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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

2015

Open to Public Inspection

For calendar year 2015, or tax year beginning 01-01-2015, and ending 12-31-2015

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) 5202 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) ▶ \$ 3,695,098		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 <i>(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions))</i>		Revenue and expenses per books (a)	Net investment income (b)	Adjusted net income (c)	Disbursements for charitable purposes (d) (cash basis only)
Revenue	1 Contributions, gifts, grants, etc , received (attach schedule)	481,000			
	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	87,990		87,990	
	b Net rental income or (loss) <u>85,284</u>				
	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)	217,595	0	217,595	
	12 Total. Add lines 1 through 11	786,585	0	305,585	
	13 Compensation of officers, directors, trustees, etc	71,888	0	71,888	0
	14 Other employee salaries and wages	239,885	0	239,885	0
	15 Pension plans, employee benefits	5,470	0	5,470	0
	16a Legal fees (attach schedule).	14,580	0	14,580	0
	b Accounting fees (attach schedule).	40,330	0	40,330	0
	c Other professional fees (attach schedule)	61,862	0	61,862	0
	17 Interest				
	18 Taxes (attach schedule) (see instructions)	66,587	0	66,587	0
	19 Depreciation (attach schedule) and depletion	111,788	0	111,788	
	20 Occupancy	31,822	0	31,822	0
	21 Travel, conferences, and meetings.				
	22 Printing and publications				
	23 Other expenses (attach schedule).	200,495	2,706	200,495	0
	24 Total operating and administrative expenses. Add lines 13 through 23	844,707	2,706	844,707	0
	25 Contributions, gifts, grants paid	0			0
	26 Total expenses and disbursements. Add lines 24 and 25	844,707	2,706	844,707	0
	27 Subtract line 26 from line 12				
	a Excess of revenue over expenses and disbursements	-58,122			
	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	5,381	7,240	7,240
	2	Savings and temporary cash investments			
	3	Accounts receivable ▶ 6,430			
		Less allowance for doubtful accounts ▶		6,430	6,430
	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	481	375	375
	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 ▶ 4,238,143				
	Less accumulated depreciation (attach schedule) ▶ 557,090	3,826,197	3,681,053	3,681,053	
15	Other assets (describe ▶)	17,600	0	0	
16	Total assets(to be completed by all filers—see the instructions Also, see page 1, item I)	3,849,659	3,695,098	3,695,098	
Liabilities	17	Accounts payable and accrued expenses	100,424	33,447	
	18	Grants payable			
	19	Deferred revenue			
	20	Loans from officers, directors, trustees, and other disqualified persons	1,604,815	1,568,178	
	21	Mortgages and other notes payable (attach schedule).			
	22	Other liabilities (describe ▶)	5,600	12,775	
	23	Total liabilities(add lines 17 through 22)	1,710,839	1,614,400	
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	2,138,820	2,080,698	
	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)	2,138,820	2,080,698	
31	Total liabilities and net assets/fund balances(see instructions) . .	3,849,659	3,695,098		

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	2,138,820
2	Enter amount from Part I, line 27a	2	-58,122
3	Other increases not included in line 2 (itemize) ▶	3	0
4	Add lines 1, 2, and 3	4	2,080,698
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	2,080,698

Part IV

Capital Gains and Losses for Tax on Investment Income

List and describe the kind(s) of property sold (e g , real estate, (a) 2-story brick warehouse, or common stock, 200 shs MLC Co)		How acquired P—Purchase (b) D—Donation	Date acquired (c) (mo , day, yr)	Date sold (d) (mo , day, yr)
1a				
b				
c				
d				
e				

(e) Gross sales price	Depreciation allowed (f) (or allowable)	Cost or other basis (g) plus expense of sale	Gain or (loss) (h) (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	Adjusted basis (j) as of 12/31/69	Excess of col (i) (k) over col (j), if any	Gains (Col (h) gain minus col (k), but not less than -0-) or (l) 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 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))
2014	0	25,788	0 000000
2013	0	34,827	0 000000
2012	0	17,708	0 000000
2011	0	50,021	0 000000
2010	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 2015 from Part X, line 5.	4	8,150
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 VI

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

1a

Exempt operating foundations described in section 4940(d)(2), check here ☐ and enter "N/A" on line 1
Date of ruling or determination letter _____
(attach copy of letter if necessary—see instructions)

b

Domestic foundations that meet the section 4940(e) requirements in Part V, check here ☐ and enter 1% of Part I, line 27b

