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Form 990-PF Department of the Treasury Internal Revenue Service		Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation Do not enter social security numbers on this form as it may be made public. Information about Form 990-PF and its instructions is at www.irs.gov/form990pf.			OMB No 1545-0052 2016 Open to Public Inspection
For calendar year 2016, or tax year beginning 01-01-2016, and ending 12-31-2016					
Name of foundation HOPEWELL HOUSE FOR INDEPENDENT LIVING				A Employer identification number 11-3811184	
Number and street (or P O box number if mail is not delivered to street address) 5202 WINFIELD RD			Room/suite		
City or town, state or province, country, and ZIP or foreign postal code FAIRFAX, VA 22030				B Telephone number (see instructions) (703) 266-3730	
G Check all that apply ☐ Initial return ☐ Initial return of a former public charity ☐ Final return ☐ Amended return ☐ Address change ☐ Name change				D 1. Foreign organizations, check here 2. Foreign organizations meeting the 85% test, check here and attach computation	
H Check type of organization ☒ Section 501(c)(3) exempt private foundation ☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation				E If private foundation status was terminated under section 507(b)(1)(A), check here	
I Fair market value of all assets at end of year (from Part II, col (c), line 16) \$ 3,630,819		J Accounting method ☒ Cash ☐ Accrual ☐ Other (specify) (Part I, column (d) must be on cash basis)		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)
Revenue	1	Contributions, gifts, grants, etc , received (attach schedule)	260,000		
	2	Check if the foundation is not required to attach Sch B			
	3	Interest on savings and temporary cash investments			
	4	Dividends and interest from securities			
	5a	Gross rents	158,122	158,122	158,122
	b	Net rental income or (loss) -16,022			
	6a	Net gain or (loss) from sale of assets not on line 10			
	b	Gross sales price for all assets on line 6a			
	7	Capital gain net income (from Part IV, line 2)		0	
	8	Net short-term capital gain			0
	9	Income modifications			
	10a	Gross sales less returns and allowances			
Operating and Administrative Expenses	b	Less Cost of goods sold			
	c	Gross profit or (loss) (attach schedule)			
	11	Other income (attach schedule)	173,000	0	173,000
	12	Total. Add lines 1 through 11	591,122	158,122	331,122
	13	Compensation of officers, directors, trustees, etc	22,669	0	22,669
	14	Other employee salaries and wages	224,668	0	224,668
	15	Pension plans, employee benefits			
	16a	Legal fees (attach schedule)			
	b	Accounting fees (attach schedule)	33,940	16,970	33,940
	c	Other professional fees (attach schedule)	41,801	40,155	41,801
	17	Interest			
	18	Taxes (attach schedule) (see instructions)	51,076	23,793	51,076
	19	Depreciation (attach schedule) and depletion	104,171	52,521	104,171
	20	Occupancy			
	21	Travel, conferences, and meetings			
	22	Printing and publications			
23	Other expenses (attach schedule)	156,141	40,705	155,555	
24	Total operating and administrative expenses. Add lines 13 through 23	634,466	174,144	633,880	
25	Contributions, gifts, grants paid	0		0	
26	Total expenses and disbursements. Add lines 24 and 25	634,466	174,144	633,880	
	27	Subtract line 26 from line 12			
	a	Excess of revenue over expenses and disbursements	-43,344		
	b	Net investment income (if negative, enter -0-)		0	
	c	Adjusted net income (if negative, enter -0-)			0
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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 (a) Book Value	End of year (b) Book Value (c) Fair Market Value		
Assets	1	Cash—non-interest-bearing	7,240	40,151	40,151
	2	Savings and temporary cash investments			
	3	Accounts receivable ▶ <u>2,579</u>			
		Less allowance for doubtful accounts ▶ _____	6,430	2,579	2,579
	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	375	163	163
	10a	Investments—U S and state government obligations (attach schedule)			
	b	Investments—corporate stock (attach schedule)			
	c	Investments—corporate bonds (attach schedule)			
	11	Investments—land, buildings, and equipment basis ▶ <u>2,728,631</u>			
	Less accumulated depreciation (attach schedule) ▶ <u>369,299</u>		2,359,332	2,359,332	
12	Investments—mortgage loans				
13	Investments—other (attach schedule)				
14	Land, buildings, and equipment basis ▶ <u>1,520,381</u>				
	Less accumulated depreciation (attach schedule) ▶ <u>291,962</u>	3,681,053	1,228,419	1,228,519	
15	Other assets (describe ▶ _____)	0	75	75	
16	Total assets (to be completed by all filers—see the instructions Also, see page 1, item I)	3,695,098	3,630,719	3,630,819	
Liabilities	17	Accounts payable and accrued expenses	33,447	6,187	
	18	Grants payable.			
	19	Deferred revenue			
	20	Loans from officers, directors, trustees, and other disqualified persons	1,568,178	1,568,178	
	21	Mortgages and other notes payable (attach schedule).			
	22	Other liabilities (describe ▶ _____)	12,775	19,000	
	23	Total liabilities (add lines 17 through 22)	1,614,400	1,593,365	
Net Assets or Fund Balances	Foundations that follow SFAS 117, check here ☒ and complete lines 24 through 26 and lines 30 and 31.				
	24	Unrestricted	2,080,698	2,037,354	
	25	Temporarily restricted			
	26	Permanently restricted			
	Foundations that do not follow SFAS 117, check here ☐ and complete lines 27 through 31.				
	27	Capital stock, trust principal, or current funds			
	28	Paid-in or capital surplus, or land, bldg , and equipment fund			
	29	Retained earnings, accumulated income, endowment, or other funds			
	30	Total net assets or fund balances (see instructions)	2,080,698	2,037,354	
	31	Total liabilities and net assets/fund balances (see instructions) .	3,695,098	3,630,719	

