

Return of Private Foundation

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

Do not enter social security numbers on this form as it may be made public.

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

2015

Open to Public Inspection

For calendar year 2015 or tax year beginning

, and ending

Name of foundation TROY LOCAL DEVELOPMENT CORPORATION		A Employer identification number 14-1736403						
Number and street (or P O box number if mail is not delivered to street address) 433 RIVER STREET	Room/suite	B Telephone number 518-279-7412						
City or town, state or province, country, and ZIP or foreign postal code TROY, NY 12180		C If exemption application is pending, check here <input type="checkbox"/>						
G Check all that apply: <table border="0"> <tr> <td><input type="checkbox"/> Initial return</td> <td><input type="checkbox"/> Initial return of a former public charity</td> </tr> <tr> <td><input type="checkbox"/> Final return</td> <td><input type="checkbox"/> Amended return</td> </tr> <tr> <td><input type="checkbox"/> Address change</td> <td><input type="checkbox"/> Name change</td> </tr> </table>		<input type="checkbox"/> Initial return	<input type="checkbox"/> Initial return of a former public charity	<input type="checkbox"/> Final return	<input type="checkbox"/> Amended return	<input type="checkbox"/> Address change	<input type="checkbox"/> Name change	D 1. Foreign organizations, check here <input type="checkbox"/> 2. Foreign organizations meeting the 85% test, check here and attach computation <input type="checkbox"/>
<input type="checkbox"/> Initial return	<input type="checkbox"/> Initial return of a former public charity							
<input type="checkbox"/> Final return	<input type="checkbox"/> Amended return							
<input type="checkbox"/> Address change	<input type="checkbox"/> Name change							
H Check type of organization: <input checked="" type="checkbox"/> Section 501(c)(3) exempt private foundation <input type="checkbox"/> Section 4947(a)(1) nonexempt charitable trust <input type="checkbox"/> Other taxable private foundation		E If private foundation status was terminated under section 507(b)(1)(A), check here <input type="checkbox"/>						
I Fair market value of all assets at end of year (from Part II, col (c), line 16) \$ 5,223,654. (Part I, column (d) must be on cash basis)	J Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify)	F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here <input checked="" type="checkbox"/>						

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))		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
1 Contributions, gifts, grants, etc., received		86,979.		N/A	
2 Check <input type="checkbox"/> if the foundation is not required to attach Sch B					
3 Interest on savings and temporary cash investments		26,415.	26,415.		
4 Dividends and interest from securities					
5a Gross rents		69,672.	69,672.		STATEMENT 1
b Net rental income or (loss) -65,278.					STATEMENT 2
6a Net gain or (loss) from sale of assets not on line 10		471,685.			
b Gross sales price for all assets on line 6a 650,000.					
7 Capital gain net income (from Part IV, line 2)			471,685.		
8 Net short-term capital gain					
9 Income modifications					
10a Gross sales less returns and allowances					
b Less Cost of goods sold					
c Gross profit or (loss)					
11 Other income		33,157.	0.		STATEMENT 3
12 Total. Add lines 1 through 11		687,908.	567,772.		
13 Compensation of officers, directors, trustees, etc		0.	0.		0.
14 Other employee salaries and wages					
15 Pension plans, employee benefits					
16a Legal fees STMT 4		82,382.	0.		82,382.
b Accounting fees STMT 5		11,320.	0.		6,600.
c Other professional fees STMT 6		62,900.	0.		62,900.
17 Interest		95,337.	0.		95,337.
18 Taxes STMT 7		9,583.	9,583.		0.
19 Depreciation and depletion		9,188.	9,188.		
20 Occupancy					
21 Travel, conferences, and meetings					
22 Printing and publications					
23 Other expenses STMT 8		116,179.	116,179.		0.
24 Total operating and administrative expenses. Add lines 13 through 23		386,889.	134,950.		247,219.
25 Contributions, gifts, grants paid		301,560.			301,560.
26 Total expenses and disbursements. Add lines 24 and 25		688,449.	134,950.		548,779.
27 Subtract line 26 from line 12:					
a Excess of revenue over expenses and disbursements		-541.			
b Net investment income (if negative, enter -0-)			432,822.		
c Adjusted net income (if negative, enter -0-)				N/A	

