



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



Form **990-PF**Department of the Treasury
Internal Revenue Service**Return of Private Foundation**

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

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

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

OMB No 1545-0052

2015

Open to Public Inspection

For calendar year 2015 or tax year beginning

, 2015, and ending

, 20

Name of foundation

VESTCOR FAMILY FOUNDATION, INC.

A Employer identification number

65-1197315

Number and street (or P O box number if mail is not delivered to street address)

3030 HARTLEY ROAD

Room/suite

310

B Telephone number (see instructions)

(904) 260-3030

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

JACKSONVILLE, FL 32257

G Check all that apply:

☐ Initial return☐ Initial return of a former public charity☐ Final return☐ Amended return☐ Address change☐ Name change

H Check type of organization

☒ Section 501(c)(3) exempt private foundation☐ Section 4947(a)(1) nonexempt charitable trust☐ Other taxable private foundation

I Fair market value of all assets at

end of year (from Part II, col (c), line

16) ▶ \$ 13,087,662.

J Accounting method:

☐ Cash☒ Accrual☐ Other (specify)

(Part I, column (d) must be on cash basis)

C If exemption application is
pending, check here. ☐D 1 Foreign organizations, check here. ☐2 Foreign organizations meeting the
85% test, check here and attach
computation ☐E If private foundation status was terminated
under section 507(b)(1)(A), check here. ☐F If the foundation is in a 60-month termination
under section 507(b)(1)(B), check here. ☐**Part I Analysis of Revenue and Expenses** (The
total of amounts in columns (b), (c), and (d)
may not necessarily equal the amounts in
column (a) (see instructions))

	(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
1 Contributions, gifts, grants, etc., received (attach schedule)	46,157.			
2 Check ☒ if the foundation is not required to attach Sch. B.				
3 Interest on savings and temporary cash investments				
4 Dividends and interest from securities				
5a Gross rents	2,499,688.			
b Net rental income or (loss)				
6a Net gain or (loss) from sale of assets not on line 10				
b Gross sales price for all assets on line 6a				
7 Capital gain net income (from Part IV, line 2)		0.		
8 Net short-term capital gain				
9 Income modifications				
10a Gross sales less returns and allowances				
b Less Cost of goods sold				
c Gross profit or (loss) (attach schedule)	527,103.			
11 Other income (attach schedule) ATCH. 1	3,072,948.	0.		
12 Total. Add lines 1 through 11				
13 Compensation of officers, directors, trustees, etc.	0.			
14 Other employee salaries and wages	395,697.			395,697.
15 Pension plans, employee benefits	62,491.			62,491.
16a Legal fees (attach schedule)	26,803.			26,803.
b Accounting fees (attach schedule)	8,221.			8,221.
c Other professional fees (attach schedule)				
17 Interest	660,343.			660,343.
18 Taxes (attach schedule) (see instructions)	43,279.			43,279.
19 Depreciation (attach schedule) and depletion	887,501.			
20 Occupancy				
21 Travel, conferences, and meetings	2,079.			2,079.
22 Printing and publications	1,965.			1,965.
23 Other expenses (attach schedule) ATCH. 2	1,392,029.			1,392,029.
24 Total operating and administrative expenses. Add lines 13 through 23.	3,480,408.			2,592,907.
25 Contributions, gifts, grants paid	50,450.			50,450.
26 Total expenses and disbursements. Add lines 24 and 25	3,530,858.			2,643,357.
27 Subtract line 26 from line 12				
a Excess of revenue over expenses and disbursements	-457,910.			
b Net investment income (if negative, enter -0-)		0.		
c Adjusted net income (if negative, enter -0-)				

SCANNED DEC 02 2016
Operating and Administrative Expenses

JSA For Paperwork Reduction Act Notice, see instructions.

