See a Social Security Number? Say Something!
Report Privacy Problems to https://public.resource.org/privacy
Or call the IRS Identity Theft Hotline at 1-800-908-4490

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493313019226

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public
▶ Information about Form 990 and its instructions is at www.IRS.gov/form990

OMB No 1545-0047

2015

Open to Public Inspection

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

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
CARPENTER'S HOME ESTATES INC

Doing business as

Number and street (or P O box if mail is not delivered to street address) | Room/suite
1001 CARPENTERS WAY

City or town, state or province, country, and ZIP or foreign postal code
LAKELAND, FL 33809

D Employer identification number
59-2347336

E Telephone number
(863) 858-3847

G Gross receipts $ 17,591,955

F Name and address of principal officer
LEO GILLMAN
1001 CARPENTERS WAY
LAKELAND, FL 33809

H(a) Is this a group return for subordinates? ☐ Yes ☑ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status ☑ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ WWW ESTATESATCARPENTERS COM

K Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation 1984

M State of legal domicile FL

Part I Summary

1 Briefly describe the organization's mission or most significant activities
THE ESTATES AT CARPENTERS IS A NOT-FOR-PROFIT CONTINUING CARE RETIREMENT COMMUNITY DEDICATED TO PROVIDING NURSING AND PERSONAL SERVICES TO MEET THE SPRITUAL, SOCIAL, EMOTIONAL, PHYSICAL AND HEALTH NEEDS OF THE RESIDENTS AND THE COMMUNITY WE SERVE WE STRIVE TO PROMOTE AND ENHANCE AN ENVIRONMENT THAT ENCOURAGES DIGNITY, PERSONAL GROWTH, HAPPINESS AND SELF-ESTEEM WHILE VALUING A SENSE OF PURPOSE AND INDEPENDENCE

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets

Activities & Governance

3	Number of voting members of the governing body (Part VI, line 1a)	**3**	8
4	Number of independent voting members of the governing body (Part VI, line 1b)	**4**	8
5	Total number of individuals employed in calendar year 2015 (Part V, line 2a)	**5**	377
6	Total number of volunteers (estimate if necessary)	**6**	157
7a	Total unrelated business revenue from Part VIII, column (C), line 12	**7a**	0
b	Net unrelated business taxable income from Form 990-T, line 34	**7b**	0

		Prior Year	Current Year
8	Contributions and grants (Part VIII, line 1h)	57,120	56,810
9	Program service revenue (Part VIII, line 2g)	17,399,813	17,172,913
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	106,341	101,214
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	180,039	261,018
12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	17,743,313	17,591,955
13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	164,574	185,238
14	Benefits paid to or for members (Part IX, column (A), line 4)	0	0
15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	8,900,110	9,196,349
16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0
b	Total fundraising expenses (Part IX, column (D), line 25) ▶0		
17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	8,143,717	8,174,642
18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	17,208,401	17,556,229
19	Revenue less expenses Subtract line 18 from line 12	534,912	35,726

Revenue / Expenses

		Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	44,488,472	44,007,675
21	Total liabilities (Part X, line 26)	37,624,233	37,124,977
22	Net assets or fund balances Subtract line 21 from line 20	6,864,239	6,882,698

Net Assets or Fund Balances

Part II Signature Block

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

Sign Here

******
Signature of officer — 2016-11-08 Date

LOU MCCRANEY SECRETARY/TREASURER
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
MICHAEL D MEADE JD LLM	MICHAEL D MEADE JD LLM			P01079860

Firm's name ▶ MOORE STEPHENS LOVELACE PA — Firm's EIN ▶ 59-3070669

Firm's address ▶ 311 PARK PLACE BLVD SUITE 100
CLEARWATER, FL 33759 — Phone no (727) 531-4477

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

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III . . . . . ☑

1 Briefly describe the organization's mission

THE ESTATES AT CARPENTERS IS A NOT-FOR-PROFIT CONTINUING CARE RETIREMENT COMMUNITY DEDICATED TO PROVIDING NURSING AND PERSONAL SERVICES TO MEET THE SPIRITUAL, SOCIAL, EMOTIONAL, PHYSICAL AND HEALTH NEEDS OF THE RESIDENTS AND THE COMMUNITY WE SERVE WE STRIVE TO PROMOTE AND ENHANCE AN ENVIRONMENT THAT ENCOURAGES DIGNITY, PERSONAL GROWTH, HAPPINESS AND SELF-ESTEEM WHILE VALUING A SENSE OF PURPOSE AND INDEPENDENCE

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ Yes ☑ No

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ Yes ☑ No

If "Yes," describe these changes on Schedule O

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a (Code) (Expenses $ 4,110,536 including grants of $) (Revenue $ 4,840,638)

SEE SCHEDULE OCARPENTER'S HOME ESTATES, INC ("THE ESTATES") OPERATES A 72 BED SKILLED NURSING FACILITY AND PARTICIPATES IN THE MEDICARE AND MEDICAID PROGRAMS IN 2015, 43% OF THE TOTAL PATIENT DAYS SERVED IN THE NURSING HOME WERE RECEIVING LIFECARE BENEFITS THROUGH THEIR RESIDENT AGREEMENT, THESE RESIDENTS RECEIVE A GUARANTEE FOR THE PROVISION OF SERVICES REGARDLESS OF THEIR ABILITY TO PAY, AS LONG AS THEY HAVE NOT DISPOSED OF THEIR ASSETS AT LESS THAN FAIR MARKET VALUE IN ADDITION, THE ESTATES DEMONSTRATES COMMITMENT TO THE SERVICE AND SUPPORT OF THE INDIGENT ELDERLY POPULATION OF THE LOCAL COMMUNITY IN 2015, 17% OF THE TOTAL PATIENT DAYS IN THE SKILLED NURSING COMPONENT WERE FOR CARE PROVIDED TO RESIDENTS COVERED BY THE MEDICAID PROGRAM IN THE ESTATES' 30 YEAR HISTORY, NO RESIDENT HAS EVER BEEN ASKED TO LEAVE DUE TO THEIR INABILITY TO MEET THEIR FINANCIAL OBLIGATIONS TO THE ORGANIZATION

4b (Code) (Expenses $ 1,213,397 including grants of $) (Revenue $ 1,428,918)

SEE SCHEDULE OCARPENTER'S HOME ESTATES, INC OPERATES A 49 UNIT ASSISTED LIVING FACILITY WITH A LICENSED OCCUPANCY OF 52 RESIDENTS THE FACILITY HOLDS AN EXTENDED CONGREGATE CARE LICENSE TO ALLOW FOR THE PROVISION OF NURSING SERVICES TO THE RESIDENTS THIS SPECIALTY LICENSE ALLOWS THE FACILITY TO EXPAND THE NUMBER AND TYPES OF SERVICES PROVIDED TO THE RESIDENTS WITH THE INTENT OF ALLOWING THEM TO "AGE IN PLACE " THIS LICENSE AND STAFFING PATTERN, WHICH INCLUDES 24-HOUR A DAY NURSING COVERAGE, PERMITS THE RESIDENTS TO AGE WITH DIGNITY AND POSTPONES THEIR TRANSFER TO SKILLED NURSING, WHICH HAS A HIGHER COST THAN ASSISTED LIVING IN 2015, 88% OF THE RESIDENTS SERVED IN THE ASSISTED LIVING FACILITY WERE RECEIVING LIFECARE BENEFITS THROUGH THEIR RESIDENT AGREEMENT, THESE RESIDENTS RECEIVE A GUARANTEE FOR THE PROVISION OF SERVICES AND SUPPORT REGARDLESS OF THEIR ABILITY TO PAY, AS LONG AS THEY HAVE NOT DISPOSED OF THEIR ASSETS AT LESS THAN FAIR MARKET VALUE IN THE ESTATES' 30 YEAR HISTORY, NO RESIDENT HAS EVER BEEN ASKED TO LEAVE DUE TO THEIR INABILITY TO MEET THEIR FINANCIAL OBLIGATIONS TO THE ORGANIZATION

