036	46,886	SL	27 500000000000	13,892	0	13,892	
LAND-5202 WINFIELD (BLUE HOUSE)	2009-08-21	212,242		L		0	0	0	
BUILDING-5202 WINFIELD (BLUE HOUSE)	2009-08-21	318,364	39,072	SL	27 500000000000	11,577	0	11,577	
LAND-5250 WINFIELD (CARRIAGE HOUSE)	2009-08-21	141,495		L		0	0	0	
BUILDING-5250 WINFIELD (CARRIAGE HOUSE)	2009-08-21	212,242	26,048	SL	27 500000000000	7,718	0	7,718	
OUTSIDE CONTRACTOR-5202 BLUE	2009-08-21	44,945	5,447	SL	27 500000000000	1,634	0	1,634	
MATERIALS-FARM	2009-08-21	1,418	120	SL	39 000000000000	36	0	36	
MATERIALS-5300 MAIN	2009-08-21	9,146	1,110	SL	27 500000000000	333	0	333	
MATERIALS-5202 BLUE	2009-08-21	8,396	1,017	SL	27 500000000000	305	0	305	
REPAIRS-5250	2009-08-21	7,705	933	SL	27 500000000000	280	0	280	
REPAIRS-5300 MAIN	2009-08-21	6,014	730	SL	27 500000000000	219	0	219	
REPAIRS-5202 BLUE	2009-08-21	5,983	727	SL	27 500000000000	218	0	218	
REPAIRS-FARM	2009-08-21	6,629	803	SL	27 500000000000	241	0	241	
HORSES - PEPE/EXCALIBUR	2009-08-21	7,600		NC	0 %	0	0	0	
BOBCAT	2009-10-23	31,800	10,070	SL	10 000000000000	3,180	0	3,180	
IMPROVEMENTS - CARRIAGE	2009-10-01	56,157	6,637	SL	27 500000000000	2,042	0	2,042	
IMPROVEMENTS - BLUE	2009-10-01	6,148	728	SL	27 500000000000	224	0	224	
IMPROVEMENTS - FARM	2009-10-01	134,654	15,915	SL	27 500000000000	4,897	0	4,897	
2005 CHEVY SILVERADO	2009-10-05	17,399	5,655	SL	10 000000000000	1,740	0	1,740	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	2010-02-02	1,296	96	SL	39 000000000000	33	0	33	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	2010-05-03	1,701	117	SL	39 000000000000	44	0	44	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	2010-05-03	42,466	2,904	SL	39 000000000000	1,089	0	1,089	
SAND CREEK POST & BEAM WIRE - 5290 WINFIELD RD	2010-05-20	13,073	866	SL	39 000000000000	335	0	335	
SAND CREEK POST & BEAM WIRE - 5290 WINFIELD RD	2010-06-22	4,000	257	SL	39 000000000000	103	0	103	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	2010-06-08	55,085	3,648	SL	39 000000000000	1,412	0	1,412	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	2010-07-02	54,631	3,502	SL	39 000000000000	1,401	0	1,401	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	2010-09-10	82,185	4,916	SL	39 000000000000	2,107	0	2,107	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	2010-09-21	26,688	1,539	SL	39 000000000000	684	0	684	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	2010-11-16	46,256	2,471	SL	39 000000000000	1,186	0	1,186	
IMPROVEMENTS-CUSTOM FENCE	2010-02-02	11,280	843	SL	39 000000000000	289	0	289	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	2010-02-02	6,557	490	SL	39 000000000000	168	0	168	
IMPROVEMENTS - CUSTOM FENCE	2010-03-05	20,000	1,453	SL	39 000000000000	513	0	513	
IMPROVEMENTS - SAND CREEK POST & BEAM WIRE	2010-03-05	19,387	1,408	SL	39 000000000000	497	0	497	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	2010-07-06	125	8	SL	39 000000000000	3	0	3	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	2010-07-12	125	8	SL	39 000000000000	3	0	3	
BOBCAT OF VA	2010-04-29	860	459	SL	5 000000000000	172	0	172	
USED PAIR OF FORKS FOR BOBCAT	2010-07-30	600	290	SL	5 000000000000	120	0	120	
KOHLER POWER GENERATOR FOR THE NEW BARN	2010-09-23	12,155	5,470	SL	5 000000000000	2,431	0	2,431	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	2010-12-07	26,293	1,404	SL	39 000000000000	674	0	674	
1 GATE OPERATOR - 5290 NEW OFFICE BARN	2010-09-23	3,850	1,238	SL	7 000000000000	550	0	550	
1 GATE OPERATOR - 5202 BLUE HOUSE	2010-09-23	3,850	1,238	SL	7 000000000000	550	0	550	
