

Form 990-PF

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

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

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Go to www.irs.gov/Form990PF for instructions and the latest information.

OMB No 1545-0052

2017

Open to Public Inspection

For calendar year 2017 or tax year beginning

, and ending

Name of foundation MCLEOD FAMILY FOUNDATION, INC.		A Employer identification number 27-0365906
Number and street (or P O box number if mail is not delivered to street address) 418 FIRST STREET	Room/suite	B Telephone number (540) 344-0040
City or town, state or province, country, and ZIP or foreign postal code ROANOKE, VA 24011		C If exemption application is pending, check here ☐
G Check all that apply: ☐ Initial return ☐ Final return ☐ Address change ☐ Initial return of a former public charity ☐ Amended return ☒ 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) \$ 15,553,286.	J Accounting method: ☒ Cash ☐ Accrual ☐ Other (specify)	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))		(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		35,000.		N/A	
2 Check ☐ if the foundation is not required to attach Sch B					
3 Interest on savings and temporary cash investments		29.	29.		STATEMENT 1
4 Dividends and interest from securities		25,113.	25,113.		STATEMENT 2
5a Gross rents		934,560.	934,560.		STATEMENT 3
b Net rental income or (loss) <62,507.>					STATEMENT 4
6a Net gain or (loss) from sale of assets not on line 10		18,278.			
b Gross sales price for all assets on line 6a 317,548.					
7 Capital gain net income (from Part IV, line 2)			18,278.		
8 Net short-term capital gain					
9 Income modifications					
10a Gross sales less returns and allowances					
b Less Cost of goods sold					
c Gross profit or (loss)					
11 Other income					
12 Total Add lines 1 through 11		1,012,980.	977,980.		
13 Compensation of officers, directors, trustees, etc		0.	0.		0.
14 Other employee salaries and wages					
15 Pension plans, employee benefits					
16a Legal fees STMT 5		320.	320.		0.
b Accounting fees					
c Other professional fees STMT 6		130,163.	91,810.		36,000.
17 Interest		407,044.	407,044.		0.
18 Taxes STMT 7		54,003.	54,003.		0.
19 Depreciation and depletion		409,265.	409,265.		
20 Occupancy		17,165.	17,165.		0.
21 Travel, conferences, and meetings		2,561.	2,561.		0.
22 Printing and publications					
23 Other expenses STMT 8		35,239.	17,597.		17,642.
24 Total operating and administrative expenses. Add lines 13 through 23		1,055,760.	999,765.		53,642.
25 Contributions, gifts, grants paid		138,730.			138,730.
26 Total expenses and disbursements. Add lines 24 and 25		1,194,490.	999,765.		192,372.
27 Subtract line 26 from line 12:					
a Excess of revenue over expenses and disbursements		<181,510.>			
b Net investment income (if negative, enter -0-)			0.		
c Adjusted net income (if negative, enter -0-)				N/A	

Part II Balance Sheets		Attached schedules and amounts in the description column should be for end-of-year amounts only		
		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash - non-interest-bearing	346,699.	34,155.	34,155.
	2 Savings and temporary cash investments			
	3 Accounts receivable ▶ 49,917.			
	Less: allowance for doubtful accounts ▶	25,745.	49,917.	49,917.
	4 Pledges receivable ▶			
	Less: allowance for doubtful accounts ▶			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons			
	7 Other notes and loans receivable ▶			
	Less: allowance for doubtful accounts ▶			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges	2,248.	2,248.	2,248.
	10a Investments - U.S. and state government obligations			
	b Investments - corporate stock STMT 9	894,871.	866,430.	866,430.
	c Investments - corporate bonds			
	11 Investments - land, buildings, and equipment basis ▶ 12,258,053.			
Less accumulated depreciation STMT 10 ▶ 99,319.	10,370,509.	12,158,734.	14,034,948.	
12 Investments - mortgage loans				
13 Investments - other STMT 11	250,000.	471,782.	471,782.	
14 Land, buildings, and equipment: basis ▶				
Less accumulated depreciation				
15 Other assets (describe ▶ STATEMENT 12)	0.	93,806.	93,806.	
16 Total assets (to be completed by all filers - see the instructions. Also, see page 1, item I)	11,890,072.	13,677,072.	15,553,286.	
Liabilities	17 Accounts payable and accrued expenses	10,025.	23,836.	
	18 Grants payable			
	19 Deferred revenue	34,864.	202,257.	
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable	8,739,249.	9,289,079.	
	22 Other liabilities (describe ▶ STATEMENT 13)	239,844.	924,191.	
	23 Total liabilities (add lines 17 through 22)	9,023,982.	10,439,363.	
Net Assets or Fund Balances	Foundations that follow SFAS 117, check here ▶ ☐			
	24 Unrestricted			
	25 Temporarily restricted			
	26 Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ ☒			
	27 Capital stock, trust principal, or current funds	0.	0.	
	28 Paid-in or capital surplus, or land, bldg., and equipment fund	0.	134,964.	
	29 Retained earnings, accumulated income, endowment, or other funds	2,866,090.	3,102,745.	
	30 Total net assets or fund balances	2,866,090.	3,237,709.	
	31 Total liabilities and net assets/fund balances	11,890,072.	13,677,072.	

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	2,866,090.
2 Enter amount from Part I, line 27a	2	<181,510.>
3 Other increases not included in line 2 (itemize) ▶ ACCUMULATED DEPRECIATION	3	553,129.
4 Add lines 1, 2, and 3	4	3,237,709.
5 Decreases not included in line 2 (itemize) ▶	5	0.
6 Total net assets or fund balances at end of year (line 4 minus line 5) - Part II, column (b), line 30	6	3,237,709.

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (for example, 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 RAYMOND JAMES	P	VARIOUS	11/10/17
b DAVENPORT	P	VARIOUS	VARIOUS
c CAPITAL GAINS DIVIDENDS			
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 56,463.		54,894.	1,569.
b 254,825.		244,376.	10,449.
c 6,260.			6,260.
d			
e			

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

(i) FMV 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			1,569.
b			10,449.
c			6,260.
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	18,278.
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c). If (loss), enter -0- in Part I, line 8	If gain, also enter in Part I, line 8, column (c) If (loss), enter -0- in Part I, line 8	3	N/A

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

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

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

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

☐ Yes ☒ No

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

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

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col. (b) divided by col. (c))
2016	108,424.	2,431,343.	.044594
2015	124,891.	2,389,650.	.052263
2014	92,218.	1,982,158.	.046524
2013	49,000.	1,735,943.	.028227
2012	55,156.	1,134,074.	.048635

2 Total of line 1, column (d)	2	.220243
3 Average distribution ratio for the 5-year base period - divide the total on line 2 by 5.0, or by the number of years the foundation has been in existence if less than 5 years	3	.044049
4 Enter the net value of noncharitable-use assets for 2017 from Part X, line 5	4	4,343,995.
5 Multiply line 4 by line 3	5	191,349.
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	0.
7 Add lines 5 and 6	7	191,349.
8 Enter qualifying distributions from Part XII, line 4	8	192,372.

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)		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		2	0.
c All other domestic foundations enter 2% of line 27b. Exempt foreign organizations, enter 4% of Part I, line 12, col. (b).		3	0.
2 Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)		4	0.
3 Add lines 1 and 2		5	0.
4 Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)			
5 Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-			
6 Credits/Payments:			
a 2017 estimated tax payments and 2016 overpayment credited to 2017	6a 263.	7	263.
b Exempt foreign organizations - tax withheld at source	6b 0.	8	0.
c Tax paid with application for extension of time to file (Form 8868)	6c 0.	9	
d Backup withholding erroneously withheld	6d 0.	10	263.
7 Total credits and payments. Add lines 6a through 6d		11	0.
8 Enter any penalty for underpayment of estimated tax. Check here ☐ if Form 2220 is attached			
9 Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed			
10 Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid			
11 Enter the amount of line 10 to be: Credited to 2018 estimated tax ☒ 263. Refunded ☐			

Part VII-A Statements Regarding Activities

	Yes	No
1a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?		X
1b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition. If the answer is "Yes" to 1a or 1b, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.		X
1c Did the foundation file Form 1120-POL for this year?		X
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: (1) On the foundation. ☒ \$ 0. (2) On foundation managers. ☒ \$ 0.		
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. ☒ \$ 0.		
2 Has the foundation engaged in any activities that have not previously been reported to the IRS? If "Yes," attach a detailed description of the activities.		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. ☒ VA		
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? If "No," attach explanation	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 2017 or the tax year beginning in 2017? See the 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

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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		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		X
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ► <u>N/A</u>	X	
14 The books are in care of ► <u>THE FOUNDATION</u> Telephone no. ► <u>(540) 344-0040</u> Located at ► <u>418 FIRST STREET, ROANOKE, VA, ROANOKE, VA</u> ZIP+4 ► <u>24011</u>		
15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - check here and enter the amount of tax-exempt interest received or accrued during the year		N/A
16 At any time during calendar year 2017, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the foreign country ►		X

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

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

	Yes	No
1a During the year, did the foundation (either directly or indirectly):		
(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	☐ Yes ☒ No	
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	☐ Yes ☒ No	
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	☐ Yes ☒ No	
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	☐ Yes ☒ No	
(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?	☐ Yes ☒ No	
(6) Agree to pay money or property to a government official? (Exception. Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.)	☐ Yes ☒ No	
b If any answer is "Yes" to 1a(1)-(6), did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions Organizations relying on a current notice regarding disaster assistance, check here	N/A	
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 2017?		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 2017, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2017? If "Yes," list the years ►	☐ Yes ☒ No	
b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement - see instructions.)	N/A	
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 2017 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 2017.)	N/A	
4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?		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 2017?		X

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

5a During the year, did the foundation pay or incur any amount to:

(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?

☐ Yes ☒ No

(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?

☐ Yes ☒ No

(3) Provide a grant to an individual for travel, study, or other similar purposes?

☐ Yes ☒ No

(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions

☐ Yes ☒ No

(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?

☐ Yes ☒ No

b If any answer is "Yes" to 5a(1)-(5), did any of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance? See instructions

N/A

5b

Organizations relying on a current notice regarding disaster assistance, check here

☒

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

N/A

☐ Yes ☐ No

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

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

☐ Yes ☒ No

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

6b

X

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?