Part III Analysis of Changes in Net Assets or Fund Balances			
1	Total net assets or fund balances at beginning of year—Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	2,080,698
2	Enter amount from Part I, line 27a	2	-43,344
3	Other increases not included in line 2 (itemize) ▶ _____	3	0
4	Add lines 1, 2, and 3	4	2,037,354
5	Decreases not included in line 2 (itemize) ▶ _____	5	0
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30 .	6	2,037,354

Part IV Capital Gains and Losses for Tax on Investment Income

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

(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a			
b			
c			
d			
e			

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l) Gains (Col (h) gain minus col (k), but not less than -0-) or Losses (from col (h))
(i) F M V as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	
a			
b			
c			
d			
e			

2 Capital gain net income or (net capital loss) { If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7	2	
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6) If gain, also enter in Part I, line 8, column (c) (see instructions) If (loss), enter -0- in Part I, line 8	3	

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

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

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

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

☐ Yes ☒ No

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

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

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2015	0	8,150	0 000000
2014	0	25,788	0 000000
2013	0	34,827	0 000000
2012	0	17,708	0 000000
2011	0	50,021	0 000000
2 Total of line 1, column (d)			2 0 000000
3 Average distribution ratio for the 5-year base period—divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years			3 0 000000
4 Enter the net value of noncharitable-use assets for 2016 from Part X, line 5			4 1,935,228
5 Multiply line 4 by line 3			5 0
6 Enter 1% of net investment income (1% of Part I, line 27b)			6 0
7 Add lines 5 and 6			7 0
8 Enter qualifying distributions from Part XII, line 4			8 0

If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate See the Part VI instructions

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

1a	Exempt operating foundations described in section 4940(d)(2), check here ☐ and enter "N/A" on line 1 Date of ruling or determination letter _____ (attach copy of letter if necessary—see instructions)		
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ☐ and enter 1% of Part I, line 27b	1	0
c	All other domestic foundations enter 2% of line 27b. Exempt foreign organizations enter 4% of Part I, line 12, col (b)		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	2	0
3	Add lines 1 and 2.	3	0
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	4	0
5	Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-	5	0
6	Credits/Payments		
a	2016 estimated tax payments and 2015 overpayment credited to 2016	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 2017 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?	1a	No
b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes (see Instructions for definition)? <i>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</i>	1b	No
c Did the foundation file Form 1120-POL for this year?	1c	No
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year (1) On the foundation ▶ \$ _____ 0 (2) On foundation managers ▶ \$ _____ 0		
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers ▶ \$ _____ 0		
2 Has the foundation engaged in any activities that have not previously been reported to the IRS? <i>If "Yes," attach a detailed description of the activities</i>	2	No
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? <i>If "Yes," attach a conformed copy of the changes</i>	3	No
4a Did the foundation have unrelated business gross income of \$1,000 or more during the year?	4a	No
b If "Yes," has it filed a tax return on Form 990-T for this year?	4b	
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? <i>If "Yes," attach the statement required by General Instruction T</i>	5	No
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6	No
7 Did the foundation have at least \$5,000 in assets at any time during the year? <i>If "Yes," complete Part II, col (c), and Part XV</i>	7	Yes
8a Enter the states to which the foundation reports or with which it is registered (see instructions) ▶ VA _____		
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? <i>If "No," attach explanation</i> .	8b	Yes
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2016 or the taxable year beginning in 2016 (see instructions for Part XIV)? <i>If "Yes," complete Part XIV</i>	9	Yes
10 Did any persons become substantial contributors during the tax year? <i>If "Yes," attach a schedule listing their names and addresses</i>	10	No

Part VII-A Statements Regarding Activities (continued)

11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule (see instructions).	11		No
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement (see instructions)	12		No
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ► WWW.HOPEWELLHOUSE.ORG	13	Yes	
14	The books are in care of ► THE FOUNDATION LINDA MARTIN Telephone no ► (703) 266-3730			

Located at ► 5202 WINFIELD ROAD FAIRFAX VA

ZIP+4 ► 22030

15	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 —Check here	☐		
	and enter the amount of tax-exempt interest received or accrued during the year	► 15		
16	At any time during calendar year 2016, 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	Yes	No
	See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country ►			

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.**

1a	During the year did the foundation (either directly or indirectly)		Yes	No
	(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		No
	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 2016?	1c		No
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5))			
a	At the end of tax year 2016, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2016?		☐ Yes ☒ No	
	If "Yes," list the years ► 20____, 20____, 20____, 20____			
b	Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement—see instructions)	2b		
c	If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here ► 20____, 20____, 20____, 20____			
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?		☐ Yes ☒ No	
b	If "Yes," did it have excess business holdings in 2016 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 2016).	3b		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a		No
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2016?	4b		No

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

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

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, foundation managers and their compensation (see instructions).				
(a) Name and address	Title, and average hours per week (b) devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
DELMAR LEWIS 5202 WINFIELD RD FAIRFAX, VA 22030	CHAIRMAN 3 00	0	0	0
KAREN LEWIS 5202 WINFIELD RD FAIRFAX, VA 22030	CEO 5 00	0	0	0
BRENDAN LEWIS 5202 WINFIELD RD FAIRFAX, VA 22030	TREASURER/SECRETARY 1 00	0	0	0
ROSANNE SCHLINE 5202 WINFIELD RD FAIRFAX, VA 22030	PRESIDENT 5 00	22,668	0	0
2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). If none, enter "NONE."				
(a) Name and address of each employee paid more than \$50,000	Title, and average hours per week (b) devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
NONE				
Total number of other employees paid over \$50,000. ▶				0