3 BARN STALL FANS	2010-09-25	1,046	335	SL	7 000000000000	149	0	149	
CRYSTAL CLEAR WATER REPAIRS	2011-05-11	3,900	237	SL	27 500000000000	142	0	142	
CRYSTAL CLEAR WATER REPAIRS	2011-05-11	3,900	237	SL	27 500000000000	142	0	142	
BLUE HOUSE REPAIRS - BOYD	2011-10-31	3,500	148	SL	27 500000000000	127	0	127	
COMPUTERS	2011-10-31	1,717	400	SL	5 000000000000	343	0	343	
CRYSTAL CLEAR WATER REPAIRS - 5250	2011-05-11	3,900	237	SL	27 500000000000	142	0	142	
ROOF REPAIRS - 5250	2011-10-31	8,166	346	SL	27 500000000000	297	0	297	
WINDOWS - 5250	2011-10-31	3,450	403	SL	10 000000000000	345	0	345	
SECURITY GATE	2011-10-31	60,613	2,571	SL	27 500000000000	2,204	0	2,204	
REPAIRS - RED BARN	2011-10-31	3,500	148	SL	27 500000000000	127	0	127	
GENERATOR	2011-02-07	3,926	753	SL	10 000000000000	393	0	393	
CLAIRSTONE CONSTRUCTION	2011-05-06	8,512	1,418	SL	10 000000000000	851	0	851	
SNAPPER	2011-06-27	4,000	857	SL	7 000000000000	571	0	571	
CLOSET - 5360 WINFIELD ROAD	2010-08-31	1,092	65	SL	39 000000000000	28	0	28	
CLOSET - 5360 WINFIELD ROAD	2010-09-10	1,504	91	SL	39 000000000000	39	0	39	
BUILDING - 5360 WINFIELD ROAD	2010-06-15	208,563	13,816	SL	39 000000000000	5,348	0	5,348	
LAND - 5360 WINFIELD ROAD	2010-06-15	632,980		L		0	0	0	
CRYSTAL CLEAR WATER REPAIRS - 5360	2011-05-11	3,900	237	SL	27 500000000000	142	0	142	
REPAIRS - 5360	2011-10-31	12,780	542	SL	27 500000000000	465	0	465	
WASHER & DRYER - POND HOUSE	2008-12-31	1,590	908	SL	7 000000000000	227	0	227	
DISHWASHER - POND HOUSE	2008-06-16	920	590	SL	7 000000000000	131	0	131	
DISHWASHER - POND HOUSE	2008-12-31	920	524	SL	7 000000000000	131	0	131	
IMPROVEMENT - POND HOUSE	2009-08-31	6,637	709	SL	27 500000000000	241	0	241	
OUTSIDE CONTRACTOR-5350	2009-08-21	100,068	12,130	SL	27 500000000000	3,639	0	3,639	
LAND - 5350 WINFIELD (POND HOUSE)	2009-08-21	198,093		L		0	0	0	
BUILDING - 5350 WINFIELD (POND HOUSE)	2009-08-21	297,139	36,467	SL	27 500000000000	10,805	0	10,805	
MATERIALS - 5350	2009-08-21	18,242	2,238	SL	27 500000000000	663	0	663	
REPAIRS - 5350	2009-08-21	2,630	320	SL	27 500000000000	96	0	96	
CRYSTAL CLEAR WATER REPAIRS - 5350	2011-05-11	3,900	237	SL	27 500000000000	142	0	142	
COOLING SYSTEM - 5350	2011-10-31	5,980	253	SL	27 500000000000	217	0	217	
GOLF CART	2012-03-30	4,000	600	SL	5 000000000000	800	0	800	
CROSS CUT SHREDDER	2013-04-10	1,207		SL	5 000000000000	181	0	181	
LAWN MOWER	2013-05-24	6,499		SL	5 000000000000	758	0	758	
MATTRESS	2013-09-01	830		SL	5 000000000000	55	0	55	
IMPROVEMENT - 5250 CARRIAGE HOUSE WATER HEATER	2013-01-18	1,048		SL	7 000000000000	137	0	137	
IMPROVEMENT - 5360 CAMPBELL	2013-09-02	528		SL	27 500000000000	6	0	6	
IMPROVEMENT - 5360 CAMPBELL	2013-09-05	5,727		SL	27 500000000000	69	0	69	
IMPROVEMENT - 5360 CAMPBELL DECK REPAIR AND GRADING WORK	2013-12-23	2,045		SL	27 500000000000	0	0	0	
IMPROVEMENT - 5360 CAMPBELL HAND RAIL	2013-12-27	2,371		SL	27 500000000000	0	0	0	
IMPROVEMENT - 5202 BLUE	2013-05-31	5,708		SL	27 500000000000	121	0	121	
IMPROVEMENT - SITE	2013-03-15	6,620		SL	27 500000000000	201	0	201	
IMPROVEMENT - SITE	2013-06-05	4,000		SL	27 500000000000	85	0	85	
GREENHOUSE COSTS	2013-12-23	65,851		SL	39 000000000000	0	0	0	
2006 TOWN COUNTRY CHRYSLER MINIVAN	2013-06-29	7,544		SL	5 000000000000	754	0	754	
WATER HEATER - MAIN HOUSE	2013-02-04	894		SL	7 000000000000	117	0	117	
WIRING - RED AND BROWN BARN	2013-04-10	1,902		SL	39 000000000000	37	0	37	
STORMWATER MANAGEMENT SYSTEM - FARM	2013-04-10	4,105		SL	39 000000000000	79	0	79	
FURNACE - 5202 BLUE	2013-01-03	2,100		SL	27 500000000000	76	0	76	