N/A

7b

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

1 List all officers, directors, trustees, and foundation managers and their compensation.

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
JOHN G. MCLEOD 418 FIRST STREET ROANOKE, VA 24011	DIRECTOR 4.00	0.	0.	0.
KATHERINE L. MCLEOD 418 FIRST STREET ROANOKE, VA 24011	DIRECTOR 4.00	0.	0.	0.

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

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

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

0

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

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
NONE		
Total number of others receiving over \$50,000 for professional services		0

Part IX-A Summary of Direct Charitable Activities

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

Part IX-B Summary of Program-Related Investments

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.	Amount
1 N/A	
All other program-related investments. See instructions.	
Total. Add lines 1 through 3	0.

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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	933,204.
b	Average of monthly cash balances	1b	50,195.
c	Fair market value of all other assets	1c	13,640,017.
d	Total (add lines 1a, b, and c)	1d	14,623,416.
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	10,213,269.
3	Subtract line 2 from line 1d	3	4,410,147.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	66,152.
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	4,343,995.
6	Minimum investment return. Enter 5% of line 5	6	217,200.

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	217,200.
2a	Tax on investment income for 2017 from Part VI, line 5	2a	
b	Income tax for 2017. (This does not include the tax from Part VI.)	2b	
c	Add lines 2a and 2b	2c	0.
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	217,200.
4	Recoveries of amounts treated as qualifying distributions	4	0.
5	Add lines 3 and 4	5	217,200.
6	Deduction from distributable amount (see instructions)	6	0.
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	217,200.

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	192,372.
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	192,372.
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b	5	0.
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	192,372.

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.

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Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2016	(c) 2016	(d) 2017
1 Distributable amount for 2017 from Part XI, line 7				217,200.
2 Undistributed income, if any, as of the end of 2017				
a Enter amount for 2016 only			29,800.	
b Total for prior years:		0.		
3 Excess distributions carryover, if any, to 2017:				
a From 2012				
b From 2013				
c From 2014				
d From 2015				
e From 2016				
f Total of lines 3a through e	0.			
4 Qualifying distributions for 2017 from Part XII, line 4: ► \$ 192,372.				
a Applied to 2016, but not more than line 2a			29,800.	
b Applied to undistributed income of prior years (Election required - see instructions)		0.		
c Treated as distributions out of corpus (Election required - see instructions)	0.			
d Applied to 2017 distributable amount				162,572.
e Remaining amount distributed out of corpus	0.			
5 Excess distributions carryover applied to 2017 (If an amount appears in column (d), the same amount must be shown in column (a))	0.			0.
6 Enter the net total of each column as indicated below:				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5	0.			
b Prior years' undistributed income. Subtract line 4b from line 2b		0.		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed		0.		
d Subtract line 6c from line 6b. Taxable amount - see instructions		0.		
e Undistributed income for 2016 Subtract line 4a from line 2a. Taxable amount - see instr.			0.	
f Undistributed income for 2017. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2018				54,628.
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)	0.			
8 Excess distributions carryover from 2012 not applied on line 5 or line 7	0.			
9 Excess distributions carryover to 2018. Subtract lines 7 and 8 from line 6a	0.			
10 Analysis of line 9:				
a Excess from 2013				
b Excess from 2014				
c Excess from 2015				
d Excess from 2016				
e Excess from 2017				

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

Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
a Paid during the year				
BETHANY HALL OF ROANOKE (ARCH) 1109 FRANKLIN AVE SW., ROANOKE, VA 24016	NONE		CHARITABLE CONTRIBUTION	10,000.
BIG BROTHERS BIG SISTERS OF SOUTHWEST VIRGINIA 124 WELLS AVENUE, NW ROANOKE, VA 24016	NONE		CHARITABLE CONTRIBUTION	40,000.
FAMILY PROMISE OF ROANOKE VALLEY 37 EAST CLAY STREET SALEM, VA 24153	NONE		CHARITABLE CONTRIBUTION	30,000.
ADVANCEMENT FOUNDATION 1 W MAIN ST FINCASTLE, VA 24090	NONE		CHARITABLE CONTRIBUTION	5,000.
CHALLENGER BASEBALL	NONE		CHARITABLE CONTRIBUTION	1,000.
Total SEE CONTINUATION SHEET(S) ▶ 3a				138,730.
b Approved for future payment				
NONE				
Total ▶ 3b				0.

Part XVII Information Regarding Transfers to and Transactions and Relationships With Noncharitable Exempt Organizations

- | | | Yes | No |
|----------|--|-------|----|
| 1 | Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) (other than section 501(c)(3) organizations) or in section 527, relating to political organizations? | | |
| a | Transfers from the reporting foundation to a noncharitable exempt organization of: | | |
| | (1) Cash | 1a(1) | X |
| | (2) Other assets | 1a(2) | X |
| b | Other transactions: | | |
| | (1) Sales of assets to a noncharitable exempt organization | 1b(1) | X |
| | (2) Purchases of assets from a noncharitable exempt organization | 1b(2) | X |
| | (3) Rental of facilities, equipment, or other assets | 1b(3) | X |
| | (4) Reimbursement arrangements | 1b(4) | X |
| | (5) Loans or loan guarantees | 1b(5) | X |
| | (6) Performance of services or membership or fundraising solicitations | 1b(6) | X |
| c | Sharing of facilities, equipment, mailing lists, other assets, or paid employees | 1c | X |
| d | If the answer to any of the above is "Yes," complete the following schedule. Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received. | | |

[illegible]

- 2a** Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) (other than section 501(c)(3)) or in section 527? ☐ Yes ☒ No

- b** If "Yes," complete the following schedule.

(a) Name of organization	(b) Type of organization	(c) Description of relationship
N/A		

**Sign
Here**

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

Signature of officer or trustee

Date _____

Title

May the IRS discuss this return with the preparer shown below? See instr

☐ Yes ☐ No

**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date _____

Check ☐ self-employed

PTIN

Firm's name ▶

Firm's EIN ▶

Firm's address ►

Phone no.

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
DRUG PREVENTION COUNCIL 5937 COVE ROAD ROANOKE, VA 24019	NONE		CHARITABLE CONTRIBUTION	1,000.
REBECCA ZEPP	NONE		CHARITABLE CONTRIBUTION	1,000.
NICOLE LIGHT	NONE		CHARITABLE CONTRIBUTION	500.
JULIA NASH	NONE		CHARITABLE CONTRIBUTION	1,000.
TONI WALTHALL	NONE		CHARITABLE CONTRIBUTION	1,000.
SUSAN HARRELL	NONE		CHARITABLE CONTRIBUTION	1,000.
TARA LINCOLN	NONE		CHARITABLE CONTRIBUTION	1,000.
OLETA TAYLOR	NONE		CHARITABLE CONTRIBUTION	1,000.
MATCH SINEA CRUZ	NONE		CHARITABLE CONTRIBUTION	1,000.
SUZANNE CARRINGTON	NONE		CHARITABLE CONTRIBUTION	1,000.
Total from continuation sheets				52,730.

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
ELIANE NIEMANN	NONE		CHARITABLE CONTRIBUTION	1,000.
TIFFANY HODGES	NONE		CHARITABLE CONTRIBUTION	1,000.
JERNISE JOHNSON	NONE		CHARITABLE CONTRIBUTION	1,000.
GINGER SEAY	NONE		CHARITABLE CONTRIBUTION	1,000.
MARGARET HATCHETT	NONE		CHARITABLE CONTRIBUTION	1,000.
SHARI PRESTON	NONE		CHARITABLE CONTRIBUTION	1,000.
ADAM LANCASTER	NONE		CHARITABLE CONTRIBUTION	1,000.
JACLYN SMITH	NONE		CHARITABLE CONTRIBUTION	1,000.
SABRINA EAST	NONE		CHARITABLE CONTRIBUTION	1,000.
JACQUELINE COLLINS	NONE		CHARITABLE CONTRIBUTION	1,000.
Total from continuation sheets				

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
CRYSTAL SMITH	NONE		CHARITABLE CONTRIBUTION	1,000.
SAMANTHA GOAD	NONE		CHARITABLE CONTRIBUTION	1,000.
JAY BRENCHECK	NONE		CHARITABLE CONTRIBUTION	1,000.
MARY ANN BRENCHECK	NONE		CHARITABLE CONTRIBUTION	1,000.
KELLY ROBERTSON	NONE		CHARITABLE CONTRIBUTION	1,000.
ANASTACIA BURTON	NONE		CHARITABLE CONTRIBUTION	1,000.
PHIL HOBRLA	NONE		CHARITABLE CONTRIBUTION	1,000.
HARVEY TURNER	NONE		CHARITABLE CONTRIBUTION	1,000.
ANNE WALTER	NONE		CHARITABLE CONTRIBUTION	1,000.
LUCRETIA ZENO	NONE		CHARITABLE CONTRIBUTION	1,000.
Total from continuation sheets				

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
APRIL ESTRADA	NONE		CHARITABLE CONTRIBUTION	1,000.
SHERRY GEARHART	NONE		CHARITABLE CONTRIBUTION	1,000.
DEANNA LEAP	NONE		CHARITABLE CONTRIBUTION	500.
FRANK JOHNSON	NONE		CHARITABLE CONTRIBUTION	520.
MONICA PARTLETON	NONE		CHARITABLE CONTRIBUTION	500.
SHARENE DUNCOMBE	NONE		CHARITABLE CONTRIBUTION	1,000.
JENNIFER RICHARDS	NONE		CHARITABLE CONTRIBUTION	1,000.
JOE PARTLETON	NONE		CHARITABLE CONTRIBUTION	500.
KATHLYN MEANS	NONE		CHARITABLE CONTRIBUTION	1,000.
TIMOTHY WADE	NONE		CHARITABLE CONTRIBUTION	500.
Total from continuation sheets				