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors *(continued)*

3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
DONALD L PULLEN 21036 GREENWAY DR CULPEPER, VA 22701	PROPERTY MANAGER & GROUNDS MAINTENANCE	64,039
Total number of others receiving over \$50,000 for professional services. ►		0

Part IX-A Summary of Direct Charitable Activities

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

	Expenses
1 PROVIDED SAFE, SECURE ENVIRONMENT FOR THE TREATMENT AND EDUCATION TO RESIDENTS, ADULTS WITH MENTAL ILLNESS	341,964
2 _____	

3 _____	

4 _____	

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

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

2 _____	

All other program-related investments. See instructions.	
3 _____	

Total. Add lines 1 through 3. ►	0

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

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes		
a	Average monthly fair market value of securities.	1a	0
b	Average of monthly cash balances.	1b	27,504
c	Fair market value of all other assets (see instructions).	1c	1,937,194
d	Total (add lines 1a, b, and c).	1d	1,964,698
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation).	1e	0
2	Acquisition indebtedness applicable to line 1 assets.	2	0
3	Subtract line 2 from line 1d.	3	1,964,698
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	29,470
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4.	5	1,935,228
6	Minimum investment return. Enter 5% of line 5.	6	96,761

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

1	Minimum investment return from Part X, line 6.	1	
2a	Tax on investment income for 2016 from Part VI, line 5.	2a	
b	Income tax for 2016 (This does not include the tax from Part VI).	2b	
c	Add lines 2a and 2b.	2c	
3	Distributable amount before adjustments. Subtract line 2c from line 1.	3	
4	Recoveries of amounts treated as qualifying distributions.	4	
5	Add lines 3 and 4.	5	
6	Deduction from distributable amount (see instructions).	6	
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1.	7	

Part XII Qualifying Distributions (see instructions)

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

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

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2015	(c) 2015	(d) 2016
1 Distributable amount for 2016 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2016				
a Enter amount for 2015 only.				
b Total for prior years 20____, 20____, 20____				
3 Excess distributions carryover, if any, to 2016				
a From 2011.				
b From 2012.				
c From 2013.				
d From 2014.				
e From 2015.				
f Total of lines 3a through e.				
4 Qualifying distributions for 2016 from Part XII, line 4 ► \$ _____				
a Applied to 2015, 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 2016 distributable amount.				
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2016 (If an amount appears in column (d), the same amount must be shown in column (a))				
6 Enter the net total of each column as indicated below:				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5				
b Prior years' undistributed income Subtract line 4b from line 2b				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed.				
d Subtract line 6c from line 6b Taxable amount—see instructions				
e Undistributed income for 2015 Subtract line 4a from line 2a Taxable amount—see instructions				
f Undistributed income for 2016 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2017				
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 2011 not applied on line 5 or line 7 (see instructions).				
9 Excess distributions carryover to 2017. Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2012.				
b Excess from 2013.				
c Excess from 2014.				
d Excess from 2015.				
e Excess from 2016.				

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

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2016, enter the date of the ruling. ▶

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

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

	Tax year	Prior 3 years			(e) Total
	(a) 2016	(b) 2015	(c) 2014	(d) 2013	
b 85% of line 2a	0	0	0	0	0
c Qualifying distributions from Part XII, line 4 for each year listed	0	0	0	0	0
d Amounts included in line 2c not used directly for active conduct of exempt activities	0	0	0	0	0
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c	0	0	0	0	0
3 Complete 3a, b, or c for the alternative test relied upon					
a "Assets" alternative test—enter					
(1) Value of all assets	4,289,162	4,245,277	4,371,675	4,148,222	17,054,336
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)	2,787,790	4,177,392	4,285,327	4,082,371	15,332,880
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed.					0
c "Support" alternative test—enter					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)	260,000	481,000	927,164	260,000	1,928,164
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii).	0	20,000	690,290	1,221	711,511
(3) Largest amount of support from an exempt organization	0		0	0	0
(4) Gross investment income	158,122		0	0	158,122

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

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))
See Additional Data Table

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

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 email address of the person to whom applications should be addressed

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

c Any submission deadlines

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

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

Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
a <i>Paid during the year</i>				
Total			▶ 3a	0
b <i>Approved for future payment</i>				
Total			▶ 3b	0

Enter gross amounts unless otherwise indicated	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See instructions)
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
1 Program service revenue					
a <u>RESIDENT FEES</u>					173,000
b _____					
c _____					
d _____					
e _____					
f _____					
g Fees and contracts from government agencies					
2 Membership dues and assessments. . . .					
3 Interest on savings and temporary cash investments					
4 Dividends and interest from securities. . . .					
5 Net rental income or (loss) from real estate					
a Debt-financed property.					
b Not debt-financed property.			16	-16,022	
6 Net rental income or (loss) from personal property					
7 Other investment income.					
8 Gain or (loss) from sales of assets other than inventory					
9 Net income or (loss) from special events					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue a _____					
b _____					
c _____					
d _____					
e _____					
12 Subtotal Add columns (b), (d), and (e). .		0		-16,022	173,000

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

[illegible]

Part XVII

- | | | |
|---|----|----|
| c Sharing of facilities, equipment, mailing lists, other assets, or paid employees. | 1c | No |
|---|----|----|

[illegible]

- described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? ☐ Yes ☒ No

- | b If "Yes," complete the following schedule | | |
|---|--------------------------|---------------------------------|
| (a) Name of organization | (b) Type of organization | (c) Description of relationship |
| | | |
| | | |
| | | |
| | | |

**Sign
Here**

* * * * *

Title

May the IRS discuss this return with the preparer shown below (see instr)? ☒ Yes ☐ No

**Paid
Preparer
Use Only**

P00138382

Firm's EIN ▶ 54-1498950

Phone no (703) 535-1200

Form 990PF Part XV Line 1a - List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000).