4c (Code) (Expenses $ 9,480,478 including grants of $ 185,238) (Revenue $ 11,164,375)

SEE SCHEDULE OCARPENTER'S HOME ESTATES, INC OPERATES 372 INDEPENDENT LIVING APARTMENTS AS PART OF THE CONTINUING CARE RETIREMENT COMMUNITY THE INDEPENDENT LIVING APARTMENTS PROVIDE FINANCIAL SUPPORT TO THE OPERATING ACTIVITIES OF THE SKILLED NURSING FACILITY AND THE ASSISTED LIVING FACILITY THE ESTATES OPERATES A WELLNESS CLINIC STAFFED BY LICENSED NURSES TO PROVIDE OVERSIGHT OF RESIDENT HEALTH CONCERNS, COMMUNICATE WITH MEDICAL PROVIDERS TO IMPROVE CARE AND MINIMIZE WASTE, AND TO ASSIST IN THE COORDINATION OF OUTSIDE MEDICAL SERVICES THE RESIDENT AGREEMENT EXECUTED AT ADMISSION TO THE COMMUNITY PROVIDES RESIDENTS WITH A SENSE OF SECURITY AND PEACE OF MIND BY GUARANTEEING THE PROVISIONS OF SERVICES AND SUPPORT FOR THE REST OF THEIR LIVES AND REGARDLESS OF THEIR ABILITY TO PAY, AS LONG AS THEY HAVE NOT DISPOSED OF THEIR ASSETS AT LESS THAN FAIR MARKET VALUE IN THE ESTATES' 30 YEAR HISTORY, NO RESIDENT HAS EVER BEEN ASKED TO LEAVE DUE TO THEIR INABILITY TO MEET THEIR FINANCIAL OBLIGATIONS TO THE ORGANIZATION

4d Other program services (Describe in Schedule O)

(Expenses $ including grants of $) (Revenue $)

4e **Total program service expenses ▶** 14,804,411

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	Yes	
2	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2	Yes	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		No
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		No
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*	5		No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		No
9	Did the organization report an amount in Part X, line 21 for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		No
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	Yes	
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		No
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		No
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d	Yes	
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	Yes	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		No
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	Yes	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		No
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		No
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		No
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		No
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I* (see instructions)	17		No
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		No
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		No
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		No
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		

Part IV Checklist of Required Schedules *(continued)*

21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	**21**	Yes	
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	**22**	Yes	
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	**23**		No
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K If "No," go to line 25a*	**24a**	Yes	
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	**24b**		No
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	**24c**		No
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	**24d**		No
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	**25a**		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	**25b**		No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? *If "Yes," complete Schedule L, Part II*	**26**		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	**27**		No
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	**28a**	Yes	
b	A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	**28b**		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? *If "Yes," complete Schedule L, Part IV*	**28c**		No
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	**29**		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	**30**		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	**31**		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	**32**		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? *If "Yes," complete Schedule R, Part I*	**33**		No
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	**34**		No
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	**35a**		No
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	**35b**		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	**36**		No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	**37**		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? **Note.** All Form 990 filers are required to complete Schedule O	**38**	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V . . . . . ☐

				Yes	No
1a	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable . .	1a	57		
b	Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		1c	Yes	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	377		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? **Note.** If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		2b	Yes	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year? . . .		3a		No
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation in Schedule O* . . .		3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? . .		4a		No
b	If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? . .		5a		No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		No
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions? . . .		6a		No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b		
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?		7a		No
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		No
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e		No
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? . .		7f		No
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h		
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8		
9a	Did the sponsoring organization make any taxable distributions under section 4966? . . .		9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person? . . .		9b		
10	**Section 501(c)(7) organizations.** Enter				
a	Initiation fees and capital contributions included on Part VIII, line 12 . . .	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	**Section 501(c)(12) organizations.** Enter				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?		12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state? **Note.** See the instructions for additional information the organization must report on Schedule O		13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		14a		No
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation in Schedule O* . .		14b		

Part VI Governance, Management, and Disclosure

For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI . . . . . ☑

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	8		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O				
b	Enter the number of voting members included in line 1a, above, who are independent	1b	8		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3		Yes	
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			No
6	Did the organization have members or stockholders?	6			No
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a			No
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following				
a	The governing body?	8a		Yes	
b	Each committee with authority to act on behalf of the governing body?	8b		Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses in Schedule O*	9			No

Section B. Policies (*This Section B requests information about policies not required by the Internal Revenue Code.*)

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		No
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	Yes	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe in Schedule O how this was done*	12c	Yes	
13	Did the organization have a written whistleblower policy?	13	Yes	
14	Did the organization have a written document retention and destruction policy?	14	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a		No
b	Other officers or key employees of the organization	15b		No
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		No
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed ▶

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☑ Upon request ☐ Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records ▶BRIAN ROBARE 1001 CARPENTERS WAY LAKELAND, FL 33809 (863) 858-3847

Part VII Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII . . . . . ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed Report compensation for the calendar year ending with or within the organization's tax year

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation Enter -0- in columns (D), (E), and (F) if no compensation was paid
- List all of the organization's **current** key employees, if any See instructions for definition of "key employee "
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations

List persons in the following order individual trustees or directors, institutional trustees, officers, key employees, highest compensated employees, and former such persons

☑ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) LEO GILLMAN PRESIDENT	3 00	X		X				0	0	0
(2) DR RILEY SHORT VICE PRESIDENT	3 00	X		X				0	0	0
(3) LOU MCCRANEY SECRETARY/TREASURER	3 00	X		X				0	0	0
(4) MALLORY JOHNSON BOARD MEMBER	3 00	X						0	0	0
(5) HARVEY MABE BOARD MEMBER	3 00	X						0	0	0
(6) DAVID VESPA BOARD MEMBER	3 00	X						0	0	0
(7) REV DWIGHT EDWARDS BOARD MEMBER	3 00	X						0	0	0
(8) REV KARL STRADER BOARD MEMBER	3 00	X						0	0	0
(9) PASTOR WALTER LAIDLER BOARD MEMBER	3 00	X						0	0	0
(10) RICHARD SUETTERLIN RESIDENT REPRESENTATIVE	3 00	X						0	0	0
(11) NATALIE THIELE RESIDENT REPRESENTATIVE	3 00	X						0	0	0
(12) BRIAN ROBARE CEO & EXECUTIVE DIRECTOR	40 00			X				0	0	0
(13) JOHN THOMPSON CHIEF FINANCIAL OFFICER	40 00			X				0	0	0
(14) LILYBETH LUCAS DIRECTOR OF THERAPY	40 00					X		110,779	0	21,641

Part VII **Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** *(continued)*

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			

1b	**Sub-Total** ▶			
c	**Total from continuation sheets to Part VII, Section A** ▶			
d	**Total (add lines 1b and 1c)** ▶	110,779	0	21,641

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶ 1

			Yes	No
3	Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	**3**		No
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	**4**		No
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	**5**		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization Report compensation for the calendar year ending with or within the organization's tax year

(A) Name and business address	(B) Description of services	(C) Compensation
HMS OF LAKELAND INC 1009 CARPENTERS WAY LAKELAND, FL 33809	MANAGEMENT SERVICES	1,130,728