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
JESSICA TURLEY	NONE		CHARITABLE CONTRIBUTION	1,000.
EDWARD SAVAGE	NONE		CHARITABLE CONTRIBUTION	500.
GRIFFAN HOMAN	NONE		CHARITABLE CONTRIBUTION	1,000.
EMMA RIGAU	NONE		CHARITABLE CONTRIBUTION	1,000.
DONNA WRIGHT	NONE		CHARITABLE CONTRIBUTION	500.
MAXIMO CRUZ	NONE		CHARITABLE CONTRIBUTION	500.
CHRISTINA YOUNG	NONE		CHARITABLE CONTRIBUTION	500.
MADISON WADE DEARER	NONE		CHARITABLE CONTRIBUTION	500.
LEIKEI PATEL	NONE		CHARITABLE CONTRIBUTION	500.
KELLY GREEN	NONE		CHARITABLE CONTRIBUTION	1,000.
Total from continuation sheets				

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
AMANDA STANLEY	NONE		CHARITABLE CONTRIBUTION	1,000.
TRISTA THOMPSON	NONE		CHARITABLE CONTRIBUTION	710.
NED SAVAGE	NONE		CHARITABLE CONTRIBUTION	1,000.
NATANIS DEMASCIO	NONE		CHARITABLE CONTRIBUTION	500.
CURTIS CARTER	NONE		CHARITABLE CONTRIBUTION	1,000.
JENNIFER CARTER	NONE		CHARITABLE CONTRIBUTION	1,000.
DEBORAH TUCKER	NONE		CHARITABLE CONTRIBUTION	500.
ISRAEL SUTPHIN	NONE		CHARITABLE CONTRIBUTION	500.
CARLA WADE	NONE		CHARITABLE CONTRIBUTION	500.
DARLEEN HUTCHESON	NONE		CHARITABLE CONTRIBUTION	500.
Total from continuation sheets				

27-0365906

3 Grants and Contributions Paid During the Year (Continuation)

Total from continuation sheets

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

- ▶ Attach to Form 990, Form 990-EZ, or Form 990-PF.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047

2017

Name of the organization

Employer identification number

MCLEOD FAMILY FOUNDATION, INC.**27-0365906**

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

☐

501(c)() (enter number) organization

☐4947(a)(1) nonexempt charitable trust **not** treated as a private foundation☐

527 political organization

Form 990-PF

☒

501(c)(3) exempt private foundation

☐

4947(a)(1) nonexempt charitable trust treated as a private foundation

☐

501(c)(3) taxable private foundation

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

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

Special Rules☐

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000; or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.

☐For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I, II, and III.☐For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't 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 isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990, or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

LHA For Paperwork Reduction Act Notice, see the instructions for Form 990, 990-EZ, or 990-PF. Schedule B (Form 990, 990-EZ, or 990-PF) (2017)

Name of organization

Employer identification number

MCLEOD FAMILY FOUNDATION, INC.**27-0365906****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	JOHN G. MCLEOD 418 FIRST STREET ROANOKE, VA 24011	\$ 15,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
2	KATHERINE L. MCLEOD 418 FIRST STREET ROANOKE, VA 24011	\$ 15,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
3	MASON C. MCLEOD 418 FIRST STREET ROANOKE, VA 24011	\$ 5,000.	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
		\$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
		\$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
		\$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)

Name of organization

Employer identification number

MCLEOD FAMILY FOUNDATION, INC.**27-0365906****Part II Noncash Property** (see instructions) Use duplicate copies of Part II if additional space is needed

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	

Name of organization

Employer identification number

MCLEOD FAMILY FOUNDATION, INC.**27-0365906****Part III**

Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year (Enter this info once) ► \$

Use duplicate copies of Part III if additional space is needed

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee

FORM 990-PF INTEREST ON SAVINGS AND TEMPORARY CASH INVESTMENTS STATEMENT 1

SOURCE	(A) REVENUE PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME
BANK OF NORTH CAROLINA	29.	29.	
TOTAL TO PART I, LINE 3	29.	29.	

FORM 990-PF DIVIDENDS AND INTEREST FROM SECURITIES STATEMENT 2

SOURCE	GROSS AMOUNT	CAPITAL GAINS DIVIDENDS	(A) REVENUE PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME
DAVENPORT	24,305.	5,009.	19,296.	19,296.	
FIRST BANK AND					
TRUST	3,795.	0.	3,795.	3,795.	
RAYMOND JAMES	3,273.	1,251.	2,022.	2,022.	
TO PART I, LINE 4	31,373.	6,260.	25,113.	25,113.	

FORM 990-PF RENTAL INCOME STATEMENT 3

KIND AND LOCATION OF PROPERTY	ACTIVITY NUMBER	GROSS RENTAL INCOME
CLIFTON FORGE, VA	1	79,223.
ELIZABETH CITY, NC	2	88,000.
WINTON, NC	3	67,100.
COLUMBIA, NC	4	88,000.
WHITAKERS, NC	5	81,500.
MAYODAN, NC	6	79,200.
220 CRAIG AVE	7	9,687.
850 CRAIG AVE	8	10,433.
854 CRAIG AVE	9	8,810.
24 HILLCREST AVE NE	10	11,054.
28 HILLCREST AVE NE	11	11,054.
7030 MT CHESNUT RD	12	8,379.
1604 MELBOURNE DR	13	10,422.
1705 BRAD COURT	14	9,025.
1833 MURRELL AVE	15	9,445.
2138 BAILEY AVE	16	10,320.
2211 12 O'CLOCK KNOB RD	17	9,804.

MCLEOD FAMILY FOUNDATION, INC.

27-0365906

4519 BRAMBLETON AVE	18	38,710.
1912 EASTERN AVENUE	19	11,376.
5260 CROSSBOW CIRCLE #12B	20	8,750.
1049 ALVIEW AVENUE, NW	21	6,100.
3901 MAINE AVENUE, NW	22	8,575.
4238 MOOMAW AVENUE, NW	23	10,487.
4333 COVE ROAD, NW	24	9,075.
1313 ABBOTT STREET, NW	25	8,777.
2403 VANCOUVER DRIVE, NW	26	8,990.
2634 NEW YORK AVENUE, NW	27	9,785.
4010 WYOMING AVENUE, NW	28	9,771.
2204 10TH STREET, NW	29	10,500.
313 CORBIN CIRCLE, NW	30	10,314.
237 ELM STREET	31	11,400.
2535 SPRING ROAD	32	11,940.
2213 MERCER AVENUE, NW	33	10,960.
4709 RUTGERS AVENUE, NW	34	10,938.
GRH CLOSING PACKAGE	35	
3718 BEAR RD.	36	11,168.
4231 COLONIAL AVE	37	80,051.
2502 LYNDHURST ST NW	38	10,717.
4728 SHOWALTER	39	990.
1627 WAYNE ST	40	
1476 FOREST PARK	41	0.
552 CROWMOOR	42	0.
2408 FLORIDA AVE	43	3,400.
1130 ETHEL RD	44	0.
5108 WOODLAWN	45	0.
3630 ROLLING HILL AVE	46	2,718.
5027 MORWANDA ST	47	
1374 GILLETTE	48	1,720.
2733 EDISON	49	0.
1447 GUILDHALL	50	4,975.
4418 BUCK MT RD	51	
1358 MABRY AVE	52	
3817 VERMONT AVE	53	
121 GILES AVE	54	
307 DAVIS STREET	55	
3526 YELLOW MT RD	56	
1822 GLENROY ST	57	
1512 SHAMROCK ST	58	
204 BEECH	59	5,773.
1007 PECHIN	60	1,813.
2025 10TH AVE	61	7,356.
1431 ABBOTT ST	62	5,400.
3452 YELLOW MTN	63	7,270.
3203 MAPLELAWN AVE	64	3,305.

TOTAL TO FORM 990-PF, PART I, LINE 5A

934,560.

FORM 990-PF

RENTAL EXPENSES

STATEMENT 4

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION		26,041.	
INTEREST EXPENSE - CLIFTON FORGE, VA		43,567.	
REPAIRS & MAINTENANCE - CLIFTON FORGE, VA		816.	
MISCELLANEOUS EXPENSE		75.	
- SUBTOTAL -	1		70,499.
DEPRECIATION		28,839.	
INTEREST EXPENSE - ELIZABETH CITY, NC		28,116.	
REPAIRS & MAINTENANCE		325.	
INSURANCE		5,002.	
- SUBTOTAL -	2		62,282.
DEPRECIATION		18,918.	
INTEREST EXPENSE - WINTON, NC		26,837.	
REPAIRS & MAINTENANCE		320.	
INSURANCE		1,208.	
- SUBTOTAL -	3		47,283.
DEPRECIATION		25,698.	
AMORTIZATION		1,284.	
INTEREST EXPENSE - COLUMBIA, NC		37,066.	
PROFESSIONAL FEES - COLUMBIA, NC		0.	
INSURANCE		2,773.	
PROPERTY TAXES		0.	
- SUBTOTAL -	4		66,821.
DEPRECIATION		29,318.	
AMORTIZATION		1,284.	
INTEREST EXPENSE - WHITAKERS, NC		36,339.	
INSURANCE		1,208.	
- SUBTOTAL -	5		68,149.
DEPRECIATION		26,737.	
AMORTIZATION		3,062.	
INTEREST EXPENSE - MAYODAN, NC		29,444.	
PROFESSIONAL FEES - MAYODAN, NC		320.	
- SUBTOTAL -	6		59,563.
DEPRECIATION		6,503.	
AMORTIZATION		336.	
INTEREST EXPENSE - 220 CRAIG AVE		3,541.	
UTILITIES		266.	
REPAIRS & MAINTENANCE		871.	
PROPERTY TAXES		1,067.	
INSURANCE		168.	
MGMT COMMISSION		678.	
- SUBTOTAL -	7		13,430.
DEPRECIATION		6,143.	
AMORTIZATION		308.	
INTEREST EXPENSE - 850 CRAIG AVE		3,246.	