5E1410 1 000

5503JE 2624 11/14/2016 9:02:59 AM V 15-7F

3098887

Form **990-PF** (2015)

PAGE 25

Part II Balance Sheets		Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)	Beginning of year	End of year	
			(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1	Cash - non-interest-bearing	173,214.	206,843.	206,843.
	2	Savings and temporary cash investments			
	3	Accounts receivable ▶ 7,577.			
		Less allowance for doubtful accounts ▶ 5,898.	3,974.	1,679.	1,679.
	4	Pledges receivable ▶			
		Less allowance for doubtful accounts ▶			
	5	Grants receivable			
	6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7	Other notes and loans receivable (attach schedule) ▶			
		Less allowance for doubtful accounts ▶			
	8	Inventories for sale or use			
	9	Prepaid expenses and deferred charges	26,722.	25,091.	25,091.
	10a	Investments - U S and state government obligations (attach schedule) .			
	b	Investments - corporate stock (attach schedule)			
	c	Investments - corporate bonds (attach schedule)			
	Liabilities	11	Investments - land, buildings, and equipment basis Less accumulated depreciation ▶ (attach schedule)		
12		Investments - mortgage loans			
13		Investments - other (attach schedule)			
14		Land, buildings, and equipment basis ▶ 23,958,365. Less accumulated depreciation ▶ 14,331,974.	10,318,210.	9,626,391.	12,401,827.
15		Other assets (describe ▶)	476,223.	558,883.	452,222.
16		Total assets (to be completed by all filers - see the instructions Also, see page 1, item I)	10,998,343.	10,418,887.	13,087,662.
17		Accounts payable and accrued expenses	52,104.	56,448.	
18		Grants payable			
19		Deferred revenue	57,207.	35,700.	
20		Loans from officers, directors, trustees, and other disqualified persons .			
Net Assets or Fund Balances	21	Mortgages and other notes payable (attach schedule)	9,604,083.	9,066,440.	
	22	Other liabilities (describe ▶)	2,822,245.	3,255,505.	
	23	Total liabilities (add lines 17 through 22)	12,535,639.	12,414,093.	
	Foundations that follow SFAS 117, check here ▶ ☒ and complete lines 24 through 26 and lines 30 and 31.				
	24	Unrestricted	-1,537,296.	-1,995,206.	
	25	Temporarily restricted			
	26	Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ ☐ and complete lines 27 through 31.				
	27	Capital stock, trust principal, or current funds			
	28	Paid-in or capital surplus, or land, bldg, and equipment fund			
29	Retained earnings, accumulated income, endowment, or other funds .				
30	Total net assets or fund balances (see instructions)	-1,537,296.	-1,995,206.		
31	Total liabilities and net assets/fund balances (see instructions)	10,998,343.	10,418,887.		

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year - Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	-1,537,296.
2	Enter amount from Part I, line 27a	2	-457,910.
3	Other increases not included in line 2 (itemize) ▶	3	
4	Add lines 1, 2, and 3	4	-1,995,206.
5	Decreases not included in line 2 (itemize) ▶	5	
6	Total net assets or fund balances at end of year (line 4 minus line 5) - Part II, column (b), line 30	6	-1,995,206.

Form **990-PF** (2015)

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse, or common stock, 200 shs MLC Co)			(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo, day, yr)	(d) Date sold (mo, day, yr)
1a					
b					
c					
d					
e					
(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)		
a					
b					
c					
d					
e					
Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69					
(i) F M V as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	(l) Gains (Col (h) gain minus col (k), but not less than -0-) or Losses (from col (h))		
a					
b					
c					
d					
e					
2 Capital gain net income or (net capital loss)	{ If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }		2		
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6) If gain, also enter in Part I, line 8, column (c) (see instructions) If (loss), enter -0- in Part I, line 8	{ If gain, also enter in Part I, line 8, column (c) (see instructions) If (loss), enter -0- in Part I, line 8 }		3		

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

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

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

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period? ☐ Yes ☐ No

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

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2014			
2013			
2012			
2011			
2010			
2 Total of line 1, column (d)			2
3 Average distribution ratio for the 5-year base period - divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years			3
4 Enter the net value of noncharitable-use assets for 2015 from Part X, line 5			4
5 Multiply line 4 by line 3			5
6 Enter 1% of net investment income (1% of Part I, line 27b)			6
7 Add lines 5 and 6			7
8 Enter qualifying distributions from Part XII, line 4 If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate See the Part VI instructions			8