TY 2013 Land, Etc. Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING
 EIN: 11-3811184

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
YAMAHA 4 WHEELER	11,122	5,745	5,377	
VA OUTDOOR POWER EQUIPMENT	688	688	0	
HORSE TRAILER	5,850	4,180	1,670	
TOOLS & HARDWARE	9,997	9,997	0	
LUMBER FOR FENCE MWP SUPPLY	13,556	6,780	6,776	
FENCING	1,419	710	709	
FENCING	1,610	805	805	
IMPROVEMENT - BLUE	44,922	4,992	39,930	
IMPROVEMENT - MAIN	15,124	1,681	13,443	
WATER HEATER - CARRIAGE HOUSE	943	675	268	
CLAIRSTON CONSTRUCTION	25,559	3,767	21,792	
COMPUTER	1,584	1,584	0	
OUTSIDE CONTRACTOR-FARM	10,263	1,140	9,123	
OUTSIDE CONTRACTOR-5300 MAIN	51,142	8,060	43,082	
LAND-5300 WINFIELD (MAIN HOUSE)	254,691	0	254,691	
BUILDING-5300 WINFIELD (MAIN HOUSE)	382,036	60,778	321,258	
LAND-5202 WINFIELD (BLUE HOUSE)	212,242	0	212,242	
BUILDING-5202 WINFIELD (BLUE HOUSE)	318,364	50,649	267,715	
LAND-5250 WINFIELD (CARRIAGE HOUSE)	141,495	0	141,495	
BUILDING-5250 WINFIELD (CARRIAGE HOUSE)	212,242	33,766	178,476	
OUTSIDE CONTRACTOR-5202 BLUE	44,945	7,081	37,864	
MATERIALS-FARM	1,418	156	1,262	
MATERIALS-5300 MAIN	9,146	1,443	7,703	
MATERIALS-5202 BLUE	8,396	1,322	7,074	
REPAIRS-5250	7,705	1,213	6,492	
REPAIRS-5300 MAIN	6,014	949	5,065	
REPAIRS-5202 BLUE	5,983	945	5,038	
REPAIRS-FARM	6,629	1,044	5,585	
HORSES - PEPE/EXCALIBER	7,600	0	7,600	
BOBCAT	31,800	13,250	18,550	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
IMPROVEMENTS - CARRIAGE	56,157	8,679	47,478	
IMPROVEMENTS - BLUE	6,148	952	5,196	
IMPROVEMENTS - FARM	134,654	20,812	113,842	
2005 CHEVY SILVERADO	17,399	7,395	10,004	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	1,296	129	1,167	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	1,701	161	1,540	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	42,466	3,993	38,473	
SAND CREEK POST & BEAM WIRE - 5290 WINFIELD RD	13,073	1,201	11,872	
SAND CREEK POST & BEAM WIRE - 5290 WINFIELD RD	4,000	360	3,640	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	55,085	5,060	50,025	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	54,631	4,903	49,728	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	82,185	7,023	75,162	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	26,688	2,223	24,465	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	46,256	3,657	42,599	
IMPROVEMENTS- CUSTOM FENCE	11,280	1,132	10,148	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	6,557	658	5,899	
IMPROVEMENTS - CUSTOM FENCE	20,000	1,966	18,034	