REPAIRS & MAINTENANCE		150.	
PROPERTY TAXES		1,304.	
INSURANCE		184.	
MGMT COMMISSION		730.	
- SUBTOTAL -	8		12,065.
DEPRECIATION		5,053.	
AMORTIZATION		308.	
INTEREST EXPENSE - 854 CRAIG AVE		3,246.	
PROPERTY TAXES		1,325.	
INSURANCE		184.	
MGMT COMMISSION		617.	
- SUBTOTAL -	9		10,733.
DEPRECIATION		5,124.	
AMORTIZATION		470.	
INTEREST EXPENSE - 24 HILLCREST AVE NE		2,191.	
UTILITIES		909.	
REPAIRS & MAINTENANCE		1,388.	
PROPERTY TAXES		1,087.	
INSURANCE		186.	
MGMT COMMISSION		772.	
PROFESSIONAL FEES - HILLCREST		<35.>	
- SUBTOTAL -	10		12,092.
DEPRECIATION		4,465.	
AMORTIZATION		470.	
INTEREST EXPENSE - 28 HILLCREST AVE NE		2,191.	
UTILITIES		909.	
REPAIRS & MAINTENANCE		1,388.	
PROPERTY TAXES		1,087.	
INSURANCE		186.	
MGMT COMMISSION		772.	
PROFESSIONAL FEES - HILLCREST		<35.>	
- SUBTOTAL -	11		11,433.
DEPRECIATION		4,211.	
AMORTIZATION		252.	
INTEREST EXPENSE - 7030 MT CHESNUT RD		2,656.	
UTILITIES		55.	
REPAIRS & MAINTENANCE		499.	
PROPERTY TAXES		1,218.	
INSURANCE		188.	
MGMT COMMISSION		635.	
- SUBTOTAL -	12		9,714.
DEPRECIATION		7,482.	
AMORTIZATION		364.	
INTEREST EXPENSE - 1604 MELBOURNE DR		3,836.	
REPAIRS & MAINTENANCE		265.	
PROPERTY TAXES		1,458.	
INSURANCE		208.	
MGMT COMMISSION		730.	
- SUBTOTAL -	13		14,343.
DEPRECIATION		5,807.	
AMORTIZATION		336.	
INTEREST EXPENSE - 1705 BRAD COURT		3,541.	

UTILITIES			949.	
REPAIRS & MAINTENANCE			1,609.	
PROPERTY TAXES			1,325.	
INSURANCE			184.	
MGMT COMMISSION			782.	
	- SUBTOTAL -	14		14,533.
DEPRECIATION			6,599.	
AMORTIZATION			308.	
INTEREST EXPENSE - 1833 MURRELL AVE			3,246.	
UTILITIES			263.	
REPAIRS & MAINTENANCE			1,012.	
PROPERTY TAXES			1,487.	
INSURANCE			212.	
MGMT COMMISSION			661.	
	- SUBTOTAL -	15		13,788.
DEPRECIATION			4,861.	
AMORTIZATION			280.	
INTEREST EXPENSE - 2138 BAILEY AVE			2,951.	
REPAIRS & MAINTENANCE			90.	
PROPERTY TAXES			1,030.	
INSURANCE			156.	
MGMT COMMISSION			722.	
	- SUBTOTAL -	16		10,090.
DEPRECIATION			6,009.	
AMORTIZATION			308.	
INTEREST EXPENSE - 12 O'CLOCK KNOB RD			3,246.	
REPAIRS & MAINTENANCE			2,166.	
PROPERTY TAXES			995.	
INSURANCE			2,470.	
MGMT COMMISSION			686.	
	- SUBTOTAL -	17		15,880.
DEPRECIATION			32,341.	
AMORTIZATION			2,803.	
INTEREST EXPENSE - 4519 BRAMBLETON AVE			29,311.	
UTILITIES			3,772.	
REPAIRS & MAINTENANCE			1,124.	
PROPERTY TAXES			12,058.	
INSURANCE			1,734.	
MGMT COMMISSION			3,055.	
MGMT FEES - 4519 BRAMBLETON AVE			1,033.	
POA DUES - 4519 BRAMBLEON AVE			7,204.	
	- SUBTOTAL -	18		94,435.
DEPRECIATION			4,431.	
AMORTIZATION			332.	
INTEREST EXPENSE			2,908.	
PROPERTY TAXES			1,159.	
COMMISSION EXPENSE			843.	
UTILITIES			901.	
REPAIRS & MAINTENANCE			2,789.	
MANAGEMENT EXPENSES			<58.>	
INSURANCE			244.	
	- SUBTOTAL -	19		13,549.

DEPRECIATION			4,507.	
AMORTIZATION			360.	
UTILITIES			31.	
REPAIRS & MAINTENANCE			206.	
HOMEOWNER'S ASSOC DUES			2,220.	
INSURANCE			212.	
INTEREST EXPENSE			3,272.	
COMMISSION EXPENSE			613.	
PROPERTY TAXES			935.	
- SUBTOTAL -	20			12,356.
DEPRECIATION			3,755.	
COMMISSION EXPENSE			427.	
UTILITIES			223.	
REPAIRS & MAINTENANCE			1,915.	
MANAGEMENT EXPENSES			0.	
INSURANCE			132.	
PROPERTY TAXES			573.	
INTEREST EXPENSE			1,454.	
- SUBTOTAL -	21			8,479.
DEPRECIATION			4,002.	
COMMISSION EXPENSE			635.	
REPAIRS & MAINTENANCE			180.	
MANAGEMENT EXPENSES			0.	
INSURANCE			132.	
PROPERTY TAXES			790.	
INTEREST EXPENSE			2,835.	
UTILITIES			10.	
- SUBTOTAL -	22			8,584.
DEPRECIATION			4,462.	
COMMISSION EXPENSE			734.	
UTILITIES			<7.>	
REPAIRS & MAINTENANCE			807.	
INSURANCE			148.	
PROPERTY TAXES			1,044.	
INTEREST EXPENSE			3,453.	
- SUBTOTAL -	23			10,641.
DEPRECIATION			3,900.	
COMMISSION EXPENSE			635.	
REPAIRS & MAINTENANCE			136.	
INSURANCE			148.	
PROPERTY TAXES			725.	
INTEREST EXPENSE			2,363.	
- SUBTOTAL -	24			7,907.
DEPRECIATION			4,077.	
COMMISSION EXPENSE			612.	
INSURANCE			240.	
PROPERTY TAXES			735.	
INTEREST EXPENSE			2,363.	
REPAIRS & MAINTENANCE			1,948.	
- SUBTOTAL -	25			9,975.
DEPRECIATION			4,376.	
COMMISSION EXPENSE			629.	

INSURANCE			124.	
PROPERTY TAXES			1,049.	
INTEREST EXPENSE			3,453.	
REPAIRS & MAINTENANCE			3,271.	
UTILITIES			76.	
MISCELLANEOUS EXPENSE			63.	
- SUBTOTAL -	26			13,041.
DEPRECIATION			4,503.	
COMMISSION EXPENSE			615.	
REPAIRS & MAINTENANCE			860.	
INSURANCE			216.	
PROPERTY TAXES			427.	
INTEREST EXPENSE			3,272.	
MISCELLANEOUS EXPENSE			<70.>	
- SUBTOTAL -	27			9,823.
DEPRECIATION			4,327.	
COMMISSION EXPENSE			624.	
REPAIRS & MAINTENANCE			0.	
INSURANCE			168.	
PROPERTY TAXES			838.	
INTEREST EXPENSE			3,090.	
UTILITIES			60.	
- SUBTOTAL -	28			9,107.
DEPRECIATION			4,668.	
COMMISSION EXPENSE			810.	
REPAIRS & MAINTENANCE			<545.>	
INSURANCE			152.	
PROPERTY TAXES			1,018.	
INTEREST EXPENSE			3,381.	
UTILITIES			209.	
- SUBTOTAL -	29			9,693.
DEPRECIATION			4,908.	
COMMISSION EXPENSE			722.	
UTILITIES			0.	
REPAIRS & MAINTENANCE			1,280.	
MANAGEMENT EXPENSES			0.	
INSURANCE			196.	
PROPERTY TAXES			1,140.	
INTEREST EXPENSE			3,744.	
- SUBTOTAL -	30			11,990.
DEPRECIATION			4,939.	
COMMISSION EXPENSE			798.	
UTILITIES			0.	
REPAIRS & MAINTENANCE			133.	
INSURANCE			172.	
PROPERTY TAXES			920.	
INTEREST EXPENSE			3,313.	
- SUBTOTAL -	31			10,275.
DEPRECIATION			5,217.	
COMMISSION EXPENSE			836.	
INSURANCE			164.	
PROPERTY TAXES			1,631.	

INTEREST EXPENSE			4,798.	
- SUBTOTAL -	32			12,646.
DEPRECIATION			5,240.	
COMMISSION EXPENSE			767.	
INSURANCE			280.	
PROPERTY TAXES			1,113.	
INTEREST EXPENSE			3,635.	
REPAIRS & MAINTENANCE			828.	
- SUBTOTAL -	33			11,863.
DEPRECIATION			4,740.	
COMMISSION EXPENSE			766.	
REPAIRS & MAINTENANCE			20.	
INSURANCE			156.	
PROPERTY TAXES			1,317.	
INTEREST EXPENSE			3,777.	
- SUBTOTAL -	34			10,776.
AMORTIZATION			2,659.	
REPAIRS & MAINTENANCE			0.	
REPAIR EXPENSES			0.	
LEGAL FEES			0.	
BANK FEES			0.	
PROPERTY TAXES			0.	
INTEREST EXPENSE			40,737.	
- SUBTOTAL -	35			43,396.
DEPRECIATION			7,410.	
COMMISSION EXPENSE			782.	
UTILITIES			579.	
INSURANCE			248.	
PROPERTY TAXES			1,551.	
REPAIRS & MAINTENANCE			3,316.	
INTEREST EXPENSE			2,550.	
- SUBTOTAL -	36			16,436.
DEPRECIATION			32,578.	
INTEREST EXPENSE			41,329.	
REPAIRS & MAINTENANCE			40.	
PROPERTY TAXES			318.	
- SUBTOTAL -	37			74,265.
DEPRECIATION			4,206.	
MGMT COMMISSION			750.	
INTEREST EXPENSE			1,067.	
MISCELLANEOUS EXPENSE			15.	
INSURANCE			184.	
PROPERTY TAXES			1,140.	
- SUBTOTAL -	38			7,362.
DEPRECIATION			2,148.	
AMORTIZATION			109.	
COMMISSION EXPENSE			69.	
UTILITIES			53.	
INSURANCE			75.	
PROPERTY TAXES			572.	
REPAIRS & MAINTENANCE			340.	
INTEREST EXPENSE			212.	