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

1a Exempt operating foundations described in section 4940(d)(2), check here ☐ and enter "N/A" on line 1 Date of ruling or determination letter _____ (attach copy of letter if necessary - see instructions)		1	0.
b Domestic foundations that meet the section 4940(e) requirements in Part V, check here ☒ and enter 1% of Part I, line 27b			
c All other domestic foundations enter 2% of line 27b. Exempt foreign organizations enter 4% of Part I, line 12, col (b)			
2 Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)		2	
3 Add lines 1 and 2		3	0.
4 Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)		4	0.
5 Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-		5	0.
6 Credits/Payments			
a 2015 estimated tax payments and 2014 overpayment credited to 2015	6a		
b Exempt foreign organizations - tax withheld at source	6b		
c Tax paid with application for extension of time to file (Form 8868)	6c		
d Backup withholding erroneously withheld	6d		
7 Total credits and payments. Add lines 6a through 6d	7		0.
8 Enter any penalty for underpayment of estimated tax. Check here ☐ if Form 2220 is attached	8		
9 Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	9		0.
10 Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid	10		
11 Enter the amount of line 10 to be Credited to 2016 estimated tax ☐ Refunded ☐	11		

Part VII-A Statements Regarding Activities

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

Form 990-PF (2015)

Part VII-A Statements Regarding Activities (continued)

	Yes	No
11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule (see instructions)	11	X
12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement (see instructions)	12	X
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ▶ N/A	13	X
14 The books are in care of ▶ WILLIAM L. MORGAN Telephone no ▶ 904-260-3030 Located at ▶ 3030 HARTLEY ROAD, SUITE 310 JACKSONVILLE, FL ZIP+4 ▶ 32257		
15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - Check here and enter the amount of tax-exempt interest received or accrued during the year ▶ 15		
16 At any time during calendar year 2015, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	16	X
See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the foreign country ▶		

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.

	Yes	No
1a During the year did the foundation (either directly or indirectly)		
(1) Engage in the sale or exchange, or leasing of property with a disqualified person? ☐ Yes ☒ No		
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? ☐ Yes ☒ No		
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? ☒ Yes ☐ No		
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? ☐ Yes ☒ No		
(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)? ☐ Yes ☒ No		
(6) Agree to pay money or property to a government official? (Exception. Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days) ☐ Yes ☒ No		
b If any answer is "Yes" to 1a(1)-(6), did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance (see instructions)?	1b	X
Organizations relying on a current notice regarding disaster assistance check here ▶ ☐		
c Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2015?	1c	X
2 Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5))		
a At the end of tax year 2015, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2015? ☐ Yes ☒ No If "Yes," list the years ▶		
b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement - see instructions)	2b	X
c If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here ▶		
3a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year? ☐ Yes ☒ No		
b If "Yes," did it have excess business holdings in 2015 as a result of (1) any purchase by the foundation or disqualified persons after May 26, 1969, (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest, or (3) the lapse of the 10-, 15-, or 20-year first phase holding period? (Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2015)	3b	
4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a	X
b Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2015?	4b	X

Form 990-PF (2015)

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required (continued)

5a During the year did the foundation pay or incur any amount to				
(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?		☐ Yes	☒ No	
(2) Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive?		☐ Yes	☒ No	
(3) Provide a grant to an individual for travel, study, or other similar purposes?		☐ Yes	☒ No	
(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? (see instructions).		☐ Yes	☒ No	
(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?		☐ Yes	☒ No	
b If any answer is "Yes" to 5a(1)-(5), did any of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance (see instructions)?				
Organizations relying on a current notice regarding disaster assistance check here		▶ ☐		
c If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant?		☐ Yes	☐ No	
If "Yes," attach the statement required by Regulations section 53.4945-5(d)				
6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		☐ Yes	☒ No	
b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?				
If "Yes" to 6b, file Form 8870				
7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?		☐ Yes	☒ No	
b If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction?				

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

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (if not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
ATCH 3		0.	0.	0.

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

(a) Name and address of each employee paid more than \$50,000	(b) Title, and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
NONE				

Total number of other employees paid over \$50,000. ▶

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors (continued)**3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE."**

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

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

Part IX-A Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expenses
1 OPERATION OF LOW-INCOME HOUSING FACILITY	
	2,549,160.
2	
3	
4	

Part IX-B Summary of Program-Related Investments (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2	Amount
1 NONE	
2	
All other program-related investments. See instructions.	
3 OPERATION OF LOW-INCOME HOUSING FACILITY	
	10,418,887.
Total. Add lines 1 through 3 ▶	10,418,887.