IMPROVEMENTS - SAND CREEK POST & BEAM WIRE	19,387	1,905	17,482	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	125	11	114	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	125	11	114	
BOBCAT OF VA	860	631	229	
USED PAIR OF FORKS FOR BOBCAT	600	410	190	
KOHLER POWER GENERATOR FOR THE NEW BARN	12,155	7,901	4,254	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	26,293	2,078	24,215	
1 GATE OPERATOR - 5290 NEW OFFICE BARN	3,850	1,788	2,062	
1 GATE OPERATOR - 5202 BLUE HOUSE	3,850	1,788	2,062	
3 BARN STALL FANS	1,046	484	562	
CRYSTAL CLEAR WATER REPAIRS	3,900	379	3,521	
CRYSTAL CLEAR WATER REPAIRS	3,900	379	3,521	
BLUE HOUSE REPAIRS - BOYD	3,500	275	3,225	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
COMPUTERS	1,717	743	974	
CRYSTAL CLEAR WATER REPAIRS - 5250	3,900	379	3,521	
ROOF REPAIRS - 5250	8,166	643	7,523	
WINDOWS - 5250	3,450	748	2,702	
SECURITY GATE	60,613	4,775	55,838	
REPAIRS - RED BARN	3,500	275	3,225	
GENERATOR	3,926	1,146	2,780	
CLAIRSTONE CONSTRUCTION	8,512	2,269	6,243	
SNAPPER	4,000	1,428	2,572	
CLOSET - 5360 WINFIELD ROAD	1,092	93	999	
CLOSET - 5360 WINFIELD ROAD	1,504	130	1,374	
BUILDING - 5360 WINFIELD ROAD	208,563	19,164	189,399	
LAND - 5360 WINFIELD ROAD	632,980	0	632,980	
CRYSTAL CLEAR WATER REPAIRS - 5360	3,900	379	3,521	
REPAIRS - 5360	12,780	1,007	11,773	
WASHER & DRYER - POND HOUSE	1,590	1,135	455	
DISHWASHER - POND HOUSE	920	721	199	
DISHWASHER - POND HOUSE	920	655	265	
IMPROVEMENT - POND HOUSE	6,637	950	5,687	
OUTSIDE CONTRACTOR-5350	100,068	15,769	84,299	
LAND - 5350 WINFIELD (POND HOUSE)	198,093	0	198,093	
BUILDING - 5350 WINFIELD (POND HOUSE)	297,139	47,272	249,867	
MATERIALS - 5350	18,242	2,901	15,341	
REPAIRS - 5350	2,630	416	2,214	
CRYSTAL CLEAR WATER REPAIRS - 5350	3,900	379	3,521	
COOLING SYSTEM - 5350	5,980	470	5,510	
GOLF CART	4,000	1,400	2,600	
CROSS CUT SHREDDER	1,207	181	1,026	
LAWN MOWER	6,499	758	5,741	
MATTRESS	830	55	775	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
IMPROVEMENT - 5250 CARRIAGE HOUSE WATER HEATER	1,048	137	911	
IMPROVEMENT - 5360 CAMPBELL	528	6	522	
IMPROVEMENT - 5360 CAMPBELL	5,727	69	5,658	
IMPROVEMENT - 5360 CAMPBELL DECK REPAIR AND GRADING WORK	2,045	0	2,045	
IMPROVEMENT - 5360 CAMPBELL HAND RAIL	2,371	0	2,371	
IMPROVEMENT - 5202 BLUE	5,708	121	5,587	
IMPROVEMENT - SITE	6,620	201	6,419	
IMPROVEMENT - SITE	4,000	85	3,915	
GREENHOUSE COSTS	65,851	0	65,851	
2006 TOWN COUNTRY CHRYSLER MINIVAN	7,544	754	6,790	
WATER HEATER - MAIN HOUSE	894	117	777	
WIRING - RED AND BROWN BARN	1,902	37	1,865	
STORMWATER MANAGEMENT SYSTEM - FARM	4,105	79	4,026	
FURNACE - 5202 BLUE	2,100	76	2,024	