8

Part II Balance Sheets

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

		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash - non-interest-bearing			
	2 Savings and temporary cash investments	1,455,131.	638,392.	638,392.
	3 Accounts receivable ▶ 29,881.			
	Less: allowance for doubtful accounts ▶ 2,831.	6,779.	27,050.	27,050.
	4 Pledges receivable ▶			
	Less: allowance for doubtful accounts ▶			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons			
	7 Other notes and loans receivable ▶ 915,706.			
	Less: allowance for doubtful accounts ▶ 100,000.	422,618.	815,706.	815,706.
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges	21,520.	94,728.	94,728.
	10a Investments - U.S. and state government obligations			
	b Investments - corporate stock			
	c Investments - corporate bonds			
	11 Investments - land, buildings, and equipment basis ▶			
Less: accumulated depreciation ▶				
12 Investments - mortgage loans				
13 Investments - other				
14 Land, buildings, and equipment: basis ▶ 3,681,834.				
Less: accumulated depreciation ▶ 35,706.	3,778,103.	3,646,128.	3,646,128.	
15 Other assets (describe ▶ SECURITY DEPOSITS)	0.	1,650.	1,650.	
16 Total assets (to be completed by all filers - see the instructions. Also, see page 1, item I)	5,684,151.	5,223,654.	5,223,654.	
Liabilities	17 Accounts payable and accrued expenses	15,452.	3,709.	
	18 Grants payable	85,000.	192,734.	
	19 Deferred revenue	54,459.		
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable	1,998,000.	1,525,833.	
	22 Other liabilities (describe ▶ STATEMENT 9)	60,887.	31,566.	
	23 Total liabilities (add lines 17 through 22)	2,213,798.	1,753,842.	
Net Assets or Fund Balances	Foundations that follow SFAS 117, check here ▶ <input checked="" type="checkbox"/> and complete lines 24 through 26 and lines 30 and 31.			
	24 Unrestricted	3,385,213.	3,469,812.	
	25 Temporarily restricted	85,140.	0.	
	26 Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ <input type="checkbox"/> 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	3,470,353.	3,469,812.	
	31 Total liabilities and net assets/fund balances	5,684,151.	5,223,654.	

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	3,470,353.
2 Enter amount from Part I, line 27a	2	-541.
3 Other increases not included in line 2 (itemize) ▶	3	0.
4 Add lines 1, 2, and 3	4	3,469,812.
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	3,469,812.

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	44 RIVER STREET	P	02/22/13	03/15/15
b				
c				
d				
e				

(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a 650,000.	9,459.	187,774.	471,685.
b			
c			
d			
e			

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

(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	(l) Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col. (h))
a			471,685.
b			
c			
d			
e			

2 Capital gain net income or (net capital loss)	<div> <div>If gain, also enter in Part I, line 7</div> <div>If (loss), enter -0- in Part I, line 7</div> </div>	2	471,685.
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). If (loss), enter -0- in Part I, line 8		3	N/A

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

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

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

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

☐ Yes ☒ No

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

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

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col. (b) divided by col. (c))
2014	588,496.	3,630,859.	.162082
2013	367,576.	4,012,867.	.091599
2012	149,563.	3,088,883.	.048420
2011	177,276.	1,931,134.	.091799
2010	203,913.	2,463,407.	.082777

2 Total of line 1, column (d)	2	.476677
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	.095335
4 Enter the net value of noncharitable-use assets for 2015 from Part X, line 5	4	2,950,339.
5 Multiply line 4 by line 3	5	281,271.
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	4,328.
7 Add lines 5 and 6	7	285,599.
8 Enter qualifying distributions from Part XII, line 4 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.	8	548,779.

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

1a Exempt operating foundations described in section 4940(d)(2), check here <input type="checkbox"/> and enter "N/A" on line 1. Date of ruling or determination letter: _____ (attach copy of letter if necessary-see instructions)		1	4,328.
b Domestic foundations that meet the section 4940(e) requirements in Part V, check here <input checked="" type="checkbox"/> and enter 1% of Part I, line 27b		2	0.
c All other domestic foundations enter 2% of line 27b. Exempt foreign organizations enter 4% of Part I, line 12, col. (b).		3	4,328.
2 Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)		4	0.
3 Add lines 1 and 2		5	4,328.
4 Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)			
5 Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-			
6 Credits/Payments:			
a 2015 estimated tax payments and 2014 overpayment credited to 2015	6a	328.	
b Exempt foreign organizations - tax withheld at source	6b		
c Tax paid with application for extension of time to file (Form 8868)	6c	4,000.	
d Backup withholding erroneously withheld	6d		
7 Total credits and payments. Add lines 6a through 6d	7	4,328.	
8 Enter any penalty for underpayment of estimated tax. Check here <input type="checkbox"/> 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 2016 estimated tax <input type="checkbox"/> Refunded <input checked="" type="checkbox"/>	11		