Form **990-PF** (2015)

Part X Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see instructions.)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes.		
a	Average monthly fair market value of securities	1a	
b	Average of monthly cash balances	1b	58,259.
c	Fair market value of all other assets (see instructions).	1c	
d	Total (add lines 1a, b, and c)	1d	58,259.
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e	
2	Acquisition indebtedness applicable to line 1 assets	2	
3	Subtract line 2 from line 1d	3	58,259.
4	Cash deemed held for charitable activities. Enter 1 1/2 % of line 3 (for greater amount, see instructions).	4	874.
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	57,385.
6	Minimum investment return. Enter 5% of line 5	6	2,869.

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

1	Minimum investment return from Part X, line 6	1	2,869.
2a	Tax on investment income for 2015 from Part VI, line 5	2a	
b	Income tax for 2015. (This does not include the tax from Part VI.)	2b	
c	Add lines 2a and 2b	2c	
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	2,869.
4	Recoveries of amounts treated as qualifying distributions	4	
5	Add lines 3 and 4.	5	2,869.
6	Deduction from distributable amount (see instructions).	6	
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	2,869.

Part XII Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes		
a	Expenses, contributions, gifts, etc. - total from Part I, column (d), line 26	1a	2,643,357.
b	Program-related investments - total from Part IX-B	1b	10,418,887.
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3	Amounts set aside for specific charitable projects that satisfy the		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	4	13,062,244.
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b (see instructions)	5	0.
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	13,062,244.

Note. The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years

Form 990-PF (2015)

Page **9****Part XIII Undistributed Income** (see instructions)

	(a) Corpus	(b) Years prior to 2014	(c) 2014	(d) 2015
1 Distributable amount for 2015 from Part XI, line 7				2,869.
2 Undistributed income, if any, as of the end of 2015				
a Enter amount for 2014 only.				
b Total for prior years 20 <u>13</u> , 20 <u>12</u> , 20 <u>11</u>				
3 Excess distributions carryover, if any, to 2015				
a From 2010	3,596.			
b From 2011	20,698.			
c From 2012	17,716.			
d From 2013	17,984.			
e From 2014	13,585,315.			
f Total of lines 3a through e	13,645,309.			
4 Qualifying distributions for 2015 from Part XII, line 4 ► \$ <u>13,062,244.</u>				
a Applied to 2014, but not more than line 2a				
b Applied to undistributed income of prior years (Election required - see instructions).				
c Treated as distributions out of corpus (Election required - see instructions)				
d Applied to 2015 distributable amount.				2,869.
e Remaining amount distributed out of corpus.	13,059,375.			
5 Excess distributions carryover applied to 2015 . (If an amount appears in column (d), the same amount must be shown in column (a))				
6 Enter the net total of each column as indicated below:				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5	26,704,684.			
b Prior years' undistributed income Subtract line 4b from line 2b.				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed				
d Subtract line 6c from line 6b Taxable amount - see instructions				
e Undistributed income for 2014 Subtract line 4a from line 2a Taxable amount - see instructions				
f Undistributed income for 2015 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2016.				
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)				
8 Excess distributions carryover from 2010 not applied on line 5 or line 7 (see instructions)	3,596.			
9 Excess distributions carryover to 2016. Subtract lines 7 and 8 from line 6a	26,701,088.			
10 Analysis of line 9				
a Excess from 2011	20,698.			
b Excess from 2012	17,716.			
c Excess from 2013	17,984.			
d Excess from 2014	13,585,315.			
e Excess from 2015	13,059,375.			

Form **990-PF** (2015)

Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9)

NOT APPLICABLE

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2015, enter the date of the ruling

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

2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed

[illegible]

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

1 Information Regarding Foundation Managers:

a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000). (See section 507(d)(2).)

N/A

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest.

N/A

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:

Check here ☒ if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. (see instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d.

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

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

c Any submission deadlines

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

Part XV Supplementary Information (continued)**3 Grants and Contributions Paid During the Year or Approved for Future Payment**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a Paid during the year SEE STATEMENT ONE				50,450.
Total			3a	50,450.
b Approved for future payment				
Total			3b	

Enter gross amounts unless otherwise indicated

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

Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes) (See instructions)

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. A vertical margin line is positioned on the left side, creating a narrow left margin. The paper appears to be from a notebook or a standard ruled document. There are no markings, text, or drawings on the page.