DELMAR LEWIS
KAREN LEWIS

TY 2016 Accounting Fees Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING	16,970	0	16,970	0
PROFESSIONAL FEES	3,394	3,394	3,394	0
PROFESSIONAL FEES	3,394	3,394	3,394	0
PROFESSIONAL FEES	3,394	3,394	3,394	0
PROFESSIONAL FEES	3,394	3,394	3,394	0
PROFESSIONAL FEES	3,394	3,394	3,394	0

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

TY 2016 Depreciation Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING

EIN: 11-3811184

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
LUMBER FOR FENCE MWP SUPPLY	2008-12-31	13,556	9,492	SL	10 0000000000000	1,356	0	1,356	
FENCING	2008-12-31	1,419	994	SL	10 0000000000000	142	0	142	
FENCING	2008-12-31	1,610	1,127	SL	10 0000000000000	161	0	161	
IMPROVEMENT - BLUE	2009-08-21	44,922	7,296	SL	39 0000000000000	1,152	0	1,152	
IMPROVEMENT - MAIN	2009-08-21	15,124	2,457	SL	39 0000000000000	388	388	388	
WATER HEATER - CARRIAGE HOUSE	2008-12-31	943	943	SL	7 0000000000000	0	0	0	
CLAIRSTON CONSTRUCTION	2008-03-31	25,559	5,077	SL	39 0000000000000	655	0	655	
COMPUTER	2008-07-07	1,584	1,584	SL	5 0000000000000	0	0	0	
OUTSIDE CONTRACTOR-FARM	2009-08-21	10,263	1,666	SL	39 0000000000000	263	0	263	
OUTSIDE CONTRACTOR-5300 MAIN	2009-08-21	51,142	11,780	SL	27 5000000000000	1,860	1,860	1,860	
BUILDING-5300 WINFIELD (MAIN HOUSE)	2009-08-21	382,036	88,562	SL	27 5000000000000	13,892	13,892	13,892	
LAND-5202 WINFIELD (BLUE HOUSE)	2009-08-21	212,242		L		0	0	0	
BUILDING-5202 WINFIELD (BLUE HOUSE)	2009-08-21	318,364	73,803	SL	27 5000000000000	11,577	0	11,577	
LAND-5250 WINFIELD (CARRIAGE HOUSE)	2009-08-21	141,495		L		0	0	0	
BUILDING-5250 WINFIELD (CARRIAGE HOUSE)	2009-08-21	212,242	49,202	SL	27 5000000000000	7,718	7,718	7,718	
OUTSIDE CONTRACTOR-5202 BLUE	2009-08-21	44,945	10,349	SL	27 5000000000000	1,634	0	1,634	
MATERIALS-FARM	2009-08-21	1,418	228	SL	39 0000000000000	36	0	36	
MATERIALS-5300 MAIN	2009-08-21	9,146	2,109	SL	27 5000000000000	333	333	333	
MATERIALS-5202 BLUE	2009-08-21	8,396	1,932	SL	27 5000000000000	305	0	305	
REPAIRS-5250	2009-08-21	7,705	1,773	SL	27 5000000000000	280	280	280	

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
REPAIRS-5300 MAIN	2009-08-21	6,014	1,387	SL	27 5000000000000	219	219	219	
REPAIRS-5202 BLUE	2009-08-21	5,983	1,381	SL	27 5000000000000	218	0	218	
REPAIRS-FARM	2009-08-21	6,629	1,526	SL	27 5000000000000	241	0	241	
IMPROVEMENTS - CARRIAGE	2009-10-01	56,157	12,763	SL	27 5000000000000	2,042	2,042	2,042	
IMPROVEMENTS - BLUE	2009-10-01	6,148	1,400	SL	27 5000000000000	224	0	224	
IMPROVEMENTS - FARM	2009-10-01	134,654	30,606	SL	27 5000000000000	4,897	0	4,897	
IMPROVEMENTS-CUSTOM FENCE	2010-02-02	11,280	1,710	SL	39 0000000000000	289	0	289	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	2010-02-02	6,557	994	SL	39 0000000000000	168	0	168	
IMPROVEMENTS - CUSTOM FENCE	2010-03-05	20,000	2,992	SL	39 0000000000000	513	0	513	
IMPROVEMENTS - SAND CREEK POST & BEAM WIRE	2010-03-05	19,387	2,899	SL	39 0000000000000	497	0	497	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	2010-07-06	125	17	SL	39 0000000000000	3	0	3	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	2010-07-12	125	17	SL	39 0000000000000	3	0	3	
1 GATE OPERATOR - 5202 BLUE HOUSE	2010-09-23	3,850	2,888	SL	7 0000000000000	550	0	550	
CRYSTAL CLEAR WATER REPAIRS	2011-05-11	3,900	663	SL	27 5000000000000	142	142	142	
CRYSTAL CLEAR WATER REPAIRS	2011-05-11	3,900	663	SL	27 5000000000000	142	142	142	
BLUE HOUSE REPAIRS - BOYD	2011-10-31	3,500	529	SL	27 5000000000000	127	0	127	
COMPUTERS	2011-10-31	1,717	1,429	SL	5 0000000000000	288	0	288	
CRYSTAL CLEAR WATER REPAIRS - 5250	2011-05-11	3,900	663	SL	27 5000000000000	142	142	142	
ROOF REPAIRS - 5250	2011-10-31	8,166	1,237	SL	27 5000000000000	297	297	297	
WINDOWS - 5250	2011-10-31	3,450	1,438	SL	10 0000000000000	345	345	345	