Part VII-A Statements Regarding Activities

	Yes	No
1a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?		X
1b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes (see instructions for the 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		X
1c Did the foundation file Form 1120-POL for this year?		X
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: (1) On the foundation. <input type="checkbox"/> \$ 0. (2) On foundation managers. <input type="checkbox"/> \$ 0.		
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. <input type="checkbox"/> \$ 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		X
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? If "Yes," attach a conformed copy of the changes		X
4a Did the foundation have unrelated business gross income of \$1,000 or more during the year?		X
b If "Yes," has it filed a tax return on Form 990-T for this year?		
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? If "Yes," attach the statement required by General Instruction T		X
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?		X
7 Did the foundation have at least \$5,000 in assets at any time during the year? If "Yes," complete Part II, col (c), and Part XV	X	
8a Enter the states to which the foundation reports or with which it is registered (see instructions) <input type="checkbox"/> NY		
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? If "No," attach explanation	X	
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2015 or the taxable year beginning in 2015 (see instructions for Part XIV)? If "Yes," complete Part XIV		X
10 Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses		X

N/A

Part VII-A Statements Regarding Activities (continued)

	Yes	No
11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule (see instructions)	11	X
12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement (see instructions)	12	X
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ► <u>WWW.TROyny.GOV/ECONOMIC_DEVELOPMENT/TLDC</u>	13	X
14 The books are in care of ► <u>JIM LOZANO</u> Telephone no. ► <u>518-279-7103</u> Located at ► <u>433 RIVER STREET, TROY, NY</u> ZIP+4 ► <u>12180</u>		
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 N/A		
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 the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the foreign country ►	16	X

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 ► <input type="checkbox"/> N/A	1b	
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	X
2 Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)):		
a At the end of tax year 2015, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2015? If "Yes," list the years ► _____, _____, _____, _____ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. ► _____, _____, _____, _____		
3a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? (Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2015)	3b	
4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a	X
b Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2015?	4b	X

Form 990-PF (2015)

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)?

N/A

Organizations relying on a current notice regarding disaster assistance check here

☒

c If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant?

N/A

☐ Yes ☐ No

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

6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?

☐ Yes ☒ No

b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?

If "Yes" to 6b, file Form 8870

6b

X

7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?

☐ Yes ☒ No

b If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction?

N/A

7b

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

(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
KEVIN O'BRYAN 1 MONUMENT SQUARE TROY, NY 12180	CHAIRMAN 1.00	0.	0.	0.
ANDREW ROSS 1 MONUMENT SQUARE TROY, NY 12180	VICE CHAIRMAN 1.00	0.	0.	0.
WILLIAM DUNNE 1 MONUMENT SQUARE TROY, NY 12180	BOARD MEMBER 1.00	0.	0.	0.
MONICA KURZEJESKI 1 MONUMENT SQUARE TROY, NY 12180	BOARD MEMBER 1.00	0.	0.	0.

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

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

Total number of others receiving over \$50,000 for professional services

0

Part IX-A Summary of Direct Charitable Activities

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

	Expenses
1 N/A	
2	
3	
4	

Part IX-B Summary of Program-Related Investments

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.

	Amount
1 N/A	
2	
All other program-related investments. See instructions.	
3	
Total. Add lines 1 through 3	0.

Form 990-PF (2015)

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	1,125,770.
c	Fair market value of all other assets	1c	3,867,498.
d	Total (add lines 1a, b, and c)	1d	4,993,268.
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	1,998,000.
3	Subtract line 2 from line 1d	3	2,995,268.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	44,929.
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	2,950,339.
6	Minimum investment return. Enter 5% of line 5	6	147,517.