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶ 1

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII . . . . . ☐

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations	1d				
	e Government grants (contributions)	1e				
	f All other contributions, gifts, grants, and similar amounts not included above	1f	56,810			
	g Noncash contributions included in lines 1a-1f $					
	h **Total.** Add lines 1a-1f		56,810			
Program Service Revenue		Business Code				
	2a APARTMENT SERVICE FEES	623000	8,554,065	8,554,065		
	b SKILLED NURSING AND THERAPY SERVI	623000	4,840,638	4,840,638		
	c EARNED ENTRANCE FEES	623000	2,349,292	2,349,292		
	d ASSISTED LIVING FEES	623000	1,428,918	1,428,918		
	e					
	f All other program service revenue					
	g **Total.** Add lines 2a-2f		17,172,913			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		101,214			101,214
	4 Income from investment of tax-exempt bond proceeds					
	5 Royalties					
		(i) Real	(ii) Personal			
	6a Gross rents					
	b Less rental expenses					
	c Rental income or (loss)					
	d Net rental income or (loss)					
		(i) Securities	(ii) Other			
	7a Gross amount from sales of assets other than inventory					
	b Less cost or other basis and sales expenses					
	c Gain or (loss)					
	d Net gain or (loss)					
	8a Gross income from fundraising events (not including $ _____ of contributions reported on line 1c) See Part IV, line 18 a					
	b Less direct expenses b					
	c Net income or (loss) from fundraising events					
	9a Gross income from gaming activities See Part IV, line 19 a					
	b Less direct expenses b					
	c Net income or (loss) from gaming activities					
	10a Gross sales of inventory, less returns and allowances a					
	b Less cost of goods sold b					
	c Net income or (loss) from sales of inventory					
	Miscellaneous Revenue	Business Code				
	11a RESIDENT SERVICES	623000	261,018	261,018		
	b					
	c					
	d All other revenue					
	e **Total.** Add lines 11a-11d		261,018			
	12 **Total revenue.** See Instructions		17,591,955	17,433,931	0	101,214

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns All other organizations must complete column (A)

Check if Schedule O contains a response or note to any line in this Part IX . . . . . ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments See Part IV, line 21	132,875	132,875		
2 Grants and other assistance to domestic individuals See Part IV, line 22	52,363	52,363		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	7,478,772	6,638,047	840,725	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	64,838	56,450	8,388	
9 Other employee benefits	1,102,778	1,033,798	68,980	
10 Payroll taxes	549,961	490,741	59,220	
11 Fees for services (non-employees)				
a Management	568,752	204,756	363,996	
b Legal	30,867		30,867	
c Accounting	35,406		35,406	
d Lobbying				
e Professional fundraising services See Part IV, line 17				
f Investment management fees				
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	122,621	122,621		
12 Advertising and promotion	265,345	3,525	261,820	
13 Office expenses	575,431	135,689	439,742	
14 Information technology				
15 Royalties				
16 Occupancy	1,167,696	1,098,150	69,546	
17 Travel	30,315	14,565	15,750	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	35,712	17,846	17,866	
20 Interest	1,404,694	1,252,470	152,224	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	2,194,652	1,956,822	237,830	
23 Insurance	255,103	117,183	137,920	
24 Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24e If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O)				
a SUPPLIES	1,339,454	1,339,454		
b EQUIPMENT RENTAL AND MA	48,531	47,497	1,034	
c PHARMACY AND LAB	33,843	33,843		
d RESIDENT ACTIVITIES	29,758	29,758		
e All other expenses	36,462	25,958	10,504	
25 **Total functional expenses.** Add lines 1 through 24e	17,556,229	14,804,411	2,751,818	0
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X . . . . . ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash–non-interest-bearing		1,407,762	1	1,117,815
	2	Savings and temporary cash investments		5,690,283	2	6,165,937
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		628,039	4	813,160
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net		334,970	7	456,156
	8	Inventories for sale or use		48,962	8	48,575
	9	Prepaid expenses and deferred charges		416,791	9	168,259
	10a	Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a 52,304,391			
	b	Less accumulated depreciation	10b 27,113,495	25,999,700	10c	25,190,896
	11	Investments—publicly traded securities			11	
	12	Investments—other securities See Part IV, line 11		2,050,303	12	2,065,696
	13	Investments—program-related See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets See Part IV, line 11		7,911,662	15	7,981,181
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		44,488,472	16	44,007,675
Liabilities	17	Accounts payable and accrued expenses		2,047,761	17	1,823,558
	18	Grants payable			18	
	19	Deferred revenue		12,129,267	19	12,582,942
	20	Tax-exempt bond liabilities		23,175,000	20	22,455,000
	21	Escrow or custodial account liability Complete Part IV of Schedule D			21	
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L			22	
	23	Secured mortgages and notes payable to unrelated third parties			23	
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D		272,205	25	263,477
	26	**Total liabilities.** Add lines 17 through 25		37,624,233	26	37,124,977
Net Assets or Fund Balances		**Organizations that follow SFAS 117 (ASC 958), check here ▶ ☑ and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		6,864,239	27	6,882,698
	28	Temporarily restricted net assets			28	
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117 (ASC 958), check here ▶ ☐ and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
	33	Total net assets or fund balances		6,864,239	33	6,882,698
	34	Total liabilities and net assets/fund balances		44,488,472	34	44,007,675

Part XI Reconcilliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI . . . . . ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	17,591,955
2	Total expenses (must equal Part IX, column (A), line 25)	2	17,556,229
3	Revenue less expenses Subtract line 2 from line 1	3	35,726
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	6,864,239
5	Net unrealized gains (losses) on investments	5	-17,267
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	6,882,698

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII . . . . . ☑

			Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☑ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		No
	If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	Yes	
	If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both ☑ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	Yes	
	If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a		No
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	3b		

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493313019226

SCHEDULE A (Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ **Attach to Form 990 or Form 990-EZ.**

▶ **Information about Schedule A (Form 990 or 990-EZ) and its instructions is at *www.irs.gov/form990*.**

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization
CARPENTER'S HOME ESTATES INC

Employer identification number
59-2347336

Part I **Reason for Public Charity Status** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).**(Attach Schedule E (Form 990 or 990-EZ))

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state _____

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)

9 ☑ An organization that normally receives (1) more than 331/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 331/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See**section 509(a)(2).** (Complete Part III)

10 ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**

11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3).** Check the box in lines 11a through 11d that describes the type of supporting organization and complete lines 11e, 11f, and 11g

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization

f Enter the number of supported organizations . . . . . _____

g Provide the following information about the supported organization(s)

(i) Name of supported organization	(ii)EIN	(iii) Type of organization (described on lines 1- 9 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
Total						

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990EZ. Cat No 11285F

Schedule A (Form 990 or 990-EZ) 2015

Part II **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)** (Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2011	(b) 2012	(c) 2013	(d) 2014	(e) 2015	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any unusual grants)						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2011	(b) 2012	(c) 2013	(d) 2014	(e) 2015	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
11 **Total support.** Add lines 7 through 10						

12 Gross receipts from related activities, etc (see instructions) **12**

13 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** . . . . . ▶ ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2015 (line 6, column (f) divided by line 11, column (f)) **14**

15 Public support percentage for 2014 Schedule A, Part II, line 14 **15**

16a **33 1/3% support test—2015.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

b **33 1/3% support test—2014.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

17a **10%-facts-and-circumstances test—2015.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶ ☐

b **10%-facts-and-circumstances test—2014.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶ ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ ☐

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2011	(b) 2012	(c) 2013	(d) 2014	(e) 2015	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")	36,596	52,900	27,447	57,120	56,810	230,873
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	16,241,086	16,411,882	17,236,721	17,399,813	17,182,913	84,472,415
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5	16,277,682	16,464,782	17,264,168	17,456,933	17,239,723	84,703,288
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						0
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						0
c Add lines 7a and 7b						0
8 **Public support.** (Subtract line 7c from line 6)						84,703,288

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2011	(b) 2012	(c) 2013	(d) 2014	(e) 2015	(f) Total
9 Amounts from line 6	16,277,682	16,464,782	17,264,168	17,456,933	17,239,723	84,703,288
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	179,480	174,113	90,035	106,341	101,214	651,183
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	179,480	174,113	90,035	106,341	101,214	651,183
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)	192,100	189,198	178,400	180,039	261,018	1,000,755
13 **Total support.** (Add lines 9, 10c, 11, and 12)	16,649,262	16,828,093	17,532,603	17,743,313	17,601,955	86,355,226

14 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2015 (line 8, column (f) divided by line 13, column (f))	15	98 090 %
16	Public support percentage from 2014 Schedule A, Part III, line 15	16	98 320 %