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
SECURITY GATE	2011-10-31	60,613	9,183	SL	27 5000000000000	2,204	0	2,204	
REPAIRS - RED BARN	2011-10-31	3,500	529	SL	27 5000000000000	127	0	127	
CLOSET - 5360 WINFIELD ROAD	2010-08-31	1,092	149	SL	39 0000000000000	28	28	28	
CLOSET - 5360 WINFIELD ROAD	2010-09-10	1,504	208	SL	39 0000000000000	39	39	39	
BUILDING - 5360 WINFIELD ROAD	2010-06-15	208,563	29,860	SL	39 0000000000000	5,348	5,348	5,348	
LAND - 5360 WINFIELD ROAD	2010-06-15	632,980		L		0	0	0	
CRYSTAL CLEAR WATER REPAIRS - 5360	2011-05-11	3,900	663	SL	27 5000000000000	142	142	142	
REPAIRS - 5360	2011-10-31	12,780	1,937	SL	27 5000000000000	465	465	465	
WASHER & DRYER - POND HOUSE	2008-12-31	1,590	1,590	SL	7 0000000000000	0	0	0	
DISHWASHER - POND HOUSE	2008-06-16	920	920	SL	7 0000000000000	0	0	0	
DISHWASHER - POND HOUSE	2008-12-31	920	917	SL	7 0000000000000	0	0	0	
IMPROVEMENT - POND HOUSE	2009-08-31	6,637	1,432	SL	27 5000000000000	241	241	241	
OUTSIDE CONTRACTOR- 5350	2009-08-21	100,068	23,047	SL	27 5000000000000	3,639	3,639	3,639	
LAND - 5350 WINFIELD (POND HOUSE)	2009-08-21	198,093		L		0	0	0	
BUILDING - 5350 WINFIELD (POND HOUSE)	2009-08-21	297,139	68,882	SL	27 5000000000000	10,805	10,805	10,805	
MATERIALS - 5350	2009-08-21	18,242	4,227	SL	27 5000000000000	663	663	663	
REPAIRS - 5350	2009-08-21	2,630	608	SL	27 5000000000000	96	96	96	
CRYSTAL CLEAR WATER REPAIRS - 5350	2011-05-11	3,900	663	SL	27 5000000000000	142	142	142	
COOLING SYSTEM - 5350	2011-10-31	5,980	904	SL	27 5000000000000	217	217	217	
GOLF CART	2012-03-30	4,000	3,000	SL	5 0000000000000	800	0	800	

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
CROSS CUT SHREDDER	2013-04-10	1,207	663	SL	5 000000000000	241	0	241	
MATTRESS	2013-09-01	830	387	SL	5 000000000000	166	166	166	
IMPROVEMENT - 5250 CARRIAGE HOUSE WATER HEATER	2013-01-18	1,048	437	SL	7 000000000000	150	150	150	
IMPROVEMENT - 5360 CAMPBELL	2013-09-02	528	44	SL	27 500000000000	19	19	19	
IMPROVEMENT - 5360 CAMPBELL	2013-09-05	5,727	485	SL	27 500000000000	208	208	208	
IMPROVEMENT - 5360 CAMPBELL DECK REPAIR AND GRADING WORK	2013-12-23	2,045	148	SL	27 500000000000	74	74	74	
IMPROVEMENT - 5360 CAMPBELL HAND RAIL	2013-12-27	2,371	172	SL	27 500000000000	86	86	86	
IMPROVEMENT - 5202 BLUE	2013-05-31	5,708	537	SL	27 500000000000	208	0	208	
IMPROVEMENT - SITE	2013-03-15	6,620	683	SL	27 500000000000	241	0	241	
IMPROVEMENT - SITE	2013-06-05	4,000	375	SL	27 500000000000	145	0	145	
GREENHOUSE COSTS	2013-12-23	65,851	1,688	SL	39 000000000000	1,688	0	1,688	
2006 TOWN COUNTRY CHRYSLER MINIVAN	2013-06-29	7,544	3,772	SL	5 000000000000	1,509	0	1,509	
WATER HEATER - MAIN HOUSE	2013-02-04	894	373	SL	7 000000000000	128	128	128	
STORMWATER MANAGEMENT SYSTEM - FARM	2013-04-10	4,105	289	SL	39 000000000000	105	0	105	
FURNACE - 5202 BLUE	2013-01-03	2,100	228	SL	27 500000000000	76	0	76	
FARM - IMPROVEMENTS CHICKEN COUP	2014-02-02	837	161	SL	10 000000000000	84	0	84	
FARM - IMPROVEMENTS MICROGREEN	2014-05-21	3,488	552	SL	10 000000000000	349	0	349	
IMPROVEMENTS - 5350 POND HOUSE ROOF	2014-12-16	8,720	317	SL	27 500000000000	317	317	317	
IMPROVEMENTS - 5250 CARRIAGE WINDOWS	2014-04-02	35,830	2,280	SL	27 500000000000	1,303	1,303	1,303	
IMPROVEMENTS - 5360 CAMPBELL DECK STABILIZATION	2014-02-14	1,689	117	SL	27 500000000000	61	61	61	

