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Form 990

Return of Organization Exempt From Income Tax

OMB No 1545-0047

2017

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public
Information about Form 990 and its instructions is at www.irs.gov/form990

A For the 2017 calendar year, or tax year beginning 01-01-2017 , and ending 12-31-2017

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

C Name of organization
HORIZON HOUSE

Doing business as

Number and street (or P O box if mail is not delivered to street address) Room/suite
900 UNIVERSITY STREET

City or town, state or province, country, and ZIP or foreign postal code
SEATTLE, WA 981012797

F Name and address of principal officer
SARA MCVEY
900 UNIVERSITY STREET
SEATTLE, WA 981012797

H(a) Is this a group return for subordinates?
☐ Yes ☒ No
H(b) Are all subordinates included?
☐ Yes ☐ No
If "No," attach a list (see instructions)
H(c) Group exemption number ▶

D Employer identification number
91-0725802

E Telephone number
(206) 382-3721

G Gross receipts \$ 58,673,320

I Tax-exempt status ☒ 501(c)(3) ☐ 501(c) () ◀ (insert no) ☐ 4947(a)(1) or ☐ 527
J Website: ▶ WWW.HORIZONHOUSE.ORG

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

L Year of formation 1960 M State of legal domicile WA

Part I Summary

1 Briefly describe the organization's mission or most significant activities
HORIZON HOUSE IS A DYNAMIC AND DIVERSE SENIOR LIVING COMMUNITY DEDICATED TO DIGNIFIED AGING, LIFE FULFILLMENT AND SERVICE TO THE BROADER COMMUNITY

Expenses

13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)

14 Benefits paid to or for members (Part IX, column (A), line 4)

15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)

16a Professional fundraising fees (Part IX, column (A), line 11e)

b Total fundraising expenses (Part IX, column (D), line 25) ▶264,579

17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)

18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)

19 Revenue less expenses Subtract line 18 from line 12

Net Assets or Fund Balances

20 Total assets (Part X, line 16)

21 Total liabilities (Part X, line 26)

22 Net assets or fund balances Subtract line 21 from line 20

807,052

0

15,509,583

0

15,357,912

31,674,547

2,535,243

767,864

0

15,444,222

0

16,382,532

32,594,618

2,031,534

Beginning of Current Year

End of Year

173,535,116

201,588,338

142,257,094

165,622,389

31,278,022

35,965,949

Part II Signature Block

Part III Statement of Program Service AccomplishmentsCheck if Schedule O contains a response or note to any line in this Part III ☒**1** Briefly describe the organization's mission:

HORIZON HOUSE IS A DYNAMIC AND DIVERSE SENIOR LIVING COMMUNITY DEDICATED TO DIGNIFIED AGING, LIFE FULFILLMENT AND SERVICE TO THE BROADER COMMUNITY

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

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

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

If "Yes," describe these changes on Schedule O

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

4a	(Code) (Expenses \$ 26,966,479 including grants of \$ 767,865) (Revenue \$ 32,155,842)
	See Additional Data

4b	(Code) (Expenses \$ including grants of \$) (Revenue \$)
	See Additional Data

4c	(Code) (Expenses \$ including grants of \$) (Revenue \$)
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4d	Other program services (Describe in Schedule O)
	(Expenses \$ including grants of \$) (Revenue \$)

4e	Total program service expenses ▶ 26,966,479
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Part IV Checklist of Required Schedules

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

Part IV Checklist of Required Schedules (continued)

	Yes	No
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		No
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	Yes	
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	Yes	
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	Yes	
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and</i>	Yes	

1a Enter the number of voting members of the governing body at the end of the tax year	1a	13		
If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O				
b Enter the number of voting members included in line 1a, above, who are independent	1b	13		
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			No
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3			No
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4	Yes		
5 Did the organization become aware during the year of a significant diversion of the organization's assets?	5			No
6 Did the organization have members or stockholders?	6			No
7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	Yes		
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			No
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following				
a The governing body?	8a	Yes		
b Each committee with authority to act on behalf of the governing body?	8b	Yes		
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? <i>If "Yes," provide the names and addresses in Schedule O</i>	9			No

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

	Yes	No
10a Did the organization have local chapters, branches, or affiliates?	10a	No
b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b	

Part V **Statements Regarding Other IRS Filings and Tax Compliance**

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

1a Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable

1a	35
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b Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable

1b	0
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Yes	No
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[Redacted content]

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

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

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

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

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

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

If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art

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

Part XIII

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

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

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not

and Independent Contractors

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

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

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

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

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

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

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

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

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(18) CATHY CAPERS VICE PRESIDENT OF HUMAN RESOURCES	50 00 0 00					X		109,204	0	16,172
(19) CHRISTINE SEYMOUR VICE PRESIDENT OF ACCOUNTING	50 00 0 50					X		132,685	0	15,400
(20) BRIAN LEVITT DIRECTOR OF IT	50 00 0 00					X		126,879	0	8,098
(21) RODERICK HULET DIRECTOR OF CULTURE AND CARE	50 00 0 00					X		126,944	0	11,502

1b Sub-Total			
c Total from continuation sheets to Part VII, Section A			
d Total (add lines 1b and 1c)	1,305,014	0	125,665

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **10**

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

Section B. Independent Contractors

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

(A) Name and business address	(B) Description of services	(C) Compensation
GREVSTAD CONSTRUCTION LLC 3023 NE 50TH STREET SEATTLE, WA 98105	CONSTRUCTION	907,489
CE & C INC 3221 CENTER STREET TACOMA, WA 98409	CONSTRUCTION	892,466
MATTHEW THOMAS PARSONS 12342 36TH AVE NE SEATTLE, WA 98125	CONSTRUCTION	558,478
CROTHALL SERVICES GROUP 1500 LIBERTY RIDGE DRIVE WAUNUKA, WA 98092	FACILITIES MANAGEMENT	492,021

Part VIII Statement of RevenueCheck if Schedule O contains a response or note to any line in this Part VIII ☐

	(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts				
1a Federated campaigns . . .	1a			
b Membership dues . . .	1b			
c Fundraising events . . .	1c			
d Related organizations	1d			
e Government grants (contributions)	1e			
f All other contributions, gifts, grants, and similar amounts not included above	1f	565,276		
g Noncash contributions included in lines 1a-1f \$	27,231			
h Total. Add lines 1a-1f	565,276			
Program Service Revenue				
	Business Code			
2a RESIDENCE FEES	623990	11,825,587	11,825,587	
b HEALTH CARE PROGRAM	623990	10,180,237	10,180,237	
c ENTRANCE FEES	623990	7,246,530	7,246,530	
d DIETARY	722320	1,740,344	1,734,853	5,491
e OTHER ANCILLARY SRVCS	900099	1,168,635	1,168,635	
f All other program service revenue				
g Total. Add lines 2a-2f	32,161,333			
3 Investment income (including dividends, interest, and other similar amounts)	1,673,541			1,673,541
4 Income from investment of tax-exempt bond proceeds				
5 Royalties				
6a Gross rents	(i) Real 116,700	(ii) Personal		
b Less rental expenses	48,923			
c Rental income or (loss)	67,777			
d Net rental income or (loss)	67,777		61,777	6,000
7a Gross amount from sales of assets other	(i) Securities 23,827,237	(ii) Other		

**SCHEDULE M
(Form 990)****Noncash Contributions**

OMB No 1545-0047

2017

▶Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.

▶Attach to Form 990.

▶Information about Schedule M (Form 990) and its instructions is at www.irs.gov/form990**Open to Public
Inspection**Department of the Treasury
Internal Revenue ServiceName of the organization
HORIZON HOUSE

Employer identification number

91-0725802

Part I Types of Property

(a) Line 1 of Schedule M	(b) Number of contributions	(c) Noncash contribution	(d) Total line 1 of Schedule M
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Part IX Statement of Functional Expenses

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

Check if Schedule O contains a response or note to any line in this Part IX ☐**Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.**

- 1** Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21.
- 2** Grants and other assistance to domestic individuals. See Part IV, line 22.