TY 2013 Loans from Officers Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING

EIN: 11-3811184

Item No.	1
Lender's Name	DELMAR LEWIS
Lender's Title	CHAIRMAN
Original Amount of Loan	675145
Balance Due	
Date of Note	2008-01
Maturity Date	
Repayment Terms	NONE NOTED
Interest Rate	0.000000000000
Security Provided by Borrower	UNSECURED
Purpose of Loan	PURCHASE OF BUILDINGS AND WORKING CAPITAL
Description of Lender Consideration	NONE NOTED
Consideration FMV	

Item No.	2
Lender's Name	KAREN LEWIS
Lender's Title	PRESIDENT
Original Amount of Loan	18890
Balance Due	
Date of Note	2008-08
Maturity Date	
Repayment Terms	NONE NOTED
Interest Rate	0.000000000000
Security Provided by Borrower	UNSECURED
Purpose of Loan	WORKING CAPITAL
Description of Lender Consideration	NONE NOTED
Consideration FMV	

TY 2013 Other Assets Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING

EIN: 11-3811184

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
HORSES	7,600	7,600	7,600
ARTWORK	10,000	10,000	10,000

TY 2013 Other Expenses Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING
EIN: 11-3811184

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ADVERTISING	3,621	0	3,621	0
POSTAGE	476	0	476	0
SUPPLIES	4,998	0	4,998	0
PRINTING AND COPYING	1,877	0	1,877	0
INSURANCE	27,671	0	27,671	0
FARM OVERHEAD - FARM COSTS	613	0	613	0
FARM OVERHEAD - FARRIER	1,190	0	1,190	0
FARM OVERHEAD - GARDEN MATERIALS	4,976	0	4,976	0
FARM OVERHEAD - SLAUGHTER SERVICES	3,373	0	3,373	0
FARM OVERHEAD - HAY AND FEED	23,918	0	23,918	0
FARM OVERHEAD - LIVE STOCK	7,228	0	7,228	0
FARM OVERHEAD - MATERIALS	7,150	0	7,150	0
FARM OVERHEAD - TOOLS	125	0	125	0
FARM OVERHEAD - VETERINARY	9,243	0	9,243	0
GROUP HOME - FOOD	12,906	0	12,906	0
GROUP HOME - REPAIRS	3,190	0	3,190	0
GROUP HOME - SUPPLIES	2,949	0	2,949	0
GROUP HOME - UTILITIES	1,078	0	1,078	0
GROUP HOME - FUEL	3,324	0	3,324	0
VEHICLE INSURANCE	2,997	0	2,997	0
EQUIPMENT RENTAL	13,336	0	13,336	0
GAS EXPENSES	11,841	0	11,841	0
INSPECTIONS	3,488	0	3,488	0
JANITORIAL	1,610	0	1,610	0
PEST CONTROL	2,930	0	2,930	0
REPAIRS	5,275	0	5,275	0
WORKERS COMPENSATION	12,111	0	12,111	0
LANDSCAPING	2,870	0	2,870	0
TECHNOLOGY	1,200	0	1,200	0
MISCELLANEOUS	5,078	0	5,078	0
MEMBERSHIPS	699	0	699	0
OTHER COSTS	1,587	0	1,587	0
EMPLOYEE BACKGROUND CHECKS	1,787	0	1,787	0
SECURITY	2,918	0	2,918	0
MATERIALS AND SITE OVERHEAD	5,228	0	5,228	0
BOOKS AND REFERENCE	471	0	471	0
LEGAL FEES	160	0	160	0
FUEL, FUEL TANKS, SITE TOOLS	2,948	0	2,948	0
OTHER FARM EXPENSES	1,635	0	1,635	0
FARM ANIMAL EXPENSES	2,574	0	2,574	0
FARM REGISTRATION FEE	20	0	20	0
FARM CONTRACT SERVICES	4,430	0	4,430	0
FARM PLANS	165	0	165	0
FARM COMMUNICATION EXPENSE	102	0	102	0
EMERGENCY HEALTH EXPENSES	350	0	350	0
GROUP HOME CONTINUING EDUCATION	338	0	338	0
GROUP HOME EXPENSES	70,518	0	70,518	0
FARM OVERHEAD	1,877	0	1,877	0
FARM EMPLOYEE INCENTIVE	800	0	800	0
OPERATIONS BUSINESS EXPENSE	150	0	150	0
CREDIT CARD FEES	2,023	0	2,023	0
BAD DEBTS	508	0	508	0
FACILITIES AND EQUIPMENT	5,112	0	5,112	0
FOOD & ENTERTAINMENT	6,107	0	6,107	0
DONATIONS	100	0	100	0
STATE REGISTRATION FEES	26	0	26	0

TY 2013 Other Income Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING

EIN: 11-3811184

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
RESIDENT FEES	297,167		297,167
MISCELLANEOUS	5,917		5,917
FARM SALES	15,079		15,079

TY 2013 Other Liabilities Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING

EIN: 11-3811184

Description	Beginning of Year - Book Value	End of Year - Book Value
SECURITY DEPOSIT	6,025	3,600

TY 2013 Other Professional Fees Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
BANKING	3,924	0	3,924	0
PAYROLL	179	0	179	0
CONTRACTUAL	70,080	0	88,917	0
	0	0	0	0

TY 2013 Taxes Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PAYROLL	45,984	0	45,984	0
REAL ESTATE	31,459	0	31,459	0