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
IMPROVEMENTS - 5202 BLUE HOUSE FLOOR	2014-05-12	1,365	83	SL	27 500000000000	50	0	50	
IMPROVEMENTS - 5300 MAIN HOUSE HEATING OIL TANK	2014-06-20	6,800	371	SL	27 500000000000	247	247	247	
DECK - 5202 BLUE	2015-09-08	2,263	27	SL	27 500000000000	82	0	82	
OUTDOOR LIGHTS - 5202 BLUE	2015-09-14	650	43	SL	5 000000000000	130	0	130	
HEAT REGISTERS - 5202 BLUE	2015-09-14	2,200	105	SL	7 000000000000	314	0	314	
HEATING AND AC - 5202 BLUE	2015-11-06	7,877	188	SL	7 000000000000	1,125	0	1,125	
WATER PUMP - 5202 BLUE	2015-07-15	2,000	143	SL	7 000000000000	286	0	286	
ELECTRITY IMPROVEMENTS	2015-03-23	1,630	175	SL	7 000000000000	233	0	233	
ROAD IMPROVEMENTS	2015-12-03	11,309	34	SL	27 500000000000	411	0	411	
IMPROVEMENT - FARM	2016-10-25	2,500		SL	27 500000000000	15	0	15	
IMPROVEMENT - POND HOUSE	2016-07-01	2,900		SL	27 500000000000	53	53	53	
IMPROVEMENT - 5202 BLUE	2016-10-01	3,000		SL	27 500000000000	27	0	27	
IMPROVEMENT - SITE	2016-01-01	2,468		SL	27 500000000000	90	0	90	
GENERATOR REPAIR COSTS	2016-01-01	35,539		SL	7 000000000000	5,077	0	5,077	
IMPROVEMENT - POND HOUSE	2016-01-01	1,252		SL	27 500000000000	46	46	46	
IMPROVEMENT - 5360 CAMPBELL	2016-01-01	1,048		SL	27 500000000000	38	38	38	
IMPROVEMENT - 5202 BLUE	2016-01-01	3,899		SL	27 500000000000	142	0	142	
GREENHOUSE COSTS	2016-01-01	2,037		SL	27 500000000000	74	0	74	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-02-02	1,296	195	SL	39 000000000000	33	0	33	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-05-03	1,701	249	SL	39 000000000000	44	0	44	

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-05-03	42,466	6,171	SL	39 0000000000000	1,089	0	1,089	
SAND CREEK POST & BEAM WIRE -5290 WINFIELD RD	2010-05-20	13,073	1,871	SL	39 0000000000000	335	0	335	
SAND CREEK POST & BEAM WIRE -5290 WINFIELD RD	2010-06-22	4,000	566	SL	39 0000000000000	103	0	103	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-06-08	55,085	7,884	SL	39 0000000000000	1,412	0	1,412	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-07-02	54,631	7,705	SL	39 0000000000000	1,401	0	1,401	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-09-10	82,185	11,237	SL	39 0000000000000	2,107	0	2,107	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-09-21	26,688	3,591	SL	39 0000000000000	684	0	684	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-11-16	46,256	6,029	SL	39 0000000000000	1,186	0	1,186	
CLAIRSTON CONSTRUCTION -5290 WINFIELD RD	2010-12-07	26,293	3,426	SL	39 0000000000000	674	0	674	
1 GATE OPERATOR - 5290 NEW OFFICE BARN	2010-09-23	3,850	2,888	SL	7 0000000000000	550	0	550	
CLAIRSTONE CONSTRUCTION	2011-05-06	8,512	3,971	SL	10 0000000000000	851	0	851	
WIRING - RED AND BROWN BARN	2013-04-10	1,902	135	SL	39 0000000000000	49	0	49	
LAND - 5300 WINFIELD (MAIN HOUSE)	2009-08-21	254,691		L		0	0	0	

TY 2016 Investments - Land Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184

Category/ Item	Cost/Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
IMPROVEMENT - MAIN	15,124	2,845	12,279	12,279
WATER HEATER - CARRIAGE HOUSE	943	943	0	0
OUTSIDE CONTRACTOR-5300 MAIN	51,142	13,640	37,502	37,502
BUILDING-5300 WINFIELD (MAIN HOUSE)	382,036	102,454	279,582	279,582
LAND-5250 WINFIELD (CARRIAGE HOUSE)	141,495	0	141,495	141,495
BUILDING-5250 WINFIELD (CARRIAGE HOUSE)	212,242	56,920	155,322	155,322
MATERIALS-5300 MAIN	9,146	2,442	6,704	6,704
REPAIRS-5250	7,705	2,053	5,652	5,652
REPAIRS-5300 MAIN	6,014	1,606	4,408	4,408
IMPROVEMENTS - CARRIAGE	56,157	14,805	41,352	41,352
CRYSTAL CLEAR WATER REPAIRS	3,900	805	3,095	3,095
CRYSTAL CLEAR WATER REPAIRS	3,900	805	3,095	3,095
CRYSTAL CLEAR WATER REPAIRS - 5250	3,900	805	3,095	3,095
ROOF REPAIRS - 5250	8,166	1,534	6,632	6,632
WINDOWS - 5250	3,450	1,783	1,667	1,667
CLOSET - 5360 WINFIELD ROAD	1,092	177	915	915
CLOSET - 5360 WINFIELD ROAD	1,504	247	1,257	1,257
BUILDING - 5360 WINFIELD ROAD	208,563	35,208	173,355	173,355
LAND - 5360 WINFIELD ROAD	632,980	0	632,980	632,980
CRYSTAL CLEAR WATER REPAIRS - 5360	3,900	805	3,095	3,095
REPAIRS - 5360	12,780	2,402	10,378	10,378
WASHER & DRYER - POND HOUSE	1,590	1,590	0	0
DISHWASHER - POND HOUSE	920	920	0	0
DISHWASHER - POND HOUSE	920	917	3	3
IMPROVEMENT - POND HOUSE	6,637	1,673	4,964	4,964
OUTSIDE CONTRACTOR-5350	100,068	26,686	73,382	73,382
LAND - 5350 WINFIELD (POND HOUSE)	198,093	0	198,093	198,093
BUILDING - 5350 WINFIELD (POND HOUSE)	297,139	79,687	217,452	217,452
MATERIALS - 5350	18,242	4,890	13,352	13,352
REPAIRS - 5350	2,630	704	1,926	1,926