	- SUBTOTAL -	39		3,578.
DEPRECIATION			2,552.	
AMORTIZATION			152.	
UTILITIES			474.	
INTEREST EXPENSE			212.	
INSURANCE			162.	
PROPERTY TAXES			547.	
	- SUBTOTAL -	40		4,099.
DEPRECIATION			1,554.	
AMORTIZATION			101.	
UTILITIES			196.	
INSURANCE			75.	
PROPERTY TAXES			340.	
	- SUBTOTAL -	41		2,266.
DEPRECIATION			1,410.	
UTILITIES			171.	
INSURANCE			71.	
PROPERTY TAXES			400.	
	- SUBTOTAL -	42		2,052.
DEPRECIATION			1,445.	
UTILITIES			427.	
COMMISSION EXPENSE			168.	
INSURANCE			86.	
PROPERTY TAXES			482.	
	- SUBTOTAL -	43		2,608.
DEPRECIATION			1,183.	
UTILITIES			138.	
INSURANCE			70.	
PROPERTY TAXES			468.	
	- SUBTOTAL -	44		1,859.
DEPRECIATION			1,225.	
AMORTIZATION			58.	
INSURANCE			62.	
	- SUBTOTAL -	45		1,345.
DEPRECIATION			1,125.	
AMORTIZATION			63.	
COMMISSION EXPENSE			189.	
UTILITIES			87.	
INSURANCE			71.	
	- SUBTOTAL -	46		1,535.
DEPRECIATION			847.	
AMORTIZATION			40.	
INSURANCE			43.	
	- SUBTOTAL -	47		930.
DEPRECIATION			2,484.	
AMORTIZATION			323.	
COMMISSION EXPENSE			103.	
UTILITIES			682.	
INSURANCE			75.	
PROPERTY TAXES			760.	
REPAIRS & MAINTENANCE			125.	
INTEREST EXPENSE			148.	

	- SUBTOTAL -	48		4,700.
DEPRECIATION			1,225.	
AMORTIZATION			58.	
UTILITIES			314.	
INSURANCE			69.	
PROPERTY TAXES			674.	
REPAIRS & MAINTENANCE			240.	
INTEREST EXPENSE			212.	
	- SUBTOTAL -	49		2,792.
DEPRECIATION			2,098.	
COMMISSION EXPENSE			348.	
UTILITIES			284.	
INSURANCE			115.	
PROPERTY TAXES			528.	
REPAIRS & MAINTENANCE			228.	
INTEREST EXPENSE			212.	
	- SUBTOTAL -	50		3,813.
DEPRECIATION			943.	
UTILITIES			143.	
INSURANCE			73.	
PROPERTY TAXES			475.	
	- SUBTOTAL -	51		1,634.
DEPRECIATION			1,654.	
UTILITIES			310.	
INSURANCE			73.	
PROPERTY TAXES			583.	
	- SUBTOTAL -	52		2,620.
DEPRECIATION			1,378.	
AMORTIZATION			84.	
UTILITIES			149.	
INSURANCE			81.	
REPAIRS & MAINTENANCE			54.	
	- SUBTOTAL -	53		1,746.
DEPRECIATION			614.	
AMORTIZATION			80.	
INSURANCE			46.	
PROPERTY TAXES			350.	
	- SUBTOTAL -	54		1,090.
DEPRECIATION			808.	
AMORTIZATION			29.	
INSURANCE			48.	
	- SUBTOTAL -	55		885.
DEPRECIATION			739.	
AMORTIZATION			55.	
INSURANCE			59.	
	- SUBTOTAL -	56		853.
DEPRECIATION			830.	
AMORTIZATION			48.	
INSURANCE			44.	
	- SUBTOTAL -	57		922.
DEPRECIATION			880.	
AMORTIZATION			65.	

INSURANCE		37.	
- SUBTOTAL -	58		982.
DEPRECIATION		2,678.	
AMORTIZATION		197.	
COMMISSION EXPENSE		395.	
UTILITIES		231.	
MANAGEMENT EXPENSES		0.	
INSURANCE		92.	
PROPERTY TAXES		1,022.	
REPAIRS & MAINTENANCE		613.	
INTEREST EXPENSE		1,482.	
- SUBTOTAL -	59		6,710.
DEPRECIATION		2,714.	
AMORTIZATION		364.	
COMMISSION EXPENSE		127.	
UTILITIES		600.	
INSURANCE		74.	
PROPERTY TAXES		388.	
REPAIRS & MAINTENANCE		315.	
INTEREST EXPENSE		0.	
- SUBTOTAL -	60		4,582.
DEPRECIATION		2,934.	
COMMISSION EXPENSE		681.	
UTILITIES		339.	
INSURANCE		168.	
PROPERTY TAXES		867.	
REPAIRS & MAINTENANCE		1,107.	
INTEREST EXPENSE		1,067.	
- SUBTOTAL -	61		7,163.
DEPRECIATION		2,523.	
COMMISSION EXPENSE		384.	
INSURANCE		159.	
PROPERTY TAXES		305.	
INTEREST EXPENSE		1,067.	
- SUBTOTAL -	62		4,438.
DEPRECIATION		1,997.	
COMMISSION EXPENSE		491.	
UTILITIES		208.	
INSURANCE		152.	
PROPERTY TAXES		894.	
REPAIRS & MAINTENANCE		395.	
INTEREST EXPENSE		0.	
- SUBTOTAL -	63		4,137.
DEPRECIATION		2,882.	
AMORTIZATION		110.	
COMMISSION EXPENSE		383.	
UTILITIES		1,289.	
INSURANCE		108.	
PROPERTY TAXES		802.	
REPAIRS & MAINTENANCE		1,790.	
INTEREST EXPENSE		1,067.	
- SUBTOTAL -	64		8,431.
TOTAL RENTAL EXPENSES			997,067.
NET RENTAL INCOME TO FORM 990-PF, PART I, LINE 5B			<62,507.>

FORM 990-PF	LEGAL FEES			STATEMENT	5
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES	
PROFESSIONAL FEES - COLUMBIA, NC	0.	0.		0.	
PROFESSIONAL FEES - MAYODAN, NC	320.	320.		0.	
LEGAL FEES	0.	0.		0.	
TO FM 990-PF, PG 1, LN 16A	320.	320.		0.	

FORM 990-PF	OTHER PROFESSIONAL FEES			STATEMENT	6
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES	
INVESTMENT FEES	1,238.	0.		0.	
MISCELLANEOUS	1,115.	0.		0.	
MANAGEMENT FEES	36,000.	0.		36,000.	
REPAIRS & MAINTENANCE - CLIFTON FORGE, VA	816.	816.		0.	
MISCELLANEOUS EXPENSE	75.	75.		0.	
REPAIRS & MAINTENANCE	325.	325.		0.	
INSURANCE	5,002.	5,002.		0.	
REPAIRS & MAINTENANCE	320.	320.		0.	
INSURANCE	1,208.	1,208.		0.	
INSURANCE	2,773.	2,773.		0.	
INSURANCE	1,208.	1,208.		0.	
REPAIRS & MAINTENANCE	871.	871.		0.	
INSURANCE	168.	168.		0.	
MGMT COMMISSION	678.	678.		0.	
REPAIRS & MAINTENANCE	150.	150.		0.	
INSURANCE	184.	184.		0.	
MGMT COMMISSION	730.	730.		0.	
INSURANCE	184.	184.		0.	
MGMT COMMISSION	617.	617.		0.	
REPAIRS & MAINTENANCE	1,388.	1,388.		0.	
INSURANCE	186.	186.		0.	
MGMT COMMISSION	772.	772.		0.	
PROFESSIONAL FEES - HILLCREST	<35.>	<35.>		0.	
REPAIRS & MAINTENANCE	1,388.	1,388.		0.	
INSURANCE	186.	186.		0.	
MGMT COMMISSION	772.	772.		0.	
PROFESSIONAL FEES - HILLCREST	<35.>	<35.>		0.	

REPAIRS & MAINTENANCE	499.	499.	0.
INSURANCE	188.	188.	0.
MGMT COMMISSION	635.	635.	0.
REPAIRS & MAINTENANCE	265.	265.	0.
INSURANCE	208.	208.	0.
MGMT COMMISSION	730.	730.	0.
REPAIRS & MAINTENANCE	1,609.	1,609.	0.
INSURANCE	184.	184.	0.
MGMT COMMISSION	782.	782.	0.
REPAIRS & MAINTENANCE	1,012.	1,012.	0.
INSURANCE	212.	212.	0.
MGMT COMMISSION	661.	661.	0.
REPAIRS & MAINTENANCE	90.	90.	0.
INSURANCE	156.	156.	0.
MGMT COMMISSION	722.	722.	0.
REPAIRS & MAINTENANCE	2,166.	2,166.	0.
INSURANCE	2,470.	2,470.	0.
MGMT COMMISSION	686.	686.	0.
REPAIRS & MAINTENANCE	1,124.	1,124.	0.
INSURANCE	1,734.	1,734.	0.
MGMT COMMISSION	3,055.	3,055.	0.
MGMT FEES - 4519			
BRAMBLETON AVE	1,033.	1,033.	0.
POA DUES - 4519 BRAMBLEON			
AVE	7,204.	7,204.	0.
COMMISSION EXPENSE	843.	843.	0.
REPAIRS & MAINTENANCE	2,789.	2,789.	0.
MANAGEMENT EXPENSES	<58.>	<58.>	0.
INSURANCE	244.	244.	0.
REPAIRS & MAINTENANCE	206.	206.	0.
INSURANCE	212.	212.	0.
COMMISSION EXPENSE	613.	613.	0.
COMMISSION EXPENSE	427.	427.	0.
REPAIRS & MAINTENANCE	1,915.	1,915.	0.
MANAGEMENT EXPENSES	0.	0.	0.
INSURANCE	132.	132.	0.
COMMISSION EXPENSE	635.	635.	0.
REPAIRS & MAINTENANCE	180.	180.	0.
MANAGEMENT EXPENSES	0.	0.	0.
INSURANCE	132.	132.	0.
UTILITIES	10.	10.	0.
COMMISSION EXPENSE	734.	734.	0.
REPAIRS & MAINTENANCE	807.	807.	0.
INSURANCE	148.	148.	0.
COMMISSION EXPENSE	635.	635.	0.
REPAIRS & MAINTENANCE	136.	136.	0.
INSURANCE	148.	148.	0.
COMMISSION EXPENSE	612.	612.	0.
INSURANCE	240.	240.	0.
REPAIRS & MAINTENANCE	1,948.	1,948.	0.
COMMISSION EXPENSE	629.	629.	0.
INSURANCE	124.	124.	0.
REPAIRS & MAINTENANCE	3,271.	3,271.	0.
UTILITIES	76.	76.	0.