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

2015 estimated tax payments and 2014 overpayment credited to 2015

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 2015 estimated tax** ☐ **Refunded** ☐

11

Part VII-A

Statements 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

No

b

Did it spend more than \$100 during the year (either directly or indirectly) for political purposes (see 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 2015 or the taxable year beginning in 2015 (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 FOUNDATIONLINDA MARTIN Telephone no (703) 266-3730 Located at 5202 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 2015, 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 FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR) 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 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 2015? ☐	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 2015, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2015? ☐ 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). ☐	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 2015 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 2015.</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 2015?	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 4945(d)(4)(A) ? (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)?

☐ Yes ☒ No

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?

☐ Yes ☒ 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?

☐ Yes ☒ No

5b

6b

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	Title, and average hours per week (b) devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	Expense account, (e) other allowances
DELMAR LEWIS 5290 WINFIELD ROAD FAIRFAX, VA 22030	CHAIRMAN 10 00	0	0	0
KAREN LEWIS 5290 WINFIELD ROAD FAIRFAX, VA 22030	CEO 40 00	0	0	0
BRENDAN LEWIS 5290 WINFIELD ROAD FAIRFAX, VA 22030	TREASURER/SECRETARY 2 00	0	0	0
ROSANNE SCHLINE 5290 WINFIELD ROAD FAIRFAX, VA 22030	PRESIDENT 40 00	0	0	0

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

(a) Name and address of each employee paid more than \$50,000	Title, and average hours per week (b) devoted to position	(c) Compensation	Contributions to employee benefit plans and deferred compensation (d)	Expense account, (e) 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
DONALD L PULLEN	PROPERTY MANAGER & GROUNDS MAINTENANCE	50,850
21036 GREENWAY DR		
CULPEPER, VA 22701		
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	174,612
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 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	8,274
c	Fair market value of all other assets (see instructions).	1c	0
d	Total (add lines 1a, b, and c).	1d	8,274
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation).	1e	0
2	Acquisition indebtedness applicable to line 1 assets.	2	0
3	Subtract line 2 from line 1d.	3	8,274
4	Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	124
5	Net value of noncharitable-use assets.Subtract line 4 from line 3 Enter here and on Part V, line 4	5	8,150
6	Minimum investment return.Enter 5% of line 5.	6	408

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 2015 from Part VI, line 5.	2a	
b	Income tax for 2015 (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 amountas 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 2014	(c) 2014	(d) 2015
1 Distributable amount for 2015 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2015				
a Enter amount for 2014 only.				
b Total for prior years 20____, 20____, 20____				
3 Excess distributions carryover, if any, to 2015				
a From 2010.				
b From 2011.				
c From 2012.				
d From 2013.				
e From 2014.				
f Total of lines 3a through e.				
4 Qualifying distributions for 2015 from Part XII, line 4 ▶ \$ _____				
a Applied to 2014, 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 2015 distributable amount.				
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2015 (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 2014 Subtract line 4a from line 2a Taxable amount—see instructions				
f Undistributed income for 2016 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2015				
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions).				
8 Excess distributions carryover from 2010 not applied on line 5 or line 7 (see instructions). . .				
9 Excess distributions carryover to 2016. Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2011.				
b Excess from 2012.				
c Excess from 2013.				
d Excess from 2014.				
e Excess from 2015.				

If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2015, enter the date of the ruling.		
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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) 2015	(b) 2014	(c) 2013	(d) 2012	
	0	0	0	0	0

Qualifying distributions from Part XII, line 4 for each year listed	0	0	0	0	0
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e. Qualifying distributions made directly for active conduct of exempt activities					
Subtract line 2d from line 2c	0	0	0	0	0

“Assets” alternative test—enter					
(1) Value of all assets	4,245,277	4,371,675	4,148,222	3,842,179	16,607,353

• "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed.					0
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“Support” alternative test—enter					
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(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)	481,000	927,164	99,274	56,080	1,563,518
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(2) Support from general public and 5 or more exempt organizations as provided in section 4942(a)(3)(B)(iii)	481,000	927,164	99,274	56,080	1,563,518
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(3) Largest amount of support from an exempt organization	0	0	0	0
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(4) Gross investment income	0	0	0	0
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Part XV **Supplementary Information (Complete this part only if the organization had \$5,000 or more in assets at any time during the year—see instructions.)**