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2015** (line 10c, column (f) divided by line 13, column (f))	17	0 750 %
18	Investment income percentage from **2014** Schedule A, Part III, line 17	18	0 810 %

19a **33 1/3% support tests—2015.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☑

b **33 1/3% support tests—2014.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

Part IV Supporting Organizations

(Complete only if you checked a box on line 11 of Part I If you checked 11a of Part I, complete Sections A and B If you checked 11b of Part I, complete Sections A and C If you checked 11c of Part I, complete Sections A, D, and E If you checked 11d of Part I, complete Sections A and D, and complete Part V)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in* ***Part VI*** *how the supported organizations are designated If designated by class or purpose, describe the designation If historic and continuing relationship, explain*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2)*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer (b) and (c) below*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in* ***Part VI*** *when and how the organization made the determination*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in* ***Part VI*** *what controls the organization put in place to ensure such use*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes" and if you checked 11a or 11b in Part I, answer (b) and (c) below*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer (b) and (c) below (if applicable) Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document)*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (a) its supported organizations, (b) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (c) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in IRC 4958(c)(3)(C)), a family member of a substantial contributor, or a 35-percent controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990)*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? *If "Yes," complete Part II of Schedule L (Form 990)*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509 (a)(1) or (2))? *If "Yes," provide detail in* ***Part VI.***	9a		
b	Did one or more disqualified persons (as defined in line 9(a)) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in* ***Part VI.***	9b		
c	Did a disqualified person (as defined in line 9(a)) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in* ***Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of IRC 4943 because of IRC 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer b below*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings)*	10b		
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?	11a		
b	A family member of a person described in (a) above?	11b		
c	A 35% controlled entity of a person described in (a) or (b) above? *If "Yes" to a, b, or c, provide detail in Part VI*	11c		

Part IV Supporting Organizations (continued)

Section B. Type I Supporting Organizations

		Yes	No
1	Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? *If "No," describe in* ***Part VI*** *how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year*	1		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in* ***Part VI*** *how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization*	2		

Section C. Type II Supporting Organizations

		Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in* ***Part VI*** *how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s)*	1		

Section D. All Type III Supporting Organizations

		Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (1) a written notice describing the type and amount of support provided during the prior tax year, (2) a copy of the Form 990 that was most recently filed as of the date of notification, and (3) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If "No," explain in* ***Part VI*** *how the organization maintained a close and continuous working relationship with the supported organization(s)*	2		
3	By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in* ***Part VI*** *the role the organization's supported organizations played in this regard*	3		

Section E. Type III Functionally-Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year **(see instructions)**

- **a** ☐ The organization satisfied the Activities Test. Complete **line 2** below.
- **b** ☐ The organization is the parent of each of its supported organizations. Complete **line 3** below.
- **c** ☐ The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).

			Yes	No
2	Activities Test. **Answer (a) and (b) below.**			
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in* ***Part VI identify those supported organizations and explain*** *how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities*	2a		
b	Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in* ***Part VI*** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement*	2b		
3	Parent of Supported Organizations. **Answer (a) and (b) below.**			
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *Provide details in Part VI*	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? *If "Yes," describe in Part VI the role played by the organization in this regard*	3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov 20, 1970 **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E ☐

Section A - Adjusted Net Income

			(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1		
2	Recoveries of prior-year distributions	2		
3	Other gross income (see instructions)	3		
4	Add lines 1 through 3	4		
5	Depreciation and depletion	5		
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7	Other expenses (see instructions)	7		
8	**Adjusted Net Income** (subtract lines 5, 6 and 7 from line 4)	8		

Section B - Minimum Asset Amount

			(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)	1		
a	Average monthly value of securities	1a		
b	Average monthly cash balances	1b		
c	Fair market value of other non-exempt-use assets	1c		
d	**Total** (add lines 1a, 1b, and 1c)	1d		
e	**Discount** claimed for blockage or other factors (explain in detail in Part VI) _____			
2	Acquisition indebtedness applicable to non-exempt use assets	2		
3	Subtract line 2 from line 1d	3		
4	Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount, see instructions)	4		
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6	Multiply line 5 by 035	6		
7	Recoveries of prior-year distributions	7		
8	**Minimum Asset Amount** (add line 7 to line 6)	8		

Section C - Distributable Amount

				Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1		
2	Enter 85% of line 1	2		
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3		
4	Enter greater of line 2 or line 3	4		
5	Income tax imposed in prior year	5		
6	**Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6		

7 Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions) ☐

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 **Total annual distributions.** Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2015 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2015	(iii) Distributable Amount for 2015
1 Distributable amount for 2015 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2015 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2015			
a			
b			
c			
d From 2013.			
e From 2014.			
f **Total** of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2015 distributable amount			
i Carryover from 2010 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2015 from Section D, line 7 $			
a Applied to underdistributions of prior years			
b Applied to 2015 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2015, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2015 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 **Excess distributions carryover to 2016.** Add lines 3j and 4c			
8 Breakdown of line 7			
a			
b			
c Excess from 2013.			
d From 2014.			
e From 2015.			

Part VI **Supplemental Information.**

Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

Return Reference	Explanation

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493313019226

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
Information about Schedule D (Form 990) and its instructions is at *www.irs.gov/form990*.

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization
CARPENTER'S HOME ESTATES INC

Employer identification number
59-2347336

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e g , recreation or education)
☐ Preservation of an historically important land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

		Held at the End of the Year
a	Total number of conservation easements	2a
b	Total acreage restricted by conservation easements	2b
c	Number of conservation easements on a certified historic structure included in (a)	2c
d	Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ $ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenue included on Form 990, Part VIII, line 1 ▶ $ _____

(ii) Assets included in Form 990, Part X ▶ $ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items

a Revenue included on Form 990, Part VIII, line 1 ▶ $ _____

b Assets included in Form 990, Part X ▶ $ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange programs
e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII

5 During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements.
Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII Check here if the explanation has been provided in Part XIII . . . . . ☐

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a)Current year	(b)Prior year	b (c)Two years back	(d)Three years back	(e)Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as

a Board designated or quasi-endowment ▶
b Permanent endowment ▶
c Temporarily restricted endowment ▶
The percentages on lines 2a, 2b, and 2c should equal 100%

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

		Yes	No
(i) unrelated organizations	3a(i)		
(ii) related organizations	3a(ii)		
b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds

Part VI Land, Buildings, and Equipment.
Complete if the organization answered 'Yes' to Form 990, Part IV, line 11a.See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	Accumulated (c)depreciation	(d)Book value
1a Land		1,031,024		1,031,024
b Buildings		46,110,528	23,892,102	22,218,426
c Leasehold improvements				
d Equipment		3,651,915	2,306,218	1,345,697
e Other		1,510,924	915,175	595,749
Total. Add lines 1a through 1e *(Column (d) must equal Form 990, Part X, column (B), line 10(c))* ▶				25,190,896

Part VII Investments—Other Securities. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
Total. *(Column (b) must equal Form 990, Part X, col (B) line 12)* ▶		

Part VIII Investments—Program Related. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Total. *(Column (b) must equal Form 990, Part X, col (B) line 13)* ▶		

Part IX Other Assets. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d See Form 990, Part X, line 15

(a) Description	(b) Book value
(1) DEFERRED FINANCING COSTS	545,001
(2) INVESTMENTS WHOSE USE IS LIMITED	7,355,065
(3) UTILITY DEPOSITS	81,115
Total. *(Column (b) must equal Form 990, Part X, col (B) line 15)* . . . . . ▶	7,981,181

Part X Other Liabilities. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
Federal income taxes	
ENTRANCE FEE DEPOSITS	90,500
REFUNDABLE ENTRANCE FEES	172,977
Total. *(Column (b) must equal Form 990, Part X, col (B) line 25)* ▶	263,477

2. Liability for uncertain tax positions In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740) Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	17,574,688
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12				
a	Net unrealized gains (losses) on investments	2a	-17,267		
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII)	2d			
e	Add lines **2a** through **2d**			2e	-17,267
3	Subtract line **2e** from line **1**			3	17,591,955
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	0
5	Total revenue Add lines **3** and **4c.**(This must equal Form 990, Part I, line 12)			5	17,591,955

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	17,556,229
2	Amounts included on line 1 but not on Form 990, Part IX, line 25				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII)	2d			
e	Add lines **2a** through **2d**			2e	0
3	Subtract line **2e** from line **1**			3	17,556,229
4	Amounts included on Form 990, Part IX, line 25, but not on line **1:**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	0
5	Total expenses Add lines **3** and **4c.** (This must equal Form 990, Part I, line 18)			5	17,556,229

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b Also complete this part to provide any additional information

Return Reference	Explanation

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493313019226

Schedule I (Form 990)

Department of the Treasury
Internal Revenue Service

Grants and Other Assistance to Organizations, Governments and Individuals in the United States

Complete if the organization answered "Yes," on Form 990, Part IV, line 21 or 22.

▶ **Attach to Form 990.**

▶ **Information about Schedule I (Form 990) and its instructions is at *www.irs.gov/form990*.**

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization
CARPENTER'S HOME ESTATES INC

Employer identification number
59-2347336

Part I General Information on Grants and Assistance

1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? . . . . . ☑ Yes ☐ No

2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments.

Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than $5,000 Part II can be duplicated if additional space is needed

(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
See Additional Data Table							

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table . . . . . ▶

3 Enter total number of other organizations listed in the line 1 table . . . . . ▶

Part III **Grants and Other Assistance to Domestic Individuals.** Complete if the organization answered "Yes" on Form 990, Part IV, line 22
Part III can be duplicated if additional space is needed

(a)Type of grant or assistance	(b)Number of recipients	(c)Amount of cash grant	(d)Amount of non-cash assistance	(e)Method of valuation (book, FMV, appraisal, other)	(f)Description of non-cash assistance
(1) RESIDENT EMERGENCY ASSISTANCE	3	46,106		MONTHLY MAINTENANCE FEE CREDITS GIVEN TO RESIDENTS IN NEED	

Part IV **Supplemental Information.** Provide the information required in Part I, line 2, Part III, column (b), and any other additional information.

Return Reference	Explanation
PART I, LINE 2	PLEASE SEE SCHEDULE O FOR THE SOCIAL ACCOUNTABILITY PROGRAM

Additional Data

Software ID:
Software Version:
EIN: 59-2347336
Name: CARPENTER'S HOME ESTATES INC

Form 990,Schedule I, Part II, Grants and Other Assistance to Domestic Organizations and Domestic Governments.

(a) Name and address of organization or government	**(b)** EIN	**(c)** IRC section if applicable	**(d)** Amount of cash grant	**(e)** Amount of non-cash assistance	**(f)** Method of valuation (book, FMV, appraisal, other)	**(g)** Description of non-cash assistance	**(h)** Purpose of grant or assistance
ALZHEIMER'S ASSOCIATION 225 N MICHIGAN AVE CHICAGO,IL 60601	36-3463656	501(C)3	15,000				FINANCIAL SUPPORT OF ALZHEIMER'S ASSOCIATION
VOLUNTEERS IN SERVICE TO THE ELDERLY INC (VISTE) 1232 E MAGNOLIA STREET LAKELAND,FL 33801	59-2625297	501(C)3	10,000				SPONSORSHIP

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493313019226

Schedule K (Form 990)

Department of the Treasury

Internal Revenue Service

Supplemental Information on Tax Exempt Bonds

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 24a. Provide descriptions, explanations, and any additional information in Part VI.

▶ Attach to Form 990.

▶ Information about Schedule K (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization

CARPENTER'S HOME ESTATES INC

Employer identification number

59-2347336

Part I Bond Issues

	(a) Issuer name	(b) Issuer EIN	(c) CUSIP #	(d) Date issued	(e) Issue price	(f) Description of purpose	(g) Defeased		(h) On behalf of issuer		(i) Pool financing	
							Yes	No	Yes	No	Yes	No
A	CITY OF LAKELAND REV AND REF BONDS 2008	59-6000354	511727AK5	05-01-2008	26,555,000	SEE SUPPLEMENTAL INFORMATION		X		X		X

Part II Proceeds

		A	B	C	D
1	Amount of bonds retired	4,100,000			
2	Amount of bonds legally defeased				
3	Total proceeds of issue	26,544,437			
4	Gross proceeds in reserve funds	2,172,238			
5	Capitalized interest from proceeds	2,285,925			
6	Proceeds in refunding escrows	13,660,414			
7	Issuance costs from proceeds	531,100			
8	Credit enhancement from proceeds				
9	Working capital expenditures from proceeds				
10	Capital expenditures from proceeds	4,514,760			
11	Other spent proceeds				
12	Other unspent proceeds				
13	Year of substantial completion	2009			

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
14	Were the bonds issued as part of a current refunding issue?		X						
15	Were the bonds issued as part of an advance refunding issue?	X							
16	Has the final allocation of proceeds been made?	X							
17	Does the organization maintain adequate books and records to support the final allocation of proceeds?	X							

Part III Private Business Use

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
1	Was the organization a partner in a partnership, or a member of an LLC, which owned property financed by tax-exempt bonds?		X						
2	Are there any lease arrangements that may result in private business use of bond-financed property?		X						

Part III Private Business Use *(Continued)*

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
3a	Are there any management or service contracts that may result in private business use of bond-financed property?		X						
b	If "Yes" to line 3a, does the organization routinely engage bond counsel or other outside counsel to review any management or service contracts relating to the financed property?								
c	Are there any research agreements that may result in private business use of bond-financed property?		X						
d	If "Yes" to line 3c, does the organization routinely engage bond counsel or other outside counsel to review any research agreements relating to the financed property?								
4	Enter the percentage of financed property used in a private business use by entities other than a section 501(c)(3) organization or a state or local government ▶		0 050 %						
5	Enter the percentage of financed property used in a private business use as a result of unrelated trade or business activity carried on by your organization, another section 501(c)(3) organization, or a state or local government ▶								
6	Total of lines 4 and 5		0 050 %						
7	Does the bond issue meet the private security or payment test?		X						
8a	Has there been a sale or disposition of any of the bond-financed property to a nongovernmental person other than a 501(c)(3) organization since the bonds were issued?		X						
b	If "Yes" to line 8a, enter the percentage of bond-financed property sold or disposed of								
c	If "Yes" to line 8a, was any remedial action taken pursuant to Regulations sections 1 141-12 and 1 145-2?								
9	Has the organization established written procedures to ensure that all nonqualified bonds of the issue are remediated in accordance with the requirements under Regulations sections 1 141-12 and 1 145-2?		X						

Part IV Arbitrage

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
1	Has the issuer filed Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate?	X							
2	If "No" to line 1, did the following apply?								
a	Rebate not due yet?								
b	Exception to rebate?								
c	No rebate due?								
	If "Yes" to line 2c, provide in Part VI the date the rebate computation was performed								
3	Is the bond issue a variable rate issue?		X						
4a	Has the organization or the governmental issuer entered into a qualified hedge with respect to the bond issue?		X						
b	Name of provider								
c	Term of hedge								
d	Was the hedge superintegrated?								
e	Was the hedge terminated?								

Part IV Arbitrage *(Continued)*

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
5a	Were gross proceeds invested in a guaranteed investment contract (GIC)?		X						
b	Name of provider								
c	Term of GIC								
d	Was the regulatory safe harbor for establishing the fair market value of the GIC satisfied?								
6	Were any gross proceeds invested beyond an available temporary period?		X						
7	Has the organization established written procedures to monitor the requirements of section 148? . . .	X							

Part V Procedures To Undertake Corrective Action

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
Has the organization established written procedures to ensure that violations of federal tax requirements are timely identified and corrected through the voluntary closing agreement program if self-remediation is not available under applicable regulations?	X							

Part VI Supplemental Information. Provide additional information for responses to questions on Schedule K (see instructions).

Return Reference	Explanation
SCHEDULE K, ROW A, PART I(F)	THE PROCEEDS FROM THE SERIES 2008 BONDS WERE USED TO FINANCE CERTAIN EXPANSIONS TO THE FACILITIES ON CARPENTER'S HOME ESTATE'S CAMPUS, ADVANCE REFUND THE SERIES 1998 BONDS, AND PAY CERTAIN EXPENSES RELATED TO THE FINANCING OF THE SERIES 2008 BONDS

Return Reference	Explanation
SCHEDULE K, ROW A	IN APRIL 2008, THE ESTATES ISSUED THE CITY OF LAKELAND, FLORIDA, RETIREMENT COMMUNITY FIRST MORTGAGE REVENUE AND REFUNDING BONDS, SERIES 2008 (THE "SERIES 2008 BONDS"), WITH YEARLY PRINCIPAL PAYMENTS DUE IN VARYING INCREASING INSTALLMENTS IN THE AMOUNT OF $550,000 BEGINNING JANUARY 1, 2012, TO $2,735,000 IN JANUARY 1, 2043 THE SERIES 2008 BONDS WERE ISSUED TO REFINANCE THE EXISTING SERIES 1998 BONDS, CONSTRUCT AND EQUIP AN ADDITIONAL 32 INDEPENDENT LIVING UNITS, AND PAY THE COST OF ISSUING THE SERIES 2008 BONDS THE 32 INDEPENDENT LIVING UNITS WERE COMPLETED DURING THE YEAR ENDED DECEMBER 31, 2009

Return Reference	Explanation
SCHEDULE K, PART I (C)	THE SERIES 2008 BOND ISSUE CONSISTS OF THE FOLLOWING CUSIP NO 511727AH2, $8,555,000 5 875% TERM BONDS DUE JANUARY 1, 2019 CUSIP NO 511727AJ8, $3,630,000 6 25% TERM BONDS DUE JANUARY 1, 2028 CUSIP NO 511727AK5, $14,370,000 6 375% TERM BONDS DUE JANUARY 1, 2043

Return Reference	Explanation
SCHEDULE K, PART II, LINE 3	THE TOTAL PROCEEDS FOR SERIES 2008 BOND ISSUE ARE NOT IDENTICAL TO THE ISSUE PRICE LISTED IN PART I, COLUMN (E), THE DIFFERENCE IS AN UNDERWRITER'S DISCOUNT OF $10,563

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493313019226

Schedule L (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Transactions with Interested Persons

▶ Complete if the organization answered "Yes" on Form 990, Part IV, lines 25a, 25b, 26, 27, 28a, 28b, or 28c, or Form 990-EZ, Part V, line 38a or 40b.
▶ Attach to Form 990 or Form 990-EZ.
▶ Information about Schedule L (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization
CARPENTER'S HOME ESTATES INC

Employer identification number
59-2347336

Part I Excess Benefit Transactions (section 501(c)(3), section 501(c)(4), and 501(c)(29) organizations only)

Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b

1 (a) Name of disqualified person	(b) Relationship between disqualified person and organization	(c) Description of transaction	(d) Corrected? Yes	No

2 Enter the amount of tax incurred by organization managers or disqualified persons during the year under section 4958 . . . . . ▶ $

3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization . . . . . ▶ $

Part II Loans to and/or From Interested Persons.

Complete if the organization answered "Yes" on Form 990-EZ, Part V, line 38a, or Form 990, Part IV, line 26, or if the organization reported an amount on Form 990, Part X, line 5, 6, or 22

(a) Name of interested person	(b) Relationship with organization	(c) Purpose of loan	(d) Loan to or from the organization? To	From	(e) Original principal amount	(f) Balance due	(g) In default? Yes	No	(h) Approved by board or committee? Yes	No	(i) Written agreement? Yes	No
Total		▶ $										

Part III Grants or Assistance Benefiting Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of assistance	(d) Type of assistance	(e) Purpose of assistance

Part IV Business Transactions Involving Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
(1) HMS OF LAKELAND INC	MANAGEMENT COMPANY	1,130,728	MGMT FEE HMS PROVIDES OPERATIONAL MANAGEMENT SERVICES TO THE ORGANIZATION IT IS OWNED 75% BY THE ORGANIZATION'S EXECUTIVE DIRECTOR AND CEO, CONTROLLER, AND CFO THE EXECUTIVE DIRECTOR AND THE HEALTH CARE ADMINISTRATOR ARE PROVIDED UNDER THE TERMS OF THE MANAGEMENT AGREEMENT		No

Part V Supplemental Information

Provide additional information for responses to questions on Schedule L (see instructions)

Return Reference	Explanation

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493313019226

SCHEDULE O (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
▶ Attach to Form 990 or 990-EZ.
▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization	Employer identification number
CARPENTER'S HOME ESTATES INC	59-2347336

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 3	THE ORGANIZATION DELEGATES CONTROL OVER MANAGEMENT DUTIES THAT ARE CUSTOMARILY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF OFFICERS, DIRECTORS, TRUSTEES OR KEY EMPLOYEES TO HMS OF LAKELAND, INC THE ORGANIZATION'S EXECUTIVE DIRECTOR AND CEO, CFO, AND ADMINISTRATOR ARE THREE OF THE FOUR OWNERS OF HMS BRIAN ROBARE, SERVING AS THE ORGANIZATION'S EXECUTIVE DIRECTOR IS PAID FROM HMS OF LAKELAND, INC $197,256 JOHN THOMPSON, SERVING AS THE ORGANIZATION'S CFO IS PAID FROM HMS OF LAKELAND, INC $80,836 THESE AMOUNTS INCLUDE SALARY AND BENEFITS THE BOARD OF DIRECTORS BELIEVES THAT THE MANAGEMENT FEE IS REASONABLE BASED ON THE DUTIES THAT ARE PERFORMED BY THE MANAGEMENT COMPANY THE BOARD OF DIRECTORS ALSO BELIEVES THAT THE MANAGEMENT FEE DOES NOT RESULT IN PRIVATE INUREMENT OR AN EXCESS BENEFIT TRANSACTION

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11	THE RETURN IS SENT TO THE ENTIRE BOARD VIA EMAIL, COMMENTS ARE TAKEN INTO CONSIDERATION AND THE RETURN IS MODIFIED AS NECESSARY A COPY OF THE FINAL RETURN IS PROVIDED TO ALL OF THE VOTING MEMBERS OF ORGANIZATION'S BOARD BEFORE IT IS FILED WITH THE IRS

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 12C	THE CONFLICT OF INTEREST POLICY IS REVIEWED WITH THE BOARD OF DIRECTORS AND KEY EMPLOYEES ON AN ANNUAL BASIS AT THIS TIME, INDIVIDUALS ARE REQUESTED TO DECLARE AREAS OF POTENTIAL CONFLICT IF ANY POTENTIAL CONFLICTS ARE IDENTIFIED, THE BOARD APPROVED POLICY IS FOLLOWED

Return Reference	Explanation
FORM 990, PART VI, SECTION C, LINE 19	THE UNAUDITED MONTHLY FINANCIAL STATEMENTS ARE PROVIDED TO OUR BOARD OF DIRECTORS, THE PRESIDENT OF THE RESIDENT ASSOCIATION (CHERA), AND TWO RESIDENT REPRESENTATIVES TO OUR BOARD OF DIRECTORS THE UNAUDITED QUARTERLY AND ANNUAL FINANCIAL STATEMENTS ARE PROVIDED TO ALL EXISTING RESIDENTS OF THE COMMUNITY, POSTED QUARTERLY ON MUNICIPAL SECURITIES RULEMAKING BOARD (MSRB) WEBSITE, AND POSTED ON THE FLORIDA OFFICE OF INSURANCE REGULATION WEBSITE THE AUDITED ANNUAL FINANCIAL STATEMENTS ARE FILED WITH THE MSRB AND THE FLORIDA OFFICE OF INSURANCE A COPY OF THE AUDITED ANNUAL FINANCIAL STATEMENTS IS PROVIDED TO EACH BOARD MEMBER, THE TWO RESIDENT REPRESENTATIVES TO THE BOARD AND THE PRESIDENT OF THE CHERA, THE RESIDENT ASSOCIATION FOR THE COMMUNITY IN ADDITION, A SUMMARY OF THE ANNUAL FINANCIAL STATEMENTS IS POSTED ON OUR BULLETIN BOARD AND A COPY IS AVAILABLE IN THE BUSINESS OFFICE FOR INSPECTION BY THE GENERAL PUBLIC UPON REQUEST THE GOVERNING DOCUMENTS AND CONFLICT OF INTEREST POLICY ARE AVAILABLE TO THE GENERAL PUBLIC AT OUR BUSINESS LOCATION UPON REQUEST

Return Reference	Explanation
FORM 990, PART XII, LINE 2C	OVERSIGHT OF AUDIT THE AUDIT COMMITTEE OF THE BOARD OF DIRECTORS HAS RESPONSIBILITY FOR OVERSIGHT OF AUDIT AND SELECTION OF AN INDEPENDENT ACCOUNTANT THE PROCESS HAS NOT CHANGED FROM THE PRIOR YEAR

Return Reference	Explanation
SOCIAL ACCOUNTABILITY PROGRAM	CARPENTER'S HOME ESTATES, INC (THE "ESTATES") BELIEVES THAT, AS A NOT-FOR-PROFIT, WE SHARE THE RESPONSIBILITY TO MAKE A DIFFERENCE IN OUR LOCAL COMMUNITY OUR CARPENTER'S CARES PROGRAM COMMITS TIME AND FINANCIAL RESOURCES TO MAKE A DIFFERENCE IN THE LIVES OF OUR RESIDENTS, STAFF, FAMILIES, AND COMMUNITY THAT WE ARE PRIVILEGED TO SERVE OUR CONTINUING GOAL IS TO INCREASE OUR OUTREACH EVERY YEAR AND THE 2015 CARPENTER'S CARES PROGRAM WAS A SUCCESS! THE CARPENTER'S CARES PROGRAM AT THE ESTATES FOCUSES ON SERVICE AND FINANCIAL SUPPORT TO RESIDENTS, STAFF, AND THE LOCAL COMMUNITY THIS ENSURES THAT THE ESTATES REMAINS A GREAT PLACE TO LIVE AND WORK, SOLIDIFIES OUR POSITION AS A COMMUNITY PARTNER COMMITTED TO SERVICE, AND PROVIDES OPPORTUNITIES FOR RESIDENTS AND STAFF MEMBERS TO GIVE BACK TO THE COMMUNITY OUR EFFORTS FOCUS ON MEETING AND ENHANCING THE MISSION OF THE ORGANIZATION BY SUPPORTING AND FINANCIALLY ASSISTING ORGANIZATIONS IN THE LOCAL COMMUNITY AND BY OFFERING THE TALENTS AND SERVICES OF OUR TALENTED EMPLOYEES AND RESIDENTS THE ESTATES BELIEVES THAT ANY COMMITMENT TO MAKING A DIFFERENCE IN THE LOCAL COMMUNITY MUST FIRST ENSURE THAT THEIR DEDICATED STAFF IS APPRECIATED AND SUPPORTED OUR EMPLOYEE ENGAGEMENT PROGRAM IS DESIGNED TO SAY "THANK YOU," BUT INSTANCES DO ARISE WHEN A STAFF MEMBER ENCOUNTERS AN UNEXPECTED HARDSHIP FOLLOWING THE ADAGE THAT "CHARITY BEGINS AT HOME," THE CARPENTERS CARES PROGRAM OFFERS FINANCIAL SUPPORT TO EMPLOYEES FACING A FINANCIAL, HEALTH, OR OTHER PERSONAL CRISIS THAT SEVERELY IMPACTS THEIR ABILITY TO MAINTAIN THEIR DAY TO DAY ACTIVITIES AND RESPONSIBILITIES THIS PROGRAM HAS PROVIDED ASSISTANCE WITH UNEXPECTED MEDICAL BILLS, GROCERIES, RENT AND MORTGAGE PAYMENTS, AND ELECTRIC BILLS IN 2015, MORE THAN $6,012 OF ASSISTANCE WAS PROVIDED TO EMPLOYEES THROUGH THIS PROGRAM AND SINCE THE INCEPTION OF THIS PROGRAM OVER $23,369 POLK WORKS RECOGNIZED THIS COMMITMENT TO OUR EMPLOYEES WHEN THE ESTATES RECEIVED A "BEST PLACES TO WORK" AWARD FOR THE 7TH CONSECUTIVE YEAR IN ADDITION, HOLIDAY FOOD DRIVES AND SCHOOL SUPPLY DRIVES ENSURE THAT OUR EMPLOYEES ARE ABLE TO ENJOY A HOLIDAY MEAL WITH THEIR FAMILY AND SEND THEIR CHILD TO SCHOOL PREPARED HEALTH AND WELLNESS IS AN INTEGRAL PART OF ESTATES PHILOSOPHY MANY RESIDENTS AND EMPLOYEES HAVE BEEN TOUCHED BY ILLNESS AND THE ESTATES JOINS TOGETHER TO CELEBRATE VICTORIES AND MEMORIES AND TO RAISE FUNDS FOR RESEARCH ESTATES RESIDENTS AND EMPLOYEES PARTICIPATE IN THE ANNUAL WALK FOR A CURE AND MEMORY WALK IN SUPPORT OF THE AMERICAN CANCER SOCIETY AND THE ALZHEIMER'S ASSOCIATION OUR FINANCIAL SUPPORT HELPS TO SUPPORT RESEARCH TO FIGHT THE DISEASES THAT TOUCH SO MANY IN OUR COMMUNITY AS A PLATINUM SPONSOR FOR THE ALZHEIMER'S ASSOCIATION IN 2015, WE HAVE BECOME A VITAL CONTRIBUTOR TO THEIR ORGANIZATION AND THE ACCOMPLISHMENT OF THEIR MISSION - TO CARE FOR THOSE AFFLICTED WITH THIS DISEASE AND SUPPORT THE SEARCH FOR A CURE THIS WELLNESS PHILOSOPHY EXTENDS FURTHER INTO OUR COMMUNITY OUR FINANCIAL SUPPORT OF THE LAKELAND REGIONAL CANCER CENTER AND THE WATSON CLINIC FOUNDATION CONTINUES OUR COMMITMENT TO CANCER RESEARCH, EDUCATION FOR PATIENTS AND FAMILIES, AND IMPROVING THE WELLNESS OF THE LOCAL COMMUNITY OUR RESIDENT'S ASSOCIATION COLLECTS AND SORTS THROUGH CLOTHING DONATIONS THROUGHOUT THE YEAR THESE DONATIONS HELP TO FUND AN EMPLOYEE SCHOLARSHIP PROGRAM AND PROVIDE ASSISTANCE TO CHARITIES IN THE LOCAL COMMUNITY BENEFICIARIES OF OUR GIVING INCLUDE PEACE RIVER CENTER, LIGHTHOUSE MINISTRIES, LAKELAND HABITAT FOR HUMANITY, FLORIDA BAPTIST CHILDREN'S HOME, CLARK'S HOUSE, AND SHRINER'S HOSPITAL FOR CHILDREN A SAMPLE OF THE ORGANIZATION'S SUPPORT FOR LOCAL COMMUNITY EFFORTS INCLUDE > FINANCIAL SUPPORT OF THE POLK SENIOR GAMES AND HOST OF THE CHESS TOURNAME > PROVIDING SPACE FOR A POLLING PLACE FOR THE CITY OF LAKELAND AND POLK COUNTY SUPERVISOR OF ELECTIONS > FINANCIAL SUPPORT AND EMPLOYEE AND RESIDENT PARTICIPATION IN THE MAKING STRIDES AGAINST BREAST CANCER WALK > DELIVERY OF PANCAKE BREAKFASTS TWICE MONTHLY TO HOMEBOUND SENIORS SERVED BY VOLUNTEERS IN SERVICE TO THE ELDERLY AND FINANCIAL SUPPORT TO THEIR ANNUAL FUNDRAISER > THE DONATION OF "GOODIE" BAGS TO THE POLK SENIOR GAMES FOR THE ANNUAL INFORMATIONAL HEALTH EXPO > HOSTED A NATIONAL NIGHT OUT EVENT TO RAISE AWARENESS IN THE LOCAL COMMUNITY > SPONSORED AND SUPPORTED FLORIDA SOUTHERN COLLEGE'S GOLDEN MOCS HOMECOMING CELEBRATIONS > MONTHLY ON-SITE PARTICIPATION WITH BLOOD DRIVES BY FLORIDA BLOOD NET > HOSTED A BREAKFAST MEETING OF BETTER LIVING FOR SENIORS, A COALITION OF ORGANIZATIONS THAT PROVIDE SERVICES TO SENIORS > PARTICIPATED IN AND PROVIDED FINANCIAL SUPPORT TO THE AMERICAN CANCER SOCIETY'S MAKING STRIDES AGAINST BREAST CANCER > ATTENDED AND SUPPORTED THE ANNUAL LAKELAND MAYOR'S PRAYER BREAKFAST > SPONSORED THE WOMEN OF CENTRAL FLORIDA SPRING FASHION SHOW PRESENTED BY CENTRAL FLORIDA SPEECH & HEARING CENTER " FINANCIAL SUPPORT TO POLK ECUMENICAL ACTION COUNCIL FOR EMPOWERMENT, AN ORGANIZATION DEDICATED TO BRING THE PEOPLE TOGETHER AS A COMMUNITY TO SOLVE PROBLEMS > FINANCIAL SUPPORT TO THE PRO AM TENNIS TOURNAMENT SPONSORED BY THE JUNIOR LEAGUE OF GREATER LAKELAND > PARTICIPATED AND SPONSORED THE 2015 WOODMENLIFE CHARITY GOLF TOURNAMENT TO BENEFIT PARKER STREET MINISTRIES THE HOLIDAYS ARE ALWAYS SUCH AN ENJOYABLE TIME FOR THE ESTATES' FAMILY AND PROVIDE THE PERFECT OPPORTUNITY TO SHARE WITH THE COMMUNITY IN 2015, THE ESTATES PROVIDED 150 THANKSGIVING MEALS TO PROJECT CARE OUTREACH AND 150 THANKSGIVING MEALS TO THE DREAM CENTER OF LAKELAND BOTH PROGRAMS OFFER THESE MEALS TO SHUT-INS AND THOSE LESS FORTUNATE EVERY YEAR, THE ESTATES SPONSORS A COLLECTION OF NEW, UNWRAPPED TOYS FOR THE LAKELAND POLICE DEPARTMENT'S "COPS FOR CHRISTMAS" CAMPAIGN AND PROVIDES FINANCIAL SUPPORT FOR THIS WONDERFUL PROGRAM THAT BENEFITS CHILDREN IN FOSTER CARE AND HELPS TO ENSURE THAT EACH CHILD HAS A PRESENT TO UNWRAP ON CHRISTMAS MORNING OUR SUPPORT OF BETTER SEASON FOR SENIORS ANGEL TREE PROGRAM PROVIDED PRESENTS TO OVER 30 NEEDY SENIORS ESTATES' EMPLOYEES THROUGH A SECRET SANTA PROGRAM EMBRACE THE SPIRIT OF GIVING FOR HEALTH CENTER RESIDENTS THE EMPLOYEES PURCHASE GIFTS FOR OUR RESIDENTS AND SANTA MAKES A SPECIAL VISIT AT THE ANNUAL CHRISTMAS PARTY THE SMILES ARE PRICELESS! AS A MEMBER OF THE BUSINESS COMMUNITY, THE ESTATES ACTIVELY PARTICIPATES IN THE CHAMBER OF COMMERCE AND OTHER FUNCTIONS IN THE CITY OF LAKELAND THE ESTATES WAS A PROUD SPONSOR OF A BUSINESS AND BREAKFAST, WHICH BRINGS TIMELY EDUCATION TO LOCAL BUSINESS LEADERS TO PROVIDE THE SUPPORT AND EXPERTISE NECESSARY TO SUCCEED THE ESTATES CONTINUES TO OFFER THE TALENTS OF ITS EMPLOYEES TO LOCAL ORGANIZATIONS, INCLUDING BETTER LIVING FOR SENIORS AND THE ALZHEIMER'S ASSOCIATION IN ADDITION, EMPLOYEES VOLUNTEER THEIR TIME AND EXPERTISE FOR LEADINGAGE FLORIDA, FLORIDA HEALTH CARE ASSOCIATION, UNIVERSITY OF SOUTH FLORIDA, SOUTHEASTERN UNIVERSITY, POLK COUNTY EMERGENCY MANAGEMENT COALITION AND THE CITY OF LAKELAND LEADERSHIP COUNCIL FOR SENIORS THE ESTATES PROVIDES MEETING SPACE TO MANY ORGANIZATIONS THAT SERVE THE LOCAL COMMUNITY IN 2015, THE ESTATES WELCOMED THE FOLLOWING ORGANIZATIONS TO ITS CAMPUS > IMPERIAL POLK COUNTY CHAPTER OF THE MILITARY OFFICERS ASSOCIATION OF AMERICA > LAKELAND CHAMBER OF COMMERCE > ALZHEIMER'S ASSOCIATION > SOUTHEASTERN UNIVERSITY RETIRED FACULTY FELLOWSHIP > VICTORY CHURCH > FLORIDA ASSISTED LIVING ASSOCIATION > THE GIDEON'S INTERNATIONAL - LAKELAND NORTH CAMP BECAUSE CHARITY DOES BEGIN AT HOME, ESTATES' RESIDENTS HAVE A SPECIAL AFFINITY TO VOLUNTEERING WITHIN THE ESTATES' COMMUNITY ITSELF WHETHER IT IS RESIDENTS WHO VISIT OTHER RESIDENTS IN THE HEALTH CENTER OR RESIDENTS WHO VOLUNTEER BY ANSWERING PHONES, THE ESTATES IS THE GRATEFUL RECIPIENT OF THEIR SPIRIT OF GIVING OVER 150 ESTATES' RESIDENTS OFFER THEIR TIME AND TALENT TO MAKE THE ESTATES A WONDERFUL, CARING PLACE TO LIVE THE "ADVANTAGE PROGRAM" WAS DEVELOPED TO OPEN THE COMMUNITY TO INDIVIDUALS WHO WOULD NOT OTHERWISE BE ABLE TO LIVE AT THE ESTATES WORKING WITH AREA CHURCHES AND MINISTERS, THIS PROGRAM DESIGNATES TEN APARTMENTS FOR THIS PURPOSE THE INDIVIDUALS SELECTED ENJOY THE SAME ACCESS TO SERVICES AND AMENITIES AND BECOME A PART OF THE COMMUNITY IN 2015, THE MONTHLY FEES FOR THESE ELEVEN RESIDENTS WERE DISCOUNTED BY FORTY PERCENT, WHICH AMOUNTED TO $177,852 OFF THE PREVAILING FEE SCHEDULE THE CARPENTER'S CARES PROGRAM IS VERY PROUD OF A JOINT EFFORT WITH THE POLK COUNTY SHERIFF'S OFFICE CALLED K9S FOR COPS THIS PROGRAM RECOGNIZES THE VALUE OF LAW ENFORCEMENT TO THE GREATER COMMUNITY AND RAISES MONEY TO PURCHASE K9S FOR THE SHERIFF'S OFFICE TO DATE, OVER $130,459 HAS BEEN RAISED AND SEVEN DOGS HAVE BEEN PURCHASED AND PLACED INTO SERVICE THE FUTURE OF THE CARPENTER'S CARES PROGRAM IS EXCITING AND THE ROLE OF CARPENTER'S HOME ESTATES IN THE COMMUNITY MIRRORS