MISCELLANEOUS EXPENSE	63.	63.	0.
COMMISSION EXPENSE	615.	615.	0.
REPAIRS & MAINTENANCE	860.	860.	0.
INSURANCE	216.	216.	0.
MISCELLANEOUS EXPENSE	<70.>	<70.>	0.
COMMISSION EXPENSE	624.	624.	0.
REPAIRS & MAINTENANCE	0.	0.	0.
INSURANCE	168.	168.	0.
UTILITIES	60.	60.	0.
COMMISSION EXPENSE	810.	810.	0.
REPAIRS & MAINTENANCE	<545.>	<545.>	0.
INSURANCE	152.	152.	0.
UTILITIES	209.	209.	0.
COMMISSION EXPENSE	722.	722.	0.
REPAIRS & MAINTENANCE	1,280.	1,280.	0.
MANAGEMENT EXPENSES	0.	0.	0.
INSURANCE	196.	196.	0.
COMMISSION EXPENSE	798.	798.	0.
REPAIRS & MAINTENANCE	133.	133.	0.
INSURANCE	172.	172.	0.
COMMISSION EXPENSE	836.	836.	0.
INSURANCE	164.	164.	0.
COMMISSION EXPENSE	767.	767.	0.
INSURANCE	280.	280.	0.
REPAIRS & MAINTENANCE	828.	828.	0.
COMMISSION EXPENSE	766.	766.	0.
REPAIRS & MAINTENANCE	20.	20.	0.
INSURANCE	156.	156.	0.
REPAIRS & MAINTENANCE	0.	0.	0.
COMMISSION EXPENSE	782.	782.	0.
INSURANCE	248.	248.	0.
REPAIRS & MAINTENANCE	3,316.	3,316.	0.
REPAIRS & MAINTENANCE	40.	40.	0.
PROPERTY TAXES	318.	318.	0.
MGMT COMMISSION	750.	750.	0.
MISCELLANEOUS EXPENSE	15.	15.	0.
INSURANCE	184.	184.	0.
COMMISSION EXPENSE	69.	69.	0.
INSURANCE	75.	75.	0.
REPAIRS & MAINTENANCE	340.	340.	0.
INSURANCE	162.	162.	0.
INSURANCE	75.	75.	0.
INSURANCE	71.	71.	0.
COMMISSION EXPENSE	168.	168.	0.
INSURANCE	86.	86.	0.
INSURANCE	70.	70.	0.
INSURANCE	62.	62.	0.
COMMISSION EXPENSE	189.	189.	0.
INSURANCE	71.	71.	0.
INSURANCE	43.	43.	0.
COMMISSION EXPENSE	103.	103.	0.
INSURANCE	75.	75.	0.
REPAIRS & MAINTENANCE	125.	125.	0.
INSURANCE	69.	69.	0.

REPAIRS & MAINTENANCE	240.	240.	0.
COMMISSION EXPENSE	348.	348.	0.
INSURANCE	115.	115.	0.
REPAIRS & MAINTENANCE	228.	228.	0.
INSURANCE	73.	73.	0.
INSURANCE	73.	73.	0.
INSURANCE	81.	81.	0.
REPAIRS & MAINTENANCE	54.	54.	0.
INSURANCE	46.	46.	0.
INSURANCE	48.	48.	0.
INSURANCE	59.	59.	0.
INSURANCE	44.	44.	0.
INSURANCE	37.	37.	0.
COMMISSION EXPENSE	395.	395.	0.
MANAGEMENT EXPENSES	0.	0.	0.
INSURANCE	92.	92.	0.
REPAIRS & MAINTENANCE	613.	613.	0.
COMMISSION EXPENSE	127.	127.	0.
INSURANCE	74.	74.	0.
REPAIRS & MAINTENANCE	315.	315.	0.
COMMISSION EXPENSE	681.	681.	0.
INSURANCE	168.	168.	0.
REPAIRS & MAINTENANCE	1,107.	1,107.	0.
COMMISSION EXPENSE	384.	384.	0.
INSURANCE	159.	159.	0.
COMMISSION EXPENSE	491.	491.	0.
INSURANCE	152.	152.	0.
REPAIRS & MAINTENANCE	395.	395.	0.
COMMISSION EXPENSE	383.	383.	0.
INSURANCE	108.	108.	0.
REPAIRS & MAINTENANCE	1,790.	1,790.	0.
TO FORM 990-PF, PG 1, LN 16C	130,163.	91,810.	36,000.

FORM 990-PF	TAXES	STATEMENT	7
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
PROPERTY TAXES	0.	0.		0.
PROPERTY TAXES	1,067.	1,067.		0.
PROPERTY TAXES	1,304.	1,304.		0.
PROPERTY TAXES	1,325.	1,325.		0.
PROPERTY TAXES	1,087.	1,087.		0.
PROPERTY TAXES	1,087.	1,087.		0.
PROPERTY TAXES	1,218.	1,218.		0.
PROPERTY TAXES	1,458.	1,458.		0.
PROPERTY TAXES	1,325.	1,325.		0.
PROPERTY TAXES	1,487.	1,487.		0.
PROPERTY TAXES	1,030.	1,030.		0.

MCLEOD FAMILY FOUNDATION, INC.

27-0365906

PROPERTY TAXES	995.	995.	0.
PROPERTY TAXES	12,058.	12,058.	0.
PROPERTY TAXES	1,159.	1,159.	0.
PROPERTY TAXES	935.	935.	0.
PROPERTY TAXES	573.	573.	0.
PROPERTY TAXES	790.	790.	0.
PROPERTY TAXES	1,044.	1,044.	0.
PROPERTY TAXES	725.	725.	0.
PROPERTY TAXES	735.	735.	0.
PROPERTY TAXES	1,049.	1,049.	0.
PROPERTY TAXES	427.	427.	0.
PROPERTY TAXES	838.	838.	0.
PROPERTY TAXES	1,018.	1,018.	0.
PROPERTY TAXES	1,140.	1,140.	0.
PROPERTY TAXES	920.	920.	0.
PROPERTY TAXES	1,631.	1,631.	0.
PROPERTY TAXES	1,113.	1,113.	0.
PROPERTY TAXES	1,317.	1,317.	0.
PROPERTY TAXES	0.	0.	0.
PROPERTY TAXES	1,551.	1,551.	0.
PROPERTY TAXES	1,140.	1,140.	0.
PROPERTY TAXES	572.	572.	0.
PROPERTY TAXES	547.	547.	0.
PROPERTY TAXES	340.	340.	0.
PROPERTY TAXES	400.	400.	0.
PROPERTY TAXES	482.	482.	0.
PROPERTY TAXES	468.	468.	0.
PROPERTY TAXES	760.	760.	0.
PROPERTY TAXES	674.	674.	0.
PROPERTY TAXES	528.	528.	0.
PROPERTY TAXES	475.	475.	0.
PROPERTY TAXES	583.	583.	0.
PROPERTY TAXES	350.	350.	0.
PROPERTY TAXES	1,022.	1,022.	0.
PROPERTY TAXES	388.	388.	0.
PROPERTY TAXES	867.	867.	0.
PROPERTY TAXES	305.	305.	0.
PROPERTY TAXES	894.	894.	0.
PROPERTY TAXES	802.	802.	0.

TO FORM 990-PF, PG 1, LN 18

54,003.

54,003.

0.

FORM 990-PF	OTHER EXPENSES			STATEMENT	8
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES	
PROFESSIONAL FEES	137.	137.		0.	
FPU KITS	17,642.	0.		17,642.	
REPAIR EXPENSES	0.	0.		0.	
BANK FEES	0.	0.		0.	
AMORTIZATION	17,460.	17,460.		0.	
TO FORM 990-PF, PG 1, LN 23	35,239.	17,597.		17,642.	

FORM 990-PF	CORPORATE STOCK		STATEMENT	9
DESCRIPTION	BOOK VALUE		FAIR MARKET VALUE	
RAYMOND JAMES	123,835.		123,835.	
DAVENPORT	742,595.		742,595.	
TOTAL TO FORM 990-PF, PART II, LINE 10B	866,430.		866,430.	

FORM 990-PF	DEPRECIATION OF ASSETS HELD FOR INVESTMENT		STATEMENT	10
DESCRIPTION	COST OR OTHER BASIS	ACCUMULATED DEPRECIATION	BOOK VALUE	
LAND	57,900.	0.	57,900.	
LAND	61,800.	0.	61,800.	
LAND	148,698.	0.	148,698.	
LAND IMPROVEMENTS	136,152.	76,768.	59,384.	
BUILDING	661,602.	116,220.	545,382.	
PERSONAL PROPERTY	9,346.	9,346.	0.	
LAND IMPROVEMENTS	136,152.	76,768.	59,384.	
BUILDING	770,702.	135,788.	634,914.	
PERSONAL PROPERTY	9,346.	9,346.	0.	
LAND IMPROVEMENTS	136,152.	76,768.	59,384.	
BUILDING	383,804.	67,332.	316,472.	
PERSONAL PROPERTY	9,346.	9,346.	0.	
LAND	29,140.	0.	29,140.	
BUILDING	716,072.	107,871.	608,201.	
LAND IMPROVEMENTS	136,152.	52,193.	83,959.	
PERSONAL PROPERTY	9,346.	9,346.	0.	
CLOSING COSTS	10,775.	10,775.	0.	