Information Regarding Foundation Managers:

• 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

• 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

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 email address 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** (2015)

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	RESIDENT FEES					214,000
b						
c						
d						
e						
f						
g	Fees and contracts from government agencies					
2	Membership dues and assessments.					
3	Interest on savings and temporary cash investments			14		
4	Dividends and interest from securities.					
5	Net rental income or (loss) from real estate					
a	Debt-financed property.					
b	Not debt-financed property.			16	85,284	
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			12		
10	Gross profit or (loss) from sales of inventory					
11	Other revenue a FARM SALES	110000	3,595			
b						
c						
d						
e						
12	Subtotal Add columns (b), (d), and (e).		3,595		85,284	214,000
13	Total. Add line 12, columns (b), (d), and (e). (See worksheet in line 13 instructions to verify calculations)			13		302,879

[illegible]

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

TY 2015 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	40,330	0	40,330	0

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

TY 2015 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	6,857	SL	10 0000000000000	1,112	0	1,112	
VA OUTDOOR POWER EQUIPMENT	2008-11-18	688	688	SL	5 0000000000000	0	0	0	
HORSE TRAILER	2008-12-23	5,850	5,016	SL	7 0000000000000	834	0	834	
TOOLS & HARDWARE	2008-12-31	9,997	9,997	SL	5 0000000000000	0	0	0	
LUMBER FOR FENCE MWP SUPPLY	2008-12-31	13,556	8,136	SL	10 0000000000000	1,356	0	1,356	
FENCING	2008-12-31	1,419	852	SL	10 0000000000000	142	0	142	
FENCING	2008-12-31	1,610	966	SL	10 0000000000000	161	0	161	
IMPROVEMENT - BLUE	2009-08-21	44,922	6,144	SL	39 0000000000000	1,152	0	1,152	
IMPROVEMENT - MAIN	2009-08-21	15,124	2,069	SL	39 0000000000000	388	0	388	
WATER HEATER - CARRIAGE HOUSE	2008-12-31	943	810	SL	7 0000000000000	133	0	133	
CLAIRSTON CONSTRUCTION	2008-03-31	25,559	4,422	SL	39 0000000000000	655	0	655	
COMPUTER	2008-07-07	1,584	1,584	SL	5 0000000000000	0	0	0	
OUTSIDE CONTRACTOR-FARM	2009-08-21	10,263	1,403	SL	39 0000000000000	263	0	263	
OUTSIDE CONTRACTOR-5300 MAIN	2009-08-21	51,142	9,920	SL	27 5000000000000	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	74,670	SL	27 5000000000000	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	62,226	SL	27 5000000000000	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	41,484	SL	27 5000000000000	7,718	0	7,718	

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
OUTSIDE CONTRACTOR-5202 BLUE	2009-08-21	44,945	8,715	SL	27 5000000000000	1,634	0	1,634	
MATERIALS-FARM	2009-08-21	1,418	192	SL	39 0000000000000	36	0	36	
MATERIALS-5300 MAIN	2009-08-21	9,146	1,776	SL	27 5000000000000	333	0	333	
MATERIALS-5202 BLUE	2009-08-21	8,396	1,627	SL	27 5000000000000	305	0	305	
REPAIRS-5250	2009-08-21	7,705	1,493	SL	27 5000000000000	280	0	280	
REPAIRS-5300 MAIN	2009-08-21	6,014	1,168	SL	27 5000000000000	219	0	219	
REPAIRS-5202 BLUE	2009-08-21	5,983	1,163	SL	27 5000000000000	218	0	218	
REPAIRS-FARM	2009-08-21	6,629	1,285	SL	27 5000000000000	241	0	241	
HORSES - PEPE/EXCALIBER	2009-08-21	7,600		NC	0 %	0	0	0	
BOBCAT	2009-10-23	31,800	16,430	SL	10 0000000000000	3,180	0	3,180	
IMPROVEMENTS - CARRIAGE	2009-10-01	56,157	10,721	SL	27 5000000000000	2,042	0	2,042	
IMPROVEMENTS - BLUE	2009-10-01	6,148	1,176	SL	27 5000000000000	224	0	224	
IMPROVEMENTS - FARM	2009-10-01	134,654	25,709	SL	27 5000000000000	4,897	0	4,897	
2005 CHEVY SILVERADO	2009-10-05	17,399	9,135	SL	10 0000000000000	1,740	0	1,740	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-02-02	1,296	162	SL	39 0000000000000	33	0	33	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-05-03	1,701	205	SL	39 0000000000000	44	0	44	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-05-03	42,466	5,082	SL	39 0000000000000	1,089	0	1,089	
SAND CREEK POST & BEAM WIRE -5290 WINFIELD RD	2010-05-20	13,073	1,536	SL	39 0000000000000	335	0	335	
SAND CREEK POST & BEAM WIRE -5290 WINFIELD RD	2010-06-22	4,000	463	SL	39 0000000000000	103	0	103	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-06-08	55,085	6,472	SL	39 0000000000000	1,412	0	1,412	