Category/ Item	Cost/Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
CRYSTAL CLEAR WATER REPAIRS - 5350	3,900	805	3,095	3,095
COOLING SYSTEM - 5350	5,980	1,121	4,859	4,859
MATTRESS	830	553	277	277
IMPROVEMENT - 5250 CARRIAGE HOUSE WATER HEATER	1,048	587	461	461
IMPROVEMENT - 5360 CAMPBELL	528	63	465	465
IMPROVEMENT - 5360 CAMPBELL	5,727	693	5,034	5,034
IMPROVEMENT - 5360 CAMPBELL DECK REPAIR AND GRADING WORK	2,045	222	1,823	1,823
IMPROVEMENT - 5360 CAMPBELL HAND RAIL	2,371	258	2,113	2,113
WATER HEATER - MAIN HOUSE	894	501	393	393
IMPROVEMENTS - 5350 POND HOUSE ROOF	8,720	634	8,086	8,086
IMPROVEMENTS - 5250 CARRIAGE WINDOWS	35,830	3,583	32,247	32,247
IMPROVEMENTS - 5360 CAMPBELL DECK STABILIZATION	1,689	178	1,511	1,511
IMPROVEMENTS - 5300 MAIN HOUSE HEATING OIL TANK	6,800	618	6,182	6,182
IMPROVEMENT - POND HOUSE	2,900	53	2,847	2,847
IMPROVEMENT - POND HOUSE	1,252	46	1,206	1,206
IMPROVEMENT - 5360 CAMPBELL	1,048	38	1,010	1,010
LAND - 5300 WINFIELD (MAIN HOUSE)	254,691	0	254,691	254,691

TY 2016 Land, Etc. Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING

EIN: 11-3811184

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
LUMBER FOR FENCE MWP SUPPLY	13,556	10,848	2,708	
FENCING	1,419	1,136	283	
FENCING	1,610	1,288	322	
IMPROVEMENT - BLUE	44,922	8,448	36,474	
CLAIRSTON CONSTRUCTION	25,559	5,732	19,827	
COMPUTER	1,584	1,584	0	
OUTSIDE CONTRACTOR-FARM	10,263	1,929	8,334	
LAND-5202 WINFIELD (BLUE HOUSE)	212,242	0	212,242	
BUILDING-5202 WINFIELD (BLUE HOUSE)	318,364	85,380	232,984	
OUTSIDE CONTRACTOR-5202 BLUE	44,945	11,983	32,962	
MATERIALS-FARM	1,418	264	1,154	
MATERIALS-5202 BLUE	8,396	2,237	6,159	
REPAIRS-5202 BLUE	5,983	1,599	4,384	
REPAIRS-FARM	6,629	1,767	4,862	
IMPROVEMENTS - BLUE	6,148	1,624	4,524	
IMPROVEMENTS - FARM	134,654	35,503	99,151	
IMPROVEMENTS- CUSTOM FENCE	11,280	1,999	9,281	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	6,557	1,162	5,395	
IMPROVEMENTS - CUSTOM FENCE	20,000	3,505	16,495	
IMPROVEMENTS - SAND CREEK POST & BEAM WIRE	19,387	3,396	15,991	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	125	20	105	
IMPROVEMENTS - VA WATER FILTRATION SYSTEM	125	20	105	
1 GATE OPERATOR - 5202 BLUE HOUSE	3,850	3,438	412	
BLUE HOUSE REPAIRS - BOYD	3,500	656	2,844	
COMPUTERS	1,717	1,717	0	
SECURITY GATE	60,613	11,387	49,226	
REPAIRS - RED BARN	3,500	656	2,844	
GOLF CART	4,000	3,800	200	
CROSS CUT SHREDDER	1,207	904	303	
IMPROVEMENT - 5202 BLUE	5,708	745	4,963	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
IMPROVEMENT - SITE	6,620	924	5,696	
IMPROVEMENT - SITE	4,000	520	3,480	
GREENHOUSE COSTS	65,851	3,376	62,475	
2006 TOWN COUNTRY CHRYSLER MINIVAN	7,544	5,281	2,263	
STORMWATER MANAGEMENT SYSTEM - FARM	4,105	394	3,711	
FURNACE - 5202 BLUE	2,100	304	1,796	
FARM - IMPROVEMENTS CHICKEN COUP	837	245	592	
FARM - IMPROVEMENTS MICROGREEN	3,488	901	2,587	
IMPROVEMENTS - 5202 BLUE HOUSE FLOOR	1,365	133	1,232	
DECK - 5202 BLUE	2,263	109	2,154	
OUTDOOR LIGHTS - 5202 BLUE	650	173	477	
HEAT REGISTERS - 5202 BLUE	2,200	419	1,781	
HEATING AND AC - 5202 BLUE	7,877	1,313	6,564	
WATER PUMP - 5202 BLUE	2,000	429	1,571	
ELECTRITY IMPROVEMENTS	1,630	408	1,222	
ROAD IMPROVEMENTS	11,309	445	10,864	
IMPROVEMENT - FARM	2,500	15	2,485	
IMPROVEMENT - 5202 BLUE	3,000	27	2,973	
IMPROVEMENT - SITE	2,468	90	2,378	
GENERATOR REPAIR COSTS	35,539	5,077	30,462	
IMPROVEMENT - 5202 BLUE	3,899	142	3,757	
GREENHOUSE COSTS	2,037	74	1,963	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	1,296	228	1,068	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	1,701	293	1,408	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	42,466	7,260	35,206	
SAND CREEK POST & BEAM WIRE - 5290 WINFIELD RD	13,073	2,206	10,867	
SAND CREEK POST & BEAM WIRE - 5290 WINFIELD RD	4,000	669	3,331	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	55,085	9,296	45,789	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	54,631	9,106	45,525	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	82,185	13,344	68,841	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	26,688	4,275	22,413	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	46,256	7,215	39,041	
CLAIRSTON CONSTRUCTION - 5290 WINFIELD RD	26,293	4,100	22,193	
1 GATE OPERATOR - 5290 NEW OFFICE BARN	3,850	3,438	412	
CLAIRSTONE CONSTRUCTION	8,512	4,822	3,690	
WIRING - RED AND BROWN BARN	1,902	184	1,718	