CLOSING COSTS	9,250.	9,250.	0.
LAND	162,792.	0.	162,792.
BUILDING	648,231.	97,649.	550,582.
LAND IMPROVEMENTS	136,152.	52,193.	83,959.
PERSONAL PROPERTY	9,346.	9,346.	0.
CLOSING COSTS	10,775.	10,775.	0.
CLOSING COSTS	9,250.	9,250.	0.
LAND	101,660.	0.	101,660.
BUILDING	688,742.	96,394.	592,348.
LAND IMPROVEMENTS	136,152.	52,193.	83,959.
PERSONAL PROPERTY	9,346.	9,346.	0.
CLOSING COSTS	10,558.	10,558.	0.
CLOSING COSTS	12,050.	12,050.	0.
LOAN COSTS/ GL BILL	12,589.	12,589.	0.
LOAN COSTS/ GL BILL	12,589.	12,589.	0.
LOAN COSTS/ GL BILL	12,589.	12,589.	0.
PROFESSIONAL FEES	2,320.	2,320.	0.
PROFESSIONAL FEES	2,320.	2,320.	0.
PROFESSIONAL FEES	2,320.	2,320.	0.
BUILDING	62,324.	10,386.	51,938.
LAND	29,500.	0.	29,500.
LAND IMPROVEMENTS	1,200.	367.	833.
PERSONAL PROPERTY	14,976.	13,727.	1,249.
BUILDING	53,084.	8,846.	44,238.
LAND	29,500.	0.	29,500.
LAND IMPROVEMENTS	1,200.	367.	833.
PERSONAL PROPERTY	15,216.	13,947.	1,269.
BUILDING	53,084.	8,846.	44,238.
LAND	29,500.	0.	29,500.
LAND IMPROVEMENTS	1,200.	367.	833.
PERSONAL PROPERTY	15,216.	13,947.	1,269.
BUILDING	50,600.	8,127.	42,473.
LAND	13,100.	0.	13,100.
LAND IMPROVEMENTS	750.	221.	529.
PERSONAL PROPERTY	13,000.	11,483.	1,517.
BUILDING	49,900.	8,016.	41,884.
LAND	13,800.	0.	13,800.
LAND IMPROVEMENTS	750.	221.	529.
PERSONAL PROPERTY	13,000.	11,483.	1,517.
BUILDING	23,400.	3,900.	19,500.
LAND	40,000.	0.	40,000.
LAND IMPROVEMENTS	1,200.	367.	833.
PERSONAL PROPERTY	16,400.	15,033.	1,367.
BUILDING	65,372.	10,895.	54,477.
LAND	31,500.	0.	31,500.
LAND IMPROVEMENTS	1,200.	367.	833.
PERSONAL PROPERTY	18,928.	17,352.	1,576.
BUILDING	58,420.	9,735.	48,685.
LAND	31,500.	0.	31,500.
LAND IMPROVEMENTS	1,200.	367.	833.
PERSONAL PROPERTY	16,880.	15,473.	1,407.
BUILDING	46,760.	7,792.	38,968.
LAND	32,000.	0.	32,000.
LAND IMPROVEMENTS	1,200.	367.	833.

PERSONAL PROPERTY	19,040.	17,453.	1,587.
BUILDING	43,948.	7,324.	36,624.
LAND	29,700.	0.	29,700.
LAND IMPROVEMENTS	1,200.	367.	833.
PERSONAL PROPERTY	15,152.	13,888.	1,264.
BUILDING	57,800.	9,634.	48,166.
LAND	26,000.	0.	26,000.
LAND IMPROVEMENTS	1,200.	367.	833.
PERSONAL PROPERTY	14,000.	12,833.	1,167.
LAND	243,900.	0.	243,900.
PERSONAL PROPERTY	89,000.	81,583.	7,417.
BUILDING	567,100.	66,646.	500,454.
CLOSING COSTS	2,349.	2,076.	273.
CLOSING COSTS	2,349.	2,076.	273.
CLOSING COSTS	1,682.	1,540.	142.
CLOSING COSTS	1,541.	1,412.	129.
CLOSING COSTS	1,541.	1,412.	129.
CLOSING COSTS	1,261.	1,155.	106.
CLOSING COSTS	1,822.	1,669.	153.
CLOSING COSTS	1,682.	1,540.	142.
CLOSING COSTS	1,541.	1,412.	129.
CLOSING COSTS	1,401.	1,283.	118.
CLOSING COSTS	1,541.	1,412.	129.
CLOSING COSTS	14,013.	12,847.	1,166.
NEW HOT WATER HEATER	854.	252.	602.
NEW AIR COMPRESSOR	1,400.	411.	989.
VACANCY PREP - TURNOVER COSTS	3,400.	965.	2,435.
LAND	10,500.	0.	10,500.
LAND IMPROVEMENTS	4,000.	934.	3,066.
BUILDING	91,322.	11,623.	79,699.
BUILDING IMPROVEMENTS	12,178.	1,550.	10,628.
PERSONAL PROPERTY	2,000.	1,400.	600.
CLOSING COSTS	1,661.	1,162.	499.
LAND	23,600.	0.	23,600.
BUILDING	64,616.	8,225.	56,391.
PERSONAL PROPERTY	2,750.	1,925.	825.
CLOSING COSTS	1,801.	1,260.	541.
LAND	9,700.	0.	9,700.
LAND IMPROVEMENTS	5,000.	1,166.	3,834.
BUILDING	35,674.	4,540.	31,134.
BUILDING IMPROVEMENTS	6,876.	4,813.	2,063.
PERSONAL PROPERTY	2,750.	1,925.	825.
BUILDING IMPROVEMENTS	8,034.	5,624.	2,410.
LAND	12,500.	0.	12,500.
LAND IMPROVEMENTS	4,500.	1,050.	3,450.
BUILDING	48,266.	6,143.	42,123.
BUILDING IMPROVEMENTS	6,984.	4,889.	2,095.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	17,000.	0.	17,000.
LAND IMPROVEMENTS	4,500.	1,050.	3,450.
BUILDING	58,286.	7,417.	50,869.
BUILDING IMPROVEMENTS	7,464.	5,225.	2,239.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	20,300.	0.	20,300.

LAND IMPROVEMENTS	5,500.	1,284.	4,216.
BUILDING	40,989.	5,218.	35,771.
BUILDING IMPROVEMENTS	7,461.	5,222.	2,239.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	10,200.	0.	10,200.
LAND IMPROVEMENTS	4,000.	934.	3,066.
BUILDING	51,030.	6,496.	44,534.
BUILDING IMPROVEMENTS	7,020.	4,914.	2,106.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	18,500.	0.	18,500.
LAND IMPROVEMENTS	5,500.	1,284.	4,216.
BUILDING	58,608.	7,459.	51,149.
BUILDING IMPROVEMENTS	6,642.	4,648.	1,994.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	10,200.	0.	10,200.
LAND IMPROVEMENTS	3,000.	700.	2,300.
BUILDING	57,791.	7,354.	50,437.
BUILDING IMPROVEMENTS	8,259.	5,782.	2,477.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	12,500.	0.	12,500.
LAND IMPROVEMENTS	5,500.	1,284.	4,216.
BUILDING	55,245.	7,031.	48,214.
BUILDING IMPROVEMENTS	7,005.	4,904.	2,101.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	17,700.	0.	17,700.
LAND IMPROVEMENTS	5,500.	1,284.	4,216.
BUILDING	61,472.	7,823.	53,649.
BUILDING IMPROVEMENTS	7,578.	5,306.	2,272.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	17,500.	0.	17,500.
LAND IMPROVEMENTS	4,000.	934.	3,066.
BUILDING	71,250.	9,068.	62,182.
BUILDING IMPROVEMENTS	7,500.	5,250.	2,250.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	28,500.	0.	28,500.
LAND IMPROVEMENTS	4,500.	1,050.	3,450.
BUILDING	69,423.	8,834.	60,589.
BUILDING IMPROVEMENTS	7,827.	5,478.	2,349.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	26,200.	0.	26,200.
LAND IMPROVEMENTS	5,000.	1,166.	3,834.
BUILDING	75,022.	9,548.	65,474.
BUILDING IMPROVEMENTS	8,028.	5,621.	2,407.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	8,100.	0.	8,100.
LAND IMPROVEMENTS	5,000.	1,166.	3,834.
BUILDING	73,780.	9,390.	64,390.
BUILDING IMPROVEMENTS	8,370.	5,859.	2,511.
PERSONAL PROPERTY	2,750.	1,925.	825.
LAND	20,400.	0.	20,400.
LAND IMPROVEMENTS	5,000.	1,166.	3,834.
BUILDING	63,023.	8,022.	55,001.
BUILDING IMPROVEMENTS	7,827.	5,478.	2,349.
PERSONAL PROPERTY	2,750.	1,925.	825.

VACANCY PREP - TURNOVER COSTS	1,631.	1,304.	327.
VACANCY PREP - TURNOVER COSTS	3,504.	2,687.	817.
VACANCY PREP - TURNOVER COSTS	4,584.	3,515.	1,069.
VACANCY PREP - TURNOVER COSTS	1,609.	1,234.	375.
VACANCY PREP - TURNOVER COSTS	4,352.	3,335.	1,017.
ROOF REPAIRS	1,325.	180.	1,145.
WATER LINE REPAIR	1,748.	245.	1,503.
VACANCY PREP - TURNOVER COSTS	2,686.	1,924.	762.
VACANCY PREP - TURNOVER COSTS	2,718.	1,949.	769.
VACANCY PREP - TURNOVER COSTS	1,704.	1,279.	425.
VACANCY PREP - TURNOVER COSTS	1,464.	1,050.	414.
VACANCY PREP - TURNOVER COSTS	2,806.	1,964.	842.
VACANCY PREP - TURNOVER COSTS	2,443.	1,711.	732.
REPAIRS	1,000.	650.	350.
ROOF REPAIRS	4,200.	484.	3,716.
GRH CLOSING PACKAGE	14,665.	5,134.	9,531.
GRH CLOSING PACKAGE	11,923.	4,172.	7,751.
STRUCTURE REPAIR	1,458.	832.	626.
PLUMBING	3,959.	2,122.	1,837.
PLUMBING	7,741.	4,055.	3,686.
LAND	15,000.	0.	15,000.
LAND IMPROVEMENTS	4,000.	645.	3,355.
BUILDING	87,124.	7,656.	79,468.
BUILDING IMPROVEMENTS	14,376.	6,948.	7,428.
LAND	204,000.	0.	204,000.
BUILDING	645,920.	35,884.	610,036.
BUILDING IMPROVEMENTS	80,080.	34,701.	45,379.
PERSONAL PROPERTY	5,500.	2,658.	2,842.
LAND	15,800.	0.	15,800.
BUILDING	60,842.	2,765.	58,077.
BUILDING IMPROVEMENTS	9,108.	1,626.	7,482.
LAND IMPROVEMENTS	4,500.	375.	4,125.
PERSONAL PROPERTY	2,750.	491.	2,259.
LAND	18,000.	0.	18,000.
LAND IMPROVEMENTS	4,500.	200.	4,300.
BUILDING	33,737.	818.	32,919.
BUILDING IMPROVEMENTS	8,013.	763.	7,250.
PERSONAL PROPERTY	2,750.	367.	2,383.
CLOSING COSTS	817.	109.	708.
LAND	16,000.	0.	16,000.
LAND IMPROVEMENTS	4,500.	200.	4,300.
BUILDING	41,460.	1,005.	40,455.
BUILDING IMPROVEMENTS	10,290.	980.	9,310.
PERSONAL PROPERTY	2,750.	367.	2,383.
CLOSING COSTS	1,141.	152.	989.
LAND	13,600.	0.	13,600.
LAND IMPROVEMENTS	4,500.	175.	4,325.
BUILDING	22,076.	468.	21,608.
BUILDING IMPROVEMENTS	7,074.	590.	6,484.
PERSONAL PROPERTY	2,750.	321.	2,429.
CLOSING COSTS	866.	101.	765.
LAND	9,300.	0.	9,300.
LAND IMPROVEMENTS	4,500.	150.	4,350.
BUILDING	27,050.	492.	26,558.