(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
57,756	57,756		
710,108	710,108		

Part X Balance SheetCheck if Schedule O contains a response or note to any line in this Part IX ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing		7,115,248	1	11,346,285
	2	Savings and temporary cash investments		4,286,816	2	4,752,712
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		1,052,096	4	880,843
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use		37,771	8	84,545
	9	Prepaid expenses and deferred charges		276,887	9	313,477
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D.	10a	180,168,630		
	b	Less: accumulated depreciation	10b	72,621,299		
				111,652,281	10c	107,547,331
	11	Investments—publicly traded securities		48,447,760	11	76,011,286
	12	Investments—other securities. See Part IV, line 11			12	
	13	Investments—program-related. See Part IV, line 11		290,104	13	292,374
	14	Intangible assets			14	
15	Other assets. See Part IV, line 11		376,153	15	359,485	
16	Total assets. Add lines 1 through 15 (must equal line 34)		173,535,116	16	201,588,338	
Liabilities	17	Accounts payable and accrued expenses		3,657,376	17	11,130,765
	18	Grants payable			18	
	19	Deferred revenue		77,978,930	19	79,735,758
	20	Tax-exempt bond liabilities		57,092,574	20	73,767,268
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		713,652	21	665,159
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L			22	
	23	Secured mortgages and notes payable to unrelated third parties			23	
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		2,814,562	25	323,439
	26	Total liabilities. Add lines 17 through 25		142,257,094	26	165,622,389
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.					
	27	Unrestricted net assets		15,111,400	27	17,758,320
	28	Temporarily restricted net assets		2,755,002	28	4,687,139
	29	Permanently restricted net assets		13,411,620	29	13,520,490
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.					
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
33	Total net assets or fund balances		31,278,022	33	35,965,949	
34	Total liabilities and net assets/fund balances		173,535,116	34	201,588,338	

Part XI Reconciliation of Net AssetsCheck if Schedule O contains a response or note to any line in this Part XI ☒

1	Total revenue (must equal Part VIII, column (A), line 12)	1	34,626,152
2	Total expenses (must equal Part IX, column (A), line 25)	2	32,594,618
3	Revenue less expenses Subtract line 2 from line 1	3	2,031,534
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	31,278,022
5	Net unrealized gains (losses) on investments	5	3,091,663
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	-1,091,908
9	Other changes in net assets or fund balances (explain in Schedule O)	9	656,638
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	35,965,949

Part XII Financial Statements and ReportingCheck if Schedule O contains a response or note to any line in this Part XII ☐

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

Additional Data

Software ID:
Software Version:
EIN: 91-0725802
Name: HORIZON HOUSE

Form 990 (2017)

Form 990, Part III, Line 4a:

HORIZON HOUSE IS A CONTINUING CARE RETIREMENT COMMUNITY DEDICATED TO LIFE FULFILLMENT WE PROMOTE INDEPENDENCE, COMMUNITY SERVICE, CREATIVITY, GROWTH AND SELF-DETERMINATION, WHILE RESPECTING THE DIGNITY OF THOSE LIVING AND WORKING WITHIN THE COMMUNITY WE PROVIDE COMPREHENSIVE RESIDENTIAL NURSING CARE IN A HOME-LIKE ENVIRONMENT THROUGH OUR INNOVATIVE SUPPORTED LIVING PROGRAM SPECIFICALLY DESIGNED TO MEET THE SOCIAL, MENTAL, SPIRITUAL, AND LONG TERM HEALTH CARE NEEDS OF THE RESIDENTS SERVED, THIS MODEL COMBINES WHAT IS COMMONLY REFERRED TO AS ASSISTED LIVING AND NURSING LEVELS OF CARE INTO A BROAD CONTINUUM OF SERVICES MOVING INTO SUPPORTED LIVING MEANS A RESIDENT NEED ONLY MAKE ONE MOVE AS SERVICES INCREASE, RESIDENTS STAY AT HOME IN THEIR SUPPORTED LIVING APARTMENT WHILE SERVICES ARE DELIVERED TO THEM AS NEEDED HORIZON HOUSE IS CONSISTENTLY DILIGENT ABOUT ITS EXPENDITURES DISCRETIONARY SPENDING IS KEPT TO A MINIMUM RESIDENCE AND ENTRANCE FEES ARE ALSO ALLOCATED TOWARDS MAKING FUTURE IMPROVEMENTS TO THE BUILDINGS THAT HOUSE OUR RESIDENTS AND TO FUND OUR FUTURE SERVICE OBLIGATION

Form 990, Part III, Line 4b:
<u>SEE SCHEDULE O</u>

SCHEDULE A
(Form 990 or
990EZ)

Department of the Treasury
Internal Revenue Service

Name of the organization
HORIZON HOUSE

Public Charity Status and Public Support

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

▶ Attach to Form 990 or Form 990-EZ.