TY 2016 Loans from Officers Schedule

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

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

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

TY 2016 Other Assets Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184**Other Assets Schedule**

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
EMPLOYEE ADVANCE		75	75

TY 2016 Other Expenses Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184**Other Expenses Schedule**

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
POSTAGE	386	0	386	0
SUPPLIES	181	0	338	0
PRINTING AND COPYING	447	0	447	0
INSURANCE	28,698	0	28,698	0
GROUP HOME - FOOD AND ENTERTAINMENT	13,961	0	13,961	0
GROUP HOME - REPAIRS	8,775	0	8,775	0
GROUP HOME - SUPPLIES	1,373	0	1,373	0
GROUP HOME - UTILITIES	9,401	0	9,401	0
GROUP HOME - FUEL	1,813	0	1,813	0
GROUP HOME - OTHER EXPENSES	34,091	0	33,348	0

Other Expenses Schedule

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
TELEPHONE	2,847	0	2,847	0
BANK CHARGES	548	0	548	0
WORKERS COMPENSATION	6,292	0	6,292	0
LANDSCAPING	6,165	0	6,165	0
MEMBERSHIPS AND DUES	70	0	70	0
HIRING	386	0	386	0
MISC ADJUSTMENT	2	0	2	0
FACILITIES AND EQUIPMENT MAINTENANCE	8,141	8,141	8,141	0
FACILITIES AND EQUIPMENT MAINTENANCE	8,141	8,141	8,141	0
FACILITIES AND EQUIPMENT MAINTENANCE	8,141	8,141	8,141	0

Other Expenses Schedule

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
FACILITIES AND EQUIPMENT MAINTENANCE	8,141	8,141	8,141	0
FACILITIES AND EQUIPMENT MAINTENANCE	8,141	8,141	8,141	0

TY 2016 Other Income Schedule

Name: HOPEWELL HOUSE FOR INDEPENDENT LIVING

EIN: 11-3811184

Other Income Schedule

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
RESIDENT FEES	173,000		173,000

TY 2016 Other Liabilities Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184

Description	Beginning of Year - Book Value	End of Year - Book Value
SECURITY DEPOSIT	12,775	14,000
DEFERRED REVENUE	0	5,000

TY 2016 Other Professional Fees Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PAYROLL	1,646	0	1,646	0
CONTRACTUAL	0	0	0	0
	0	0	0	0
CONTRACT/PROFESSIONAL SERVICE	8,031	8,031	8,031	0
CONTRACT/PROFESSIONAL SERVICE	8,031	8,031	8,031	0
CONTRACT/PROFESSIONAL SERVICE	8,031	8,031	8,031	0
CONTRACT/PROFESSIONAL SERVICE	8,031	8,031	8,031	0
CONTRACT/PROFESSIONAL SERVICE	8,031	8,031	8,031	0

TY 2016 Taxes Schedule**Name:** HOPEWELL HOUSE FOR INDEPENDENT LIVING**EIN:** 11-3811184

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PAYROLL TAXES	18,710	0	18,710	0
REAL ESTATE	8,573	0	8,573	0
REAL ESTATE TAXES	4,759	4,759	4,759	0
REAL ESTATE TAXES	4,759	4,759	4,759	0
REAL ESTATE TAXES	4,758	4,758	4,758	0
REAL ESTATE TAXES	4,758	4,758	4,758	0
REAL ESTATE TAXES	4,759	4,759	4,759	0

Schedule B (Form 990, 990-EZ, or 990-PF) Department of the Treasury Internal Revenue Service	Schedule of Contributors ▶ Attach to Form 990, 990-EZ, or 990-PF ▶ Information about Schedule B (Form 990, 990-EZ, or 990-PF) and its instructions is at <u>www.irs.gov/form990</u>	OMB No 1545-0047 2016

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

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

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

General Rule

☒ For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or other property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

☐ For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33¹/₃% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000 or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I, II, and III.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Do not complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year. ▶ \$ _____

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

Name of organization HOPEWELL HOUSE FOR INDEPENDENT LIVING	Employer identification number 11-3811184
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Part I Contributors (see instructions) Use duplicate copies of Part I if additional space is needed			
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	MCLEAN MORTGAGE CORPORATION 11325 RANDOM HILLS ROAD STE 4 FAIRFAX, VA 22030	 \$ 260,000	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
-	 	 \$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
-	 	 \$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
-	 	 \$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
-	 	 \$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
-	 	 \$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
-	 	 \$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)

Employer identification number

11-3811184

Part II	Noncash Property
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(see instructions) Use duplicate copies of Part II if additional space is needed			
(a) No.from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
 	 	 \$ 	
(a) No.from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
 	 	 \$ 	
(a) No.from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
 	 	 \$ 	
(a) No.from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
 	 	 \$ 	
(a) No.from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
 	 	 \$ 	
(a) No.from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
 	 	 \$ 	

Name of organization HOPEWELL HOUSE FOR INDEPENDENT LIVING	Employer identification number 11-3811184
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Part III	Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year. (Enter this information once. See instructions.) ▶ \$ _____ Use duplicate copies of Part III if additional space is needed
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(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4		Relationship of transferor to transferee
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4		Relationship of transferor to transferee
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4		Relationship of transferor to transferee
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	(e) Transfer of gift		
	Transferee's name, address, and ZIP 4		Relationship of transferor to transferee