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	147,517.
2a	Tax on investment income for 2015 from Part VI, line 5	2a	4,328.
b	Income tax for 2015. (This does not include the tax from Part VI.)	2b	
c	Add lines 2a and 2b	2c	4,328.
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	143,189.
4	Recoveries of amounts treated as qualifying distributions	4	0.
5	Add lines 3 and 4	5	143,189.
6	Deduction from distributable amount (see instructions)	6	0.
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	143,189.

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	548,779.
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	548,779.
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	5	4,328.
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	544,451.

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				143,189.
2 Undistributed income, if any, as of the end of 2015				
a Enter amount for 2014 only			0.	
b Total for prior years:		0.		
3 Excess distributions carryover, if any, to 2015:				
a From 2010	83,118.			
b From 2011	83,008.			
c From 2012				
d From 2013	168,477.			
e From 2014	406,415.			
f Total of lines 3a through e	741,018.			
4 Qualifying distributions for 2015 from Part XII, line 4: ▶ \$	548,779.			
a Applied to 2014, but not more than line 2a			0.	
b Applied to undistributed income of prior years (Election required - see instructions)		0.		
c Treated as distributions out of corpus (Election required - see instructions)	0.			
d Applied to 2015 distributable amount				143,189.
e Remaining amount distributed out of corpus	405,590.			
5 Excess distributions carryover applied to 2015 (If an amount appears in column (d), the same amount must be shown in column (a).)	0.			0.
6 Enter the net total of each column as indicated below:	1,146,608.			
a Corpus Add lines 3f, 4c, and 4e Subtract line 5				
b Prior years' undistributed income. Subtract line 4b from line 2b		0.		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed		0.		
d Subtract line 6c from line 6b. Taxable amount - see instructions		0.		
e Undistributed income for 2014. Subtract line 4a from line 2a. Taxable amount - see instr.			0.	
f Undistributed income for 2015. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2016				0.
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)	0.			
8 Excess distributions carryover from 2010 not applied on line 5 or line 7	83,118.			
9 Excess distributions carryover to 2016. Subtract lines 7 and 8 from line 6a	1,063,490.			
10 Analysis of line 9:				
a Excess from 2011	83,008.			
b Excess from 2012				
c Excess from 2013	168,477.			
d Excess from 2014	406,415.			
e Excess from 2015	405,590.			

Part XV **Supplementary Information** (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment				
Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
a Paid during the year				
TEMPLE UNIVERSITY 580 MEETINHOUSE RD AMBLER, PA 19002	NONE	NC	CASE STUDY: WATERFRONT DEVELOPMENT DESIGNS	10,027.
CITY OF TROY 433 RIVER STREET TROY, NY 12180	NONE	NC	CITY OF TROY MARINA FUNDING	30,000.
CITY OF TROY 433 RIVER STREET TROY, NY 12180	NONE	NC	CITY OF TROY COMPOSTING PILOT PROGRAM	10,000.
PAUL RAPP (LUSCO PAPER) 1401 5TH AVE TROY, NY 12180	NONE	NC	50/50 FACADE GRANT	5,000.
PHIL FARINACCI 213-215 4TH STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	10,000.
Total	SEE CONTINUATION SHEET(S)			3a 336,560.
b Approved for future payment				
NONE				
Total				3b 0.

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) | | X |
| (2) Other assets | 1a(2) | | X |
| b Other transactions: | | | |
| (1) Sales of assets to a noncharitable exempt organization | 1b(1) | | X |
| (2) Purchases of assets from a noncharitable exempt organization | 1b(2) | | X |
| (3) Rental of facilities, equipment, or other assets | 1b(3) | | X |
| (4) Reimbursement arrangements | 1b(4) | | X |
| (5) Loans or loan guarantees | 1b(5) | | X |
| (6) Performance of services or membership or fundraising solicitations | 1b(6) | | X |
| c Sharing of facilities, equipment, mailing lists, other assets, or paid employees | 1c | | X |
| d If the answer to any of the above is "Yes," complete the following schedule. Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received. | | | |

[illegible]