PAGE 14

ATTACHMENT 1FORM 990PF, PART I - OTHER INCOME

<u>DESCRIPTION</u>	<u>REVENUE AND EXPENSES PER BOOKS</u>
LATE CHARGES	67,129.
TERMINATION FEES	67,353.
SUBMETERING	193,264.
CLEANING AND DAMAGE FEES	77,006.
MISC. INCOME	122,351.
TOTALS	<u>527,103.</u>

ATTACHMENT 2

FORM 990PF, PART I - OTHER EXPENSES

DESCRIPTION	REVENUE AND EXPENSES PER BOOKS	CHARITABLE PURPOSES
INSURANCE	77,045.	77,045.
REPAIRS AND MAINTENANCE	490,879.	490,879.
BAD DEBT EXPENSE	248,126.	248,126.
MANAGEMENT FEES	91,482.	91,482.
UTILITIES	262,668.	262,668.
ADMINISTRATIVE/OTHER EXPENSES	178,083.	178,083.
AMORTIZATION	43,746.	43,746.
TOTALS	<u>1,392,029.</u>	<u>1,392,029.</u>

FORM 990PF, PART VIII - LIST OF OFFICERS, DIRECTORS, AND TRUSTEES

ATTACHMENT 3

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED TO POSITION
------------------	---

WILLIAM L. MORGAN 3030 HARTLEY ROAD 310 JACKSONVILLE, FL 32257	PRESIDENT 1.00
---	-------------------

CLARENCE S. MOORE 3030 HARTLEY ROAD 310 JACKSONVILLE, FL 32257	VICE PRESIDENT 1.00
---	------------------------

JOHN D. ROOD 3030 HARTLEY ROAD 310 JACKSONVILLE, FL 32257	DIRECTOR 1.00
--	------------------

JENNIFER R. HOOVER 3030 HARTLEY ROAD 310 JACKSONVILLE, FL 32257	DIRECTOR 1.00
--	------------------

FORM 990PF, PART XV - GRANTS AND CONTRIBUTIONS PAID DURING THE YEAR
2015

RECIPIENT NAME AND ADDRESS	RELATIONSHIP TO SUBSTANTIAL CONTRIBUTOR AND FOUNDATION STATUS OF RECIPIENT	PURPOSE OF GRANT OR CONTRIBUTION	AMOUNT
American Heart Association 5851 St Augustine Road Jacksonville, FL 32207	NONE/ DONATION	Men Go Red Event	2,500
Bartram Bears Athletic Booster Club 7399 Longleaf Pine Pkwy St Johns, FL 32259	NONE/ DONATION	Donation to General Fund	500
Down Syndrome Foundation of Florida PO Box 533462 Orlando, FL 32852	NONE/ DONATION	Tour of Champions Bowl-a-thon	2,500
Flagler College 74 King Street St Augustine, FL 32084	NONE/ DONATION	Annual Fund donation	5,000
Florida Theatre 128 E Forsyth Street Suite 300 Jacksonville, FL 32202	NONE/ DONATION	2015 Gala Sponsorship- Friends of the Theatre	1,000
Friends of Jacksonville Animals 2020 Forest Street Jacksonville, FL 32204	NONE/ DONATION	Donation to General Fund	500
Give Kids a Chance 40 NW 3rd Street, Suite 305 Miami, FL 33128-1838	NONE/ DONATION	Donation to General Fund	2,200
Monique Burr Foundation for Children 7807 Baymeadows Rd East, Ste 205 Jacksonville, FL 32256	NONE/ DONATION	Champions for Child Safety	5,000
NAMI PO Box 62596 Baltimore, MD 21264-2596	NONE/ DONATION	Donation to General Fund	1,000
North Florida School 223 Mill Creek Road Jacksonville, FL 32211-8205	NONE/ DONATION	Donation to General Fund	2,000