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
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-07-02	54,631	6,304	SL	39 0000000000000	1,401	0	1,401	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-09-10	82,185	9,130	SL	39 0000000000000	2,107	0	2,107	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-09-21	26,688	2,907	SL	39 0000000000000	684	0	684	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-11-16	46,256	4,843	SL	39 0000000000000	1,186	0	1,186	
IMPROVEMENTS-CUSTOM FENCE	2010-02-02	11,280	1,421	SL	39 0000000000000	289	0	289	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	2010-02-02	6,557	826	SL	39 0000000000000	168	0	168	
IMPROVEMENTS - CUSTOM FENCE	2010-03-05	20,000	2,479	SL	39 0000000000000	513	0	513	
IMPROVEMENTS - SAND CREEK POST & BEAM WIRE	2010-03-05	19,387	2,402	SL	39 0000000000000	497	0	497	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	2010-07-06	125	14	SL	39 0000000000000	3	0	3	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	2010-07-12	125	14	SL	39 0000000000000	3	0	3	
BOBCAT OF VA	2010-04-29	860	803	SL	5 0000000000000	57	0	57	
USED PAIR OF FORKS FOR BOBCAT	2010-07-30	600	530	SL	5 0000000000000	70	0	70	
KOHLER POWER GENERATOR FOR THE NEW BARN	2010-09-23	12,155	10,332	SL	5 0000000000000	1,823	0	1,823	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-12-07	26,293	2,752	SL	39 0000000000000	674	0	674	
1 GATE OPERATOR - 5290 NEW OFFICE BARN	2010-09-23	3,850	2,338	SL	7 0000000000000	550	0	550	
1 GATE OPERATOR - 5202 BLUE HOUSE	2010-09-23	3,850	2,338	SL	7 0000000000000	550	0	550	
3 BARN STALL FANS	2010-09-25	1,046	633	SL	7 0000000000000	125	0	125	
CRYSTAL CLEAR WATER REPAIRS	2011-05-11	3,900	521	SL	27 5000000000000	142	0	142	
CRYSTAL CLEAR WATER REPAIRS	2011-05-11	3,900	521	SL	27 5000000000000	142	0	142	
BLUE HOUSE REPAIRS - BOYD	2011-10-31	3,500	402	SL	27 5000000000000	127	0	127	

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
COMPUTERS	2011-10-31	1,717	1,086	SL	5 0000000000000	343	0	343	
CRYSTAL CLEAR WATER REPAIRS - 5250	2011-05-11	3,900	521	SL	27 5000000000000	142	0	142	
ROOF REPAIRS - 5250	2011-10-31	8,166	940	SL	27 5000000000000	297	0	297	
WINDOWS - 5250	2011-10-31	3,450	1,093	SL	10 0000000000000	345	0	345	
SECURITY GATE	2011-10-31	60,613	6,979	SL	27 5000000000000	2,204	0	2,204	
REPAIRS - RED BARN	2011-10-31	3,500	402	SL	27 5000000000000	127	0	127	
GENERATOR	2011-02-07	3,926	1,539	SL	10 0000000000000	327	0	327	
CLAIRSTONE CONSTRUCTION	2011-05-06	8,512	3,120	SL	10 0000000000000	851	0	851	
SNAPPER	2011-06-27	4,000	1,999	SL	7 0000000000000	571	0	571	
CLOSET - 5360 WINFIELD ROAD	2010-08-31	1,092	121	SL	39 0000000000000	28	0	28	
CLOSET - 5360 WINFIELD ROAD	2010-09-10	1,504	169	SL	39 0000000000000	39	0	39	
BUILDING - 5360 WINFIELD ROAD	2010-06-15	208,563	24,512	SL	39 0000000000000	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	521	SL	27 5000000000000	142	0	142	
REPAIRS - 5360	2011-10-31	12,780	1,472	SL	27 5000000000000	465	0	465	
WASHER & DRYER - POND HOUSE	2008-12-31	1,590	1,362	SL	7 0000000000000	228	0	228	
DISHWASHER - POND HOUSE	2008-06-16	920	852	SL	7 0000000000000	68	0	68	
DISHWASHER - POND HOUSE	2008-12-31	920	786	SL	7 0000000000000	131	0	131	
IMPROVEMENT - POND HOUSE	2009-08-31	6,637	1,191	SL	27 5000000000000	241	0	241	
OUTSIDE CONTRACTOR- 5350	2009-08-21	100,068	19,408	SL	27 5000000000000	3,639	0	3,639	