- 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
N/A		

**Sign
Here**

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

Signature of officer or trustee

Date _____

Title

of which preparer has any

EXECUTIVE

DIRECTOR

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

☒ Yes ☐ No

**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date _____

Check ☐ self-employed

PTIN

DAWN C. DOHERTY

DAWN C. DOHERTY

11/14/16

P00743270

Firm's name ▶ **BST & CO. CPAS, LLP**

Firm's EIN ► 14-1442607

Firm's address ► 26 COMPUTER DRIVE WEST
ALBANY, NY 12205

Phone no. (518) 459-6700

Part XV Supplementary Information**3 Grants and Contributions Paid During the Year (Continuation)**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
JOE SCACCIA 326 5TH AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
RICHARD KIERNAN 80 FERRY STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
HEATHER REINA 772 2ND AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
HMS ROUTE 303, LLC 539 PAWLING AVE TROY, NY 12180	NONE	NC	50/50 FACADE GRANT	5,000.
DENISE SAINT-ONGE 183 4TH STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
MARY ANN LIOTTA 344 2ND AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	2,037.
TRACY KENNEDY 29 2ND STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
MARLA ORETEGA 7 BROADWAY TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
JEANNE STEIGLER 2258 OLD SIXTH AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
JOHN SPALL 533 PAWLING TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
Total from continuation sheets				271,533.

Part XV Supplementary Information**3 Grants and Contributions Paid During the Year (Continuation)**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
ELEANOR ANDERSON 702 3RD AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
CHUCK FENTEKES 624-626 2ND AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
MICHAEL FLYNN 254 WASHINGTON AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
MICHAEL FLYNN 256 WASHINGTON AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
KALAYA JOSPEH 3 HOUSE AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
LOLLY TAI 5 STATE STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
KELLY KENDALL 11 STATE STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
CITY OF TROY 433 RIVER STREET TROY, NY 12180	NONE	NC	MARINA FUNDING	20,000.
THE ENCHANTED CITY 203 RIVER ST TROY, NY 12180	NONE	NC	GRANT FOR CITY FESTIVAL	10,000.
MICHAEL FLYNN 2 WASHINGTON PL TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
Total from continuation sheets				

Part XV Supplementary Information**3 Grants and Contributions Paid During the Year (Continuation)**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
ALANE HOHENBERG 62 2ND STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
BERNICE BORNT LEDEBOER 245 2ND STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
MARK MILLER 41 2ND STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
MARY MANUPELLA 704 2ND AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	1,996.
STEVEN BAY 40 4TH STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
DP2LEE LLC 451 HOOSICK ST TROY, NY 12180	NONE	NC	50/50 FACADE GRANT	5,000.
JENNIFER KRAUSNICK 12 PARKVIEW CT TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
TROY BUSINESS IMPROVEMENT DISTRICT 251 RIVER STREET TROY, NY 12180	NONE	NC	BUSINESS IMPROVEMENT DISTRICT	25,000.
TAP, INC. 210 RIVER STREET TROY, NY 12180	NONE	NC	TRANSPORT TROY	12,500.
JIM MARTIN & HEATHER HAMLIN 160 1ST STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
Total from continuation sheets				

Part XV Supplementary Information**3 Grants and Contributions Paid During the Year (Continuation)**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
JIM MARTIN & HEATHER HAMLIN 164 1ST STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
OLD DALEY INN CATERING 2 NORTHERN DR TROY, NY 12180	NONE	NC	50/50 FACADE GRANT	5,000.
SANDRA ROUSE 159 1ST STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
HUDSON MOHAWK GATEWAY 1 E INDUSTRIAL PKWY TROY, NY 12180	NONE	NC	50/50 FACADE GRANT	5,000.
MARY C. NICKLAS 420 GRAND ST TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
MARVIN FINE 71 4TH STREET TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
LOUIS J. CARUSO JR 124 COLLEGE AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
DP2LEE LLC 2 LEE AVE TROY, NY 12180	NONE	NC	50/50 FACADE GRANT	5,000.
DEVITO PROPERTIES 451 HOOSICK ST TROY, NY 12180	NONE	NC	50/50 FACADE GRANT	5,000.
MICHAEL NOFAL 508 GRAND ST TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
Total from continuation sheets				

Part XV Supplementary Information**3 Grants and Contributions Paid During the Year (Continuation)**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
GREG CHOLAKIS 514 GRAND ST TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
VIC CHRISPHER AND HEATHER LAVINE 22 SECOND ST TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
DAN MARCHESI 626 1ST AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
BEVERLY TRAA 1928 FIFTH AVE TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
GEORGE REGAN 231-233 4TH ST TROY, NY 12180	NONE	I	50/50 FACADE GRANT	5,000.
PHI GAMMA DELTA 80-82 THIRD STREET TROY, NY 12180	NONE	NC	50/50 FACADE GRANT	5,000.
Total from continuation sheets				