BUILDING IMPROVEMENTS	6,900.	493.	6,407.
PERSONAL PROPERTY	2,750.	275.	2,475.
LAND	11,200.	0.	11,200.
LAND IMPROVEMENTS	4,500.	125.	4,375.
BUILDING	40,561.	615.	39,946.
BUILDING IMPROVEMENTS	7,989.	476.	7,513.
PERSONAL PROPERTY	2,750.	229.	2,521.
LAND	15,000.	0.	15,000.
LAND IMPROVEMENTS	4,500.	125.	4,375.
BUILDING	27,133.	411.	26,722.
BUILDING IMPROVEMENTS	7,017.	418.	6,599.
PERSONAL PROPERTY	2,750.	229.	2,521.
LAND	14,300.	0.	14,300.
LAND IMPROVEMENTS	4,500.	100.	4,400.
BUILDING	43,668.	529.	43,139.
BUILDING IMPROVEMENTS	8,682.	413.	8,269.
PERSONAL PROPERTY	2,750.	183.	2,567.
CLOSING COSTS	876.	58.	818.
LAND	18,700.	0.	18,700.
LAND IMPROVEMENTS	4,500.	100.	4,400.
BUILDING	40,455.	490.	39,965.
BUILDING IMPROVEMENTS	7,395.	352.	7,043.
PERSONAL PROPERTY	2,750.	183.	2,567.
CLOSING COSTS	951.	63.	888.
LAND	17,000.	0.	17,000.
LAND IMPROVEMENTS	4,500.	75.	4,425.
BUILDING	40,652.	370.	40,282.
BUILDING IMPROVEMENTS	7,398.	264.	7,134.
PERSONAL PROPERTY	2,750.	138.	2,612.
CLOSING COSTS	795.	40.	755.
LAND	15,000.	0.	15,000.
LAND IMPROVEMENTS	4,500.	200.	4,300.
BUILDING	49,130.	1,191.	47,939.
BUILDING IMPROVEMENTS	7,620.	726.	6,894.
PERSONAL PROPERTY	2,750.	367.	2,383.
CLOSING COSTS	2,419.	323.	2,096.
LAND	14,300.	0.	14,300.
LAND IMPROVEMENTS	4,500.	100.	4,400.
BUILDING	43,668.	529.	43,139.
BUILDING IMPROVEMENTS	8,682.	413.	8,269.
PERSONAL PROPERTY	2,750.	183.	2,567.
CLOSING COSTS	876.	58.	818.
LAND	15,500.	0.	15,500.
LAND IMPROVEMENTS	4,500.	175.	4,325.
BUILDING	46,975.	996.	45,979.
BUILDING IMPROVEMENTS	7,275.	606.	6,669.
PERSONAL PROPERTY	2,750.	321.	2,429.
LAND	30,000.	0.	30,000.
LAND IMPROVEMENTS	4,500.	150.	4,350.
BUILDING	<14,498.>	0.	<14,498.>
BUILDING IMPROVEMENTS	7,248.	518.	6,730.
PERSONAL PROPERTY	2,750.	275.	2,475.
LAND	15,000.	0.	15,000.
LAND IMPROVEMENTS	4,500.	150.	4,350.

BUILDING	38,286.	696.	37,590.
BUILDING IMPROVEMENTS	7,464.	533.	6,931.
PERSONAL PROPERTY	2,750.	275.	2,475.
LAND	12,500.	0.	12,500.
LAND IMPROVEMENTS	4,500.	125.	4,375.
BUILDING	37,630.	570.	37,060.
BUILDING IMPROVEMENTS	7,620.	454.	7,166.
PERSONAL PROPERTY	2,750.	229.	2,521.
CLOSING COSTS	1,002.	84.	918.
LAND	17,600.	0.	17,600.
LAND IMPROVEMENTS	4,500.	100.	4,400.
BUILDING	<2,798.>	0.	<2,798.>
BUILDING IMPROVEMENTS	6,948.	331.	6,617.
PERSONAL PROPERTY	2,750.	183.	2,567.
CLOSING COSTS	1,198.	80.	1,118.
LAND	15,000.	0.	15,000.
LAND IMPROVEMENTS	4,500.	75.	4,425.
BUILDING	37,002.	336.	36,666.
BUILDING IMPROVEMENTS	7,248.	259.	6,989.
PERSONAL PROPERTY	2,750.	138.	2,612.
CLOSING COSTS	581.	29.	552.
LAND	16,500.	0.	16,500.
LAND IMPROVEMENTS	4,500.	75.	4,425.
BUILDING	28,894.	263.	28,631.
BUILDING IMPROVEMENTS	7,356.	263.	7,093.
PERSONAL PROPERTY	2,750.	138.	2,612.
CLOSING COSTS	1,091.	55.	1,036.
LAND	13,300.	0.	13,300.
LAND IMPROVEMENTS	4,500.	75.	4,425.
BUILDING	34,735.	316.	34,419.
BUILDING IMPROVEMENTS	8,415.	301.	8,114.
PERSONAL PROPERTY	2,750.	138.	2,612.
CLOSING COSTS	951.	48.	903.
LAND	21,300.	0.	21,300.
LAND IMPROVEMENTS	4,500.	75.	4,425.
BUILDING	41,269.	375.	40,894.
BUILDING IMPROVEMENTS	8,181.	292.	7,889.
PERSONAL PROPERTY	2,750.	138.	2,612.
CLOSING COSTS	1,295.	65.	1,230.
LAND	14,600.	0.	14,600.
LAND IMPROVEMENTS	4,500.	200.	4,300.
BUILDING	48,265.	1,170.	47,095.
BUILDING IMPROVEMENTS	9,885.	941.	8,944.
PERSONAL PROPERTY	2,750.	367.	2,383.
CLOSING COSTS	1,478.	197.	1,281.
LAND	10,300.	0.	10,300.
LAND IMPROVEMENTS	4,500.	250.	4,250.
BUILDING	33,002.	1,000.	32,002.
BUILDING IMPROVEMENTS	8,448.	1,006.	7,442.
PERSONAL PROPERTY	2,750.	458.	2,292.
CLOSING COSTS	2,181.	364.	1,817.
LAND	15,700.	0.	15,700.
LAND IMPROVEMENTS	4,500.	300.	4,200.
BUILDING	30,135.	1,096.	29,039.

BUILDING IMPROVEMENTS	6,915.	988.	5,927.
PERSONAL PROPERTY	2,750.	550.	2,200.
LAND	15,700.	0.	15,700.
LAND IMPROVEMENTS	4,500.	275.	4,225.
BUILDING	25,135.	838.	24,297.
BUILDING IMPROVEMENTS	6,915.	906.	6,009.
PERSONAL PROPERTY	2,750.	504.	2,246.
LAND	16,500.	0.	16,500.
LAND IMPROVEMENTS	4,500.	200.	4,300.
BUILDING	30,057.	729.	29,328.
BUILDING IMPROVEMENTS	7,356.	701.	6,655.
PERSONAL PROPERTY	2,750.	367.	2,383.
LAND	15,700.	0.	15,700.
LAND IMPROVEMENTS	4,500.	300.	4,200.
BUILDING	27,135.	987.	26,148.
BUILDING IMPROVEMENTS	5,915.	845.	5,070.
PERSONAL PROPERTY	3,750.	750.	3,000.
CLOSING COSTS	550.	110.	440.
TOTAL TO FM 990-PF, PART II, LN 11	11,780,006.	2,037,438.	9,742,568.

FORM 990-PF	OTHER INVESTMENTS	STATEMENT	11
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DESCRIPTION	VALUATION METHOD	BOOK VALUE	FAIR MARKET VALUE
FIRST BANK AND TRUST INVESTMENTS	FMV	471,782.	471,782.
TOTAL TO FORM 990-PF, PART II, LINE 13		471,782.	471,782.

FORM 990-PF	OTHER ASSETS	STATEMENT	12
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DESCRIPTION	BEGINNING OF YR BOOK VALUE	END OF YEAR BOOK VALUE	FAIR MARKET VALUE
CIP SETH	0.	63,895.	63,895.
CIP MASON	0.	29,153.	29,153.
UTILITY DEPOSIT	0.	758.	758.
TO FORM 990-PF, PART II, LINE 15	0.	93,806.	93,806.

FORM 990-PF	OTHER LIABILITIES	STATEMENT 13
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DESCRIPTION	BOY AMOUNT	EOY AMOUNT
SECURITY DEPOSITS	23,810.	0.
VIRGINIA COMMUNITY CAPITAL BANK LOC	216,034.	337,533.
BANK OF THE JAMES LOC	0.	275,603.
HOMETRUST BANK LOC	0.	264,712.
FREEDOM FIRST LOC	0.	46,343.
TOTAL TO FORM 990-PF, PART II, LINE 22	239,844.	924,191.

FORM 990-PF	PART XV - LINE 1A LIST OF FOUNDATION MANAGERS	STATEMENT 14
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NAME OF MANAGER

JOHN G. MCLEOD
KATHERINE L. MCLEOD