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
LAND - 5350 WINFIELD (POND HOUSE)	2009-08-21	198,093		L		0	0	0	
BUILDING - 5350 WINFIELD (POND HOUSE)	2009-08-21	297,139	58,077	SL	27 5000000000000	10,805	0	10,805	
MATERIALS - 5350	2009-08-21	18,242	3,564	SL	27 5000000000000	663	0	663	
REPAIRS - 5350	2009-08-21	2,630	512	SL	27 5000000000000	96	0	96	
CRYSTAL CLEAR WATER REPAIRS - 5350	2011-05-11	3,900	521	SL	27 5000000000000	142	0	142	
COOLING SYSTEM - 5350	2011-10-31	5,980	687	SL	27 5000000000000	217	0	217	
GOLF CART	2012-03-30	4,000	2,200	SL	5 0000000000000	800	0	800	
CROSS CUT SHREDDER	2013-04-10	1,207	422	SL	5 0000000000000	241	0	241	
LAWN MOWER	2013-05-24	6,499	2,058	SL	5 0000000000000	758	0	758	
MATTRESS	2013-09-01	830	221	SL	5 0000000000000	166	0	166	
IMPROVEMENT - 5250 CARRIAGE HOUSE WATER HEATER	2013-01-18	1,048	287	SL	7 0000000000000	150	0	150	
IMPROVEMENT - 5360 CAMPBELL	2013-09-02	528	25	SL	27 5000000000000	19	0	19	
IMPROVEMENT - 5360 CAMPBELL	2013-09-05	5,727	277	SL	27 5000000000000	208	0	208	
IMPROVEMENT - 5360 CAMPBELL DECK REPAIR AND GRADING WORK	2013-12-23	2,045	74	SL	27 5000000000000	74	0	74	
IMPROVEMENT - 5360 CAMPBELL HAND RAIL	2013-12-27	2,371	86	SL	27 5000000000000	86	0	86	
IMPROVEMENT - 5202 BLUE	2013-05-31	5,708	329	SL	27 5000000000000	208	0	208	
IMPROVEMENT - SITE	2013-03-15	6,620	442	SL	27 5000000000000	241	0	241	
IMPROVEMENT - SITE	2013-06-05	4,000	230	SL	27 5000000000000	145	0	145	
GREENHOUSE COSTS	2013-12-23	65,851		SL	39 0000000000000	1,688	0	1,688	
2006 TOWN COUNTRY CHRYSLER MINIVAN	2013-06-29	7,544	2,263	SL	5 0000000000000	1,509	0	1,509	