FORM 990PF, PART XV - GRANTS AND CONTRIBUTIONS PAID DURING THE YEAR
2015

RECIPIENT NAME AND ADDRESS	RELATIONSHIP TO SUBSTANTIAL CONTRIBUTOR AND FOUNDATION STATUS OF RECIPIENT	PURPOSE OF GRANT OR CONTRIBUTION	
		Donation to General Fund	AMOUNT
Paradise Children's Foundation Nassau, Bahamas	NONE/ DONATION	Donation to General Fund	3,000
Quest, Inc 500 E Colonial Drive Orlando, FL 32803	NONE/ DONATION	WineQuest 2015	2,500
River Garden Foundation 11401 Old Saint Augustine Road Jacksonville, FL 32258	NONE/ DONATION	Donation to General Fund	500
Rotary Club of Mandarin PO Box 23376 Jacksonville, FL 32241	NONE/ DONATION	Laughs for Charity Event	500
San Jose Episcopal Day School Foundation 7423 San Jose Blvd Jacksonville, FL 32217	NONE/ DONATION	Donation to General Fund Speakeasy Soiree Event	5,000 2,500
Teach for America 214 North Hogan Street, Suite 6010 Jacksonville, FL 32202	NONE/ DONATION	Donation to General Fund	2,500
The ARC of Jacksonville 1050 North Davis Street Jacksonville, FL 32209	NONE/ DONATION	Donation to General Fund	1,500
Tiger Academy 6079 Bagley Road Jacksonville, FL 32009	NONE/ DONATION	Donation to General Fund 2014-2015 School Year 2015-2016 School Year	5,000 5,000
Women's Help Center 4209 University Blvd S Jacksonville, FL 32216	NONE/ DONATION	2015 Gala Sponsorship - Celebrating the Footprints of Life	250
TOTAL CONTRIBUTIONS PAID			<u>50,450</u>

Courtney Manor
Depreciation Expense Report
As of December 31, 2015

Book = Internal

FYE Month = December

Sys No	Ext	In Svc Date	Acquired Value	P T	Depr Meth	Est Life	Salv/168 Allow Sec 179	Depreciable Basis	Prior Thru	Prior Accum Depreciation	Depreciation This Run	Current YTD Depreciation	Current Accum Depreciation	Key Code
Class = p														
000001		Furniture & Fixtures												
	006	12/01/99	56,455.94	P	MF200	05 00	0.00	56,455.94	12/31/01	56,455.94	19,307.93	0.00	56,455.94	sm
000022		Furniture & Fixtures												
	006	01/01/00	248,928.49	P	MF200	05 00	0.00	248,928.49	12/31/01	248,928.49	119,485.68	0.00	248,928.49	s
000040		Fitness Equipment												
	000	07/11/05	2,482.50	P	MF200	05 00	0.00	2,482.50		2,482.50	2,482.50	0.00	2,482.50	s
000042		Computers												
	000	03/01/06	8,006.72	P	MF200	05 00	0.00	8,006.72		8,006.72	8,006.72	0.00	8,006.72	s
000044		Sales Cart												
	000	02/07/07	3,541.80	P	MF200	05 00	0.00	3,541.80	01/31/15	3,541.80	0.00	0.00	3,541.80	ds
000046		Replacements												
	000	06/30/09	70,858.29	P	MF200	05 00	0.00	70,858.29	06/30/15	70,858.29	0.00	0.00	70,858.29	ds
000047		Fire Panels												
	000	07/21/09	8,250.00	P	MF200	05 00	0.00	8,250.00		8,250.00	8,250.00	0.00	8,250.00	s
000048		Keytrak Software												
	000	04/30/10	3,721.80	P	SLMM	03 00	0.00	3,721.80		3,721.80	3,721.80	0.00	3,721.80	
000049		Replacements												
	000	06/30/10	129,250.14	P	MF200	05 00	0.00	129,250.14		121,805.33	129,250.14	7,444.81	129,250.14	s
000051		Golf Cart												
	000	11/04/11	12,696.62	P	MF200	07 00	0.00	12,696.62		8,730.58	9,863.74	1,133.16	9,863.74	
000052		Replacements												
	000	06/30/11	92,328.72	P	MF200	05 00	0.00	92,328.72		76,374.32	87,010.59	10,636.27	87,010.59	s
000053		Replacements												
	000	03/15/11	70,197.40	P	MF200	05 00	0.00	70,197.40		58,067.29	66,154.03	8,086.74	66,154.03	s
000054		Pool furniture												
	000	06/30/12	8,606.87	P	MF200	05 00	0.00	8,606.87		6,128.09	7,119.60	991.51	7,119.60	
000055		Television												
	000	06/30/12	778.41	P	MF200	05 00	0.00	778.41		554.23	643.90	89.67	643.90	
000056		Compactor												
	000	06/30/12	22,907.18	P	MF200	05 00	0.00	22,907.18		16,309.92	18,948.82	2,638.90	18,948.82	
000057		Computer Lab												
	000	06/30/12	3,647.69	P	MF200	05 00	0.00	3,647.69		2,597.16	3,017.37	420.21	3,017.37	
000059		Replacements												
	000	06/30/12	136,691.54	P	MF200	05 00	0.00	136,691.54		97,324.38	113,071.24	15,746.86	113,071.24	
000060		Replacements												
	000	06/30/13	33,359.95	P	MF200	05 00	0.00	33,359.95		17,347.17	23,752.28	6,405.11	23,752.28	
000061		Office Furniture												
	000	04/10/13	1,260.00	P	MF200	05 00	0.00	1,260.00		655.20	897.12	241.92	897.12	
000062		Computer - Manager												
	000	12/20/13	880.34	P	MF200	05 00	0.00	880.34		457.78	626.80	169.02	626.80	
000064		Replacements												
	000	06/30/14	47,188.93	P	MF200	05 00	0.00	47,188.93		9,437.79	24,538.25	15,100.46	24,538.25	
000065		Golf Cart												
	000	12/04/14	2,879.37	P	MF200	05 00	0.00	2,879.37		575.87	1,497.27	921.40	1,497.27	
000066		3 Picnic Tables & Grills												
	000	01/08/15	2,787.93	P	MF200	05 00	0.00	2,787.93		0.00	557.59	557.59	557.59	
000067		Golf Cart												
	000	01/09/15	3,635.86	P	MF200	05 00	0.00	3,635.86		0.00	727.17	727.17	727.17	
000069		Replacements												
	000	06/30/15	131,677.25	P	MF200	05 00	0.00	131,677.25		0.00	26,335.45	26,335.45	26,335.45	
000070		Video Surveillance System												
	000	10/15/15	3,300.00	P	MF200	05 00	0.00	3,300.00		0.00	660.00	660.00	660.00	