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

OMB No 1545-0047

2017

**Open to Public
Inspection**

Employer identification number

91-0725802

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

The organization is not a private foundation because it is (For lines 1 through 12, check only one box.)

- 1** ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i)**.
- 2** ☐ A school described in **section 170(b)(1)(A)(ii)**. (Attach Schedule E (Form 990 or 990-EZ))
- 3** ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii)**.
- 4** ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii)**. Enter the hospital's name, city, and state _____
- 5** ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv)**. (Complete Part II)
- 6** ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v)**.
- 7** ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)**. (Complete Part II)
- 8** ☐ A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)
- 9** ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture See instructions Enter the name, city, and state of the college or university _____
- 10** ☒ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2)**. (Complete Part III)
- 11** ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4)**.
- 12** ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2)**. See **section 509(a)(3)**. Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g
- a** ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. You must

Part III Support Schedule for Organizations Described in Sections 170(h)(1)(A)(iv), 170(h)(1)(A)(vi), and 170

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

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2013	(b) 2014	(c) 2015	(d) 2016	(e) 2017	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	967,745	846,207	5,148,510	1,044,021	565,276	8,571,759
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	27,935,527	28,239,248	29,214,629	32,240,495	32,155,842	149,785,741
3 Gross receipts from activities that are not an unrelated trade or business under section 513	60,391	43,897	15,705	17,021	15,510	152,524
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	28,963,663	29,129,352	34,378,844	33,301,537	32,736,628	158,510,024
7a Amounts included on lines 1, 2, and 3 received from disqualified persons	10,000	25,900	11,990	13,174	11,260	72,324
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						0
c Add lines 7a and 7b	10,000	25,900	11,990	13,174	11,260	72,324
8 Public support. (Subtract line 7c from line 6.)						158,437,700

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2013	(b) 2014	(c) 2015	(d) 2016	(e) 2017	(f) Total
9 Amounts from line 6	28,963,663	29,129,352	34,378,844	33,301,537	32,736,628	158,510,024
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	898,743	1,395,529	1,428,946	1,474,421	1,679,541	6,877,180
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975	43,997	53,487	51,302	55,942	51,037	255,765
c Add lines 10a and 10b	942,740	1,449,016	1,480,248	1,530,363	1,730,578	7,132,945
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	202,932	184,270	116,131	86,868	313,723	903,924
13 Total support. (Add lines 9, 10c, 11, and 12.)	30,109,335	30,762,638	35,975,223	34,918,768	34,780,929	166,546,893

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

Section C. Computation of Public Support Percentage

15 Public support percentage for 2017 (line 8, column (f) divided by line 13, column (f))	15	95.130 %
16 Public support percentage from 2016 Schedule A, Part III, line 15	16	95.330 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2017 (line 10c, column (f) divided by line 13, column (f))	17	4.280 %
18 Investment income percentage from 2016 Schedule A, Part III, line 17	18	4.050 %

19a 33 1/3% support tests—2017. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ► ☒

b 33 1/3% support tests—2016. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ► ☐

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

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>	1	
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>	2	
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>	3a	
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>	3b	
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>	3c	
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>	4a	
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>	4b	
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>	4c	
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>	5a	
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b	
c Substitutions only. Was the substitution the result of an event beyond the organization's control?	5c	
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>	6	
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>	7	
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>	8	
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>	9a	
b Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>	9b	
c Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>	9c	
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>	10a	
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>	10b	

Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b A family member of a person described in (a) above?		
c A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI</i>		
	11a	
	11b	
	11c	

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

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

Section D. All Type III Supporting Organizations

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

Section E. Type III Functionally-Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions)		
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).		
2 Activities Test. Answer (a) and (b) below.		
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>		
	2a	
b Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
	2b	
3 Parent of Supported Organizations. Answer (a) and (b) below.		
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>Provide details in Part VI.</i>		
	3a	
b Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		
	3b	

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

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

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1 Net short-term capital gain	1		
2 Recoveries of prior-year distributions	2		
3 Other gross income (see instructions)	3		
4 Add lines 1 through 3	4		
5 Depreciation and depletion	5		
6 Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7 Other expenses (see instructions)	7		
8 Adjusted Net Income (subtract lines 5, 6 and 7 from line 4)	8		
Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1 Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)	1		
a Average monthly value of securities	1a		
b Average monthly cash balances