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
WATER HEATER - MAIN HOUSE	2013-02-04	894	245	SL	7 0000000000000	128	0	128	
WIRING - RED AND BROWN BARN	2013-04-10	1,902	86	SL	39 0000000000000	49	0	49	
STORMWATER MANAGEMENT SYSTEM - FARM	2013-04-10	4,105	184	SL	39 0000000000000	105	0	105	
FURNACE - 5202 BLUE	2013-01-03	2,100	152	SL	27 5000000000000	76	0	76	
BOBCAT T300 SKID STEER LOADER	2014-07-28	25,555	2,130	SL	5 0000000000000	3,833	0	3,833	
FARM - IMPROVEMENTS CHICKEN COUP	2014-02-02	837	77	SL	10 0000000000000	84	0	84	
FARM - IMPROVEMENTS MICROGREEN	2014-05-21	3,488	203	SL	10 0000000000000	349	0	349	
IMPROVEMENTS - 5350 POND HOUSE ROOF	2014-12-16	8,720		SL	27 5000000000000	317	0	317	
IMPROVEMENTS - 5250 CARRIAGE WINDOWS	2014-04-02	35,830	977	SL	27 5000000000000	1,303	0	1,303	
IMPROVEMENTS - 5360 CAMPBELL DECK STABILIZATION	2014-02-14	1,689	56	SL	27 5000000000000	61	0	61	
IMPROVEMENTS - 5202 BLUE HOUSE FLOOR	2014-05-12	1,365	33	SL	27 5000000000000	50	0	50	
IMPROVEMENTS - 5300 MAIN HOUSE HEATING OIL TANK	2014-06-20	6,800	124	SL	27 5000000000000	247	0	247	
DECK - 5202 BLUE	2015-09-08	2,263		SL	27 5000000000000	27	0	27	
OUTDOOR LIGHTS - 5202 BLUE	2015-09-14	650		SL	5 0000000000000	43	0	43	
HEAT REGISTERS - 5202 BLUE	2015-09-14	2,200		SL	7 0000000000000	105	0	105	
HEATING AND AC - 5202 BLUE	2015-11-06	7,877		SL	7 0000000000000	188	0	188	
WATER PUMP - 5202 BLUE	2015-07-15	2,000		SL	7 0000000000000	143	0	143	
ELECTRICITY IMPROVEMENTS	2015-03-23	1,630		SL	7 0000000000000	175	0	175	
ROAD IMPROVEMENTS	2015-12-03	11,309		SL	27 5000000000000	34	0	34	