Courtney Manor
Depreciation Expense Report
As of December 31, 2015

Book = Internal

FYE Month = December

Sys No	In Svc Ext Date	Acquired Value	P T	Depr Meth	Est Life	Salv/168 Allow Sec 179	Depreciable Basis	Prior Thru	Prior Accum Depreciation	Depreciation This Run	Current YTD Depreciation	Current Accum Depreciation	Key Code
Class = P		1,106,319.74				0.00	1,106,319.74		818,610.65	675,925.99	98,306.25	916,916.90	
Less disposals and transfers		(74,400.09)				0.00	(74,400.09)		(74,400.09)			(74,400.09)	
Count = 2													
Net Subtotal		1,031,919.65				0.00	1,031,919.65		744,210.56	675,925.99	98,306.25	842,516.81	
Count = 24													
Class = R													
000003	Clubhouse Building												
	000 12/01/99	340,366.00	R	ADS	27 06	0.00	340,366.00	12/31/01	186,169.96	173,277.30	12,376.95	198,546.91	
000004	Building #1												
	000 12/01/99	1,300,925.00	R	ADS	27 06	0.00	1,300,925.00	12/31/01	711,566.50	662,289.04	47,306.36	758,872.86	
000006	Building #2												
	000 02/01/00	1,300,925.00	R	ADS	27 06	0.00	1,300,925.00	12/31/01	703,682.11	662,289.04	47,306.36	750,988.47	
000007	Building #3												
	000 03/01/00	1,300,925.00	R	ADS	27 06	0.00	1,300,925.00	12/31/01	699,739.92	662,289.04	47,306.36	747,046.28	
000008	Building #4												
	000 03/01/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	699,739.47	662,288.62	47,306.33	747,045.80	
000009	Building #5												
	000 04/01/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	695,797.27	662,288.62	47,306.33	743,103.60	
000010	Building #6												
	000 05/17/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	691,855.08	662,288.62	47,306.33	739,161.41	
000011	Building #7												
	000 05/17/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	691,855.08	662,288.62	47,306.33	739,161.41	
000012	Building #8												
	000 04/04/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	695,797.27	662,288.62	47,306.33	743,103.60	
000013	Building #9												
	000 04/17/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	695,797.27	662,288.62	47,306.33	743,103.60	
000014	Building #10												
	000 04/26/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	695,797.27	662,288.62	47,306.33	743,103.60	
000015	Building #11												
	000 05/10/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	691,855.08	662,288.62	47,306.33	739,161.41	
000016	Building #12												
	000 05/22/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	691,855.08	662,288.62	47,306.33	739,161.41	
000017	Building #13												
	000 06/06/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	687,912.89	662,288.62	47,306.33	735,219.22	
000018	Building #14												
	000 06/14/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	687,912.89	662,288.62	47,306.33	735,219.22	
000019	Building #15												
	000 08/08/00	1,300,924.00	R	ADS	27 06	0.00	1,300,924.00	12/31/01	680,028.50	662,288.62	47,306.33	727,334.83	
000029	Sidewalk												
	000 11/30/01	7,920.00	R	MF150	15 00	0.00	7,920.00	12/31/01	7,218.50	7,290.17	467.67	7,686.17	s
000032	SIDEWALK REPAIR												
	000 09/30/03	7,370.00	R	MF150	15 00	0.00	7,370.00		5,846.83	6,282.02	435.19	6,282.02	s
000037	Land Improvements												
	000 01/01/00	2,138,739.00	R	MF150	15 00	0.00	2,138,739.00	12/31/03	2,076,203.27	1,466,887.58	62,535.73	2,138,739.00	s
000058	Fire Panels												
	000 06/30/12	12,379.69	R	MF150	15 00	0.00	12,379.69		2,853.52	3,806.14	952.62	3,806.14	
000063	Monument Sign												
	000 09/30/13	5,368.00	R	MF150	15 00	0.00	5,368.00		778.36	1,237.32	458.96	1,237.32	
000068	Land Imp - Light Poles Bldg 8 & Entrance												
	000 02/19/15	2 3,407.00	R	MF150	15 00	0.00	3,407.00		0.00	170.35	170.35	170.35	
000071	Gutters Bldgs 8-12												