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

▶ Attach to Form 990, Form 990-EZ, or Form 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

Name of the organization

TROY LOCAL DEVELOPMENT CORPORATION

Employer identification number

14-1736403

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, contributions totaling \$5,000 or more (in money or 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 33 1/3% 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 990-PF, Part I, line 2, to certify that it does not meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990, 990-EZ, or 990-PF. Schedule B (Form 990, 990-EZ, or 990-PF) (2015)

Name of organization TROY LOCAL DEVELOPMENT CORPORATION	Employer identification number 14-1736403
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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	CITY OF TROY 433 RIVER STREET TROY, NY 12180	\$ 54,479.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
2	WELLS FARGO BANK, N.A. 1 HOME CAMPUS DES MOINES, IA 50328	\$ 32,500.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)

Employer identification number

14-1736403

Part II Noncash Property (see instructions) Use duplicate copies of Part II if additional space is needed

[illegible]

Name of organization TROY LOCAL DEVELOPMENT CORPORATION	Employer identification number 14-1736403
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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 info once) ▶ \$ _____
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
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee

FORM 990-PF	RENTAL INCOME	STATEMENT	1
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KIND AND LOCATION OF PROPERTY	ACTIVITY NUMBER	GROSS RENTAL INCOME
LAND - FOOT OF MAIN ST, TROY, NY	1	69,672.
TOTAL TO FORM 990-PF, PART I, LINE 5A		69,672.

FORM 990-PF	RENTAL EXPENSES	STATEMENT	2
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DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION		9,188.	
INSURANCE EXPENSE		23,888.	
OFFICE AND GENERAL		9,040.	
REAL ESTATE TAXES		9,583.	
REPAIRS AND MAINTENANCE		18,911.	
UTILITIES		3,838.	
EXCISE TAXES AND FEES		502.	
LEASE TERMINATION FEES		60,000.	
- SUBTOTAL -	1		134,950.
TOTAL RENTAL EXPENSES			134,950.
NET RENTAL INCOME TO FORM 990-PF, PART I, LINE 5B			-65,278.

FORM 990-PF	OTHER INCOME	STATEMENT	3
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DESCRIPTION	(A) REVENUE PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME
BAD DEBT RECOVERY	33,157.	0.	
TOTAL TO FORM 990-PF, PART I, LINE 11	33,157.	0.	

FORM 990-PF	LEGAL FEES	STATEMENT	4
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
LEGAL	82,382.	0.		82,382.
TO FM 990-PF, PG 1, LN 16A	82,382.	0.		82,382.

FORM 990-PF	ACCOUNTING FEES	STATEMENT	5
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
ACCOUNTING	11,320.	0.		6,600.
TO FORM 990-PF, PG 1, LN 16B	11,320.	0.		6,600.

FORM 990-PF	OTHER PROFESSIONAL FEES	STATEMENT	6
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
ENGINEERING	62,755.	0.		62,755.
OTHER	145.	0.		145.
TO FORM 990-PF, PG 1, LN 16C	62,900.	0.		62,900.

FORM 990-PF	TAXES	STATEMENT	7
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
REAL ESTATE TAXES	9,583.	9,583.		0.
TO FORM 990-PF, PG 1, LN 18	9,583.	9,583.		0.

FORM 990-PF	OTHER EXPENSES	STATEMENT	8
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
INSURANCE EXPENSE	23,888.	23,888.		0.
OFFICE AND GENERAL	9,040.	9,040.		0.
REPAIRS AND MAINTENANCE	18,911.	18,911.		0.
UTILITIES	3,838.	3,838.		0.
EXCISE TAXES AND FEES	502.	502.		0.
LEASE TERMINATION FEES	60,000.	60,000.		0.
TO FORM 990-PF, PG 1, LN 23	116,179.	116,179.		0.

FORM 990-PF	OTHER LIABILITIES	STATEMENT	9
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DESCRIPTION	BOY AMOUNT	EOY AMOUNT
ACCRUED INTEREST	40,887.	31,566.
DEPOSITS HELD	20,000.	0.
TOTAL TO FORM 990-PF, PART II, LINE 22	60,887.	31,566.