TY 2015 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
LUMBER FOR FENCE MWP SUPPLY	13,556	9,492	4,064	
FENCING	1,419	994	425	
FENCING	1,610	1,127	483	
IMPROVEMENT - BLUE	44,922	7,296	37,626	
IMPROVEMENT - MAIN	15,124	2,457	12,667	
WATER HEATER - CARRIAGE HOUSE	943	943	0	
CLAIRSTON CONSTRUCTION	25,559	5,077	20,482	
COMPUTER	1,584	1,584	0	
OUTSIDE CONTRACTOR-FARM	10,263	1,666	8,597	
OUTSIDE CONTRACTOR-5300 MAIN	51,142	11,780	39,362	
LAND-5300 WINFIELD (MAIN HOUSE)	254,691	0	254,691	
BUILDING-5300 WINFIELD (MAIN HOUSE)	382,036	88,562	293,474	
LAND-5202 WINFIELD (BLUE HOUSE)	212,242	0	212,242	
BUILDING-5202 WINFIELD (BLUE HOUSE)	318,364	73,803	244,561	
LAND-5250 WINFIELD (CARRIAGE HOUSE)	141,495	0	141,495	
BUILDING-5250 WINFIELD (CARRIAGE HOUSE)	212,242	49,202	163,040	
OUTSIDE CONTRACTOR-5202 BLUE	44,945	10,349	34,596	
MATERIALS-FARM	1,418	228	1,190	
MATERIALS-5300 MAIN	9,146	2,109	7,037	
MATERIALS-5202 BLUE	8,396	1,932	6,464	
REPAIRS-5250	7,705	1,773	5,932	
REPAIRS-5300 MAIN	6,014	1,387	4,627	
REPAIRS-5202 BLUE	5,983	1,381	4,602	
REPAIRS-FARM	6,629	1,526	5,103	
IMPROVEMENTS - CARRIAGE	56,157	12,763	43,394	
IMPROVEMENTS - BLUE	6,148	1,400	4,748	
IMPROVEMENTS - FARM	134,654	30,606	104,048	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	1,296	195	1,101	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	1,701	249	1,452	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	42,466	6,171	36,295	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
SAND CREEK POST & BEAM WIRE - 5290 WINFIELD RD	13,073	1,871	11,202	
SAND CREEK POST & BEAM WIRE - 5290 WINFIELD RD	4,000	566	3,434	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	55,085	7,884	47,201	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	54,631	7,705	46,926	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	82,185	11,237	70,948	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	26,688	3,591	23,097	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	46,256	6,029	40,227	
IMPROVEMENTS- CUSTOM FENCE	11,280	1,710	9,570	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	6,557	994	5,563	
IMPROVEMENTS - CUSTOM FENCE	20,000	2,992	17,008	
IMPROVEMENTS - SAND CREEK POST & BEAM WIRE	19,387	2,899	16,488	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	125	17	108	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	125	17	108	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	26,293	3,426	22,867	
1 GATE OPERATOR - 5290 NEW OFFICE BARN	3,850	2,888	962	
1 GATE OPERATOR - 5202 BLUE HOUSE	3,850	2,888	962	
CRYSTAL CLEAR WATER REPAIRS	3,900	663	3,237	
CRYSTAL CLEAR WATER REPAIRS	3,900	663	3,237	
BLUE HOUSE REPAIRS - BOYD	3,500	529	2,971	
COMPUTERS	1,717	1,429	288	
CRYSTAL CLEAR WATER REPAIRS - 5250	3,900	663	3,237	
ROOF REPAIRS - 5250	8,166	1,237	6,929	
WINDOWS - 5250	3,450	1,438	2,012	
SECURITY GATE	60,613	9,183	51,430	
REPAIRS - RED BARN	3,500	529	2,971	
CLAIRSTONE CONSTRUCTION	8,512	3,971	4,541	
CLOSET - 5360 WINFIELD ROAD	1,092	149	943	
CLOSET - 5360 WINFIELD ROAD	1,504	208	1,296	
BUILDING - 5360 WINFIELD ROAD	208,563	29,860	178,703	
LAND - 5360 WINFIELD ROAD	632,980	0	632,980	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
CRYSTAL CLEAR WATER REPAIRS - 5360	3,900	663	3,237	
REPAIRS - 5360	12,780	1,937	10,843	
WASHER & DRYER - POND HOUSE	1,590	1,590	0	
DISHWASHER - POND HOUSE	920	920	0	
DISHWASHER - POND HOUSE	920	917	3	
IMPROVEMENT - POND HOUSE	6,637	1,432	5,205	
OUTSIDE CONTRACTOR-5350	100,068	23,047	77,021	
LAND - 5350 WINFIELD (POND HOUSE)	198,093	0	198,093	
BUILDING - 5350 WINFIELD (POND HOUSE)	297,139	68,882	228,257	
MATERIALS - 5350	18,242	4,227	14,015	
REPAIRS - 5350	2,630	608	2,022	
CRYSTAL CLEAR WATER REPAIRS - 5350	3,900	663	3,237	
COOLING SYSTEM - 5350	5,980	904	5,076	
GOLF CART	4,000	3,000	1,000	
CROSS CUT SHREDDER	1,207	663	544	
MATTRESS	830	387	443	
IMPROVEMENT - 5250 CARRIAGE HOUSE WATER HEATER	1,048	437	611	
IMPROVEMENT - 5360 CAMPBELL	528	44	484	
IMPROVEMENT - 5360 CAMPBELL	5,727	485	5,242	
IMPROVEMENT - 5360 CAMPBELL DECK REPAIR AND GRADING WORK	2,045	148	1,897	
IMPROVEMENT - 5360 CAMPBELL HAND RAIL	2,371	172	2,199	
IMPROVEMENT - 5202 BLUE	5,708	537	5,171	
IMPROVEMENT - SITE	6,620	683	5,937	
IMPROVEMENT - SITE	4,000	375	3,625	
GREENHOUSE COSTS	65,851	1,688	64,163	
2006 TOWN COUNTRY CHRYSLER MINIVAN	7,544	3,772	3,772	
WATER HEATER - MAIN HOUSE	894	373	521	
WIRING - RED AND BROWN BARN	1,902	135	1,767	
STORMWATER MANAGEMENT SYSTEM - FARM	4,105	289	3,816	
FURNACE - 5202 BLUE	2,100	228	1,872	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
FARM - IMPROVEMENTS CHICKEN COUP	837	161	676	
FARM - IMPROVEMENTS MICROGREEN	3,488	552	2,936	
IMPROVEMENTS - 5350 POND HOUSE ROOF	8,720	317	8,403	
IMPROVEMENTS - 5250 CARRIAGE WINDOWS	35,830	2,280	33,550	
IMPROVEMENTS - 5360 CAMPBELL DECK STABILIZATION	1,689	117	1,572	
IMPROVEMENTS - 5202 BLUE HOUSE FLOOR	1,365	83	1,282	
IMPROVEMENTS - 5300 MAIN HOUSE HEATING OIL TANK	6,800	371	6,429	
DECK - 5202 BLUE	2,263	27	2,236	
OUTDOOR LIGHTS - 5202 BLUE	650	43	607	
HEAT REGISTERS - 5202 BLUE	2,200	105	2,095	
HEATING AND AC - 5202 BLUE	7,877	188	7,689	
WATER PUMP - 5202 BLUE	2,000	143	1,857	
ELECTRICITY IMPROVEMENTS	1,630	175	1,455	
ROAD IMPROVEMENTS	11,309	34	11,275	

TY 2015 Legal Fees Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING

EIN: 11-3811184

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
LEGAL	14,580	0	14,580	0

TY 2015 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 2015 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	0	
ARTWORK	10,000	0	

TY 2015 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
POSTAGE	456	0	456	0
SUPPLIES	2,127	0	2,127	0
PRINTING AND COPYING	639	0	639	0
INSURANCE	38,178	0	38,178	0
FARM OVERHEAD - FARM COSTS	38,631	0	38,631	0
STORAGE	2,749	0	2,749	0
GROUP HOME - FOOD AND ENTERTAINMENT	12,806	0	12,806	0
GROUP HOME - REPAIRS	4,587	0	4,587	0
GROUP HOME - SUPPLIES	2,005	0	2,005	0
GROUP HOME - UTILITIES	7,049	0	7,049	0
GROUP HOME - FUEL	2,520	0	2,520	0
GROUP HOME - OTHER EXPENSES	19,165	0	19,165	0
EMPLOYEE INCENTIVES	4,348	0	4,348	0
BANK CHARGES	1,904	0	1,904	0
REPAIRS AND MAINTENANCE	17,121	0	17,121	0
WORKERS COMPENSATION	-11,518	0	-11,518	0
LANDSCAPING	22,909	0	22,909	0
MEMBERSHIPS AND DUES	250	0	250	0
HIRING	872	0	872	0
SECURITY	1,784	0	1,784	0
LOSS ON FARM EQUIPMENT	29,207	0	29,207	0
RENTAL LEASING COMMISSIONS	806	806	806	0
RENTAL LEASING COMMISSIONS	975	975	975	0
RENTAL LEASING COMMISSIONS	925	925	925	0

TY 2015 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	214,000		214,000
FARM SALES	3,595		3,595

TY 2015 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	5,600	12,775

TY 2015 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
PAYROLL	2,735	0	2,735	0
CONTRACTUAL	59,127	0	59,127	0
	0	0	0	0

TY 2015 Taxes Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PAYROLL	30,730	0	30,730	0
REAL ESTATE	35,857	0	35,857	0

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 2015
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Name of the organization HOPEWELL HOUSE FOR INDEPENDENT LIVING	Employer identification number 11-3811184
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Organization type (check one)

Filers of: Form 990 or 990-EZ Form 990-PF	Section: ☐ 501(c)() (enter number) organization ☐ 4947(a)(1) nonexempt charitable trust not treated as a private foundation ☐ 527 political organization ☒ 501(c)(3) exempt private foundation ☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation ☐ 501(c)(3) taxable private foundation
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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, contributions totaling \$5,000 or more (in money or other property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

- ☐ For an organization described in section 501(c)(3) 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), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions 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 an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *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 an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled 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 totaling \$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
1	MCLEAN MORTGAGE CORPORATION	\$ 461,000	Person ☒
	11325 RANDOM HILLS ROAD STE 4		Payroll ☐
	FAIRFAX, VA 22030		Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		\$	Person ☐
			Payroll ☐
			Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		\$	Person ☐
			Payroll ☐
			Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		\$	Person ☐
			Payroll ☐
			Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		\$	Person ☐
			Payroll ☐
			Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		\$	Person ☐
			Payroll ☐
			Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		\$	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., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. 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 4		Relationship of transferor to transferee	
-			
-			
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-			
(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 4		Relationship of transferor to transferee	
-			
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-			
(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 4		Relationship of transferor to transferee	
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-			
(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 4		Relationship of transferor to transferee	
-			
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