Courtney Manor
Depreciation Expense Report
As of December 31, 2015

Book = Internal

FYE Month = December

Sys No	Ext	In Svc Date	Acquired Value	P T	Depr Meth	Est Life	Salv/168 Allow Sec 179	Depreciable Basis	Prior Thru	Prior Accum Depreciation	Depreciation This Run	Current YTD Depreciation	Current Accum Depreciation	Key Code
Class = R														
		000 08/06/15	15,025.00	R	MF150	27 06	0.00	15,025.00		0.00	409.77	409.77	409.77	
000072		Landscaping Improvements												
		000 09/30/15	35,849.14	R	MF150	15 00	0.00	35,849.14		0.00	1,792.46	1,792.46	1,792.46	
		Class = R	22,080,286.83				0.00	22,080,286.83		12,700,262.12	11,595,483.67	789,194.74	13,489,456.86	
		Less disposals and transfers	0.00				0.00	0.00		0.00			0.00	
		Count = 0												
		Net Subtotal	22,080,286.83				0.00	22,080,286.83		12,700,262.12	11,595,483.67	789,194.74	13,489,456.86	
		Count = 24												
Class = Z														
000034		LOAN COSTS												
		000 05/01/03	243,206.71	Z	SLMM	15 00	0.00	243,206.71		189,160.77	205,374.55	16,213.78	205,374.55	
000050		Loan Costs-Modification												
		000 06/17/11	192,726.51	Z	SLMM	07 00	0.00	192,726.51	12/31/11	96,365.83	110,129.44	27,532.36	123,898.19	
		Class = Z	435,933.22				0.00	435,933.22		285,526.60	315,503.99	43,746.14	329,272.74	
		Less disposals and transfers	0.00				0.00	0.00		0.00			0.00	
		Count = 0												
		Net Subtotal	435,933.22				0.00	435,933.22		285,526.60	315,503.99	43,746.14	329,272.74	
		Count = 2												
		Grand Total	23,622,539.79				0.00	23,622,539.79		13,804,399.37	12,586,913.65	931,247.13	14,735,646.50	
		Less disposals and transfers	(74,400.09)				0.00	(74,400.09)		(74,400.09)			(74,400.09)	
		Count = 2												
		Net Grand Total	23,548,139.70				0.00	23,548,139.70		13,729,999.28	12,586,913.65	931,247.13	14,661,246.41	
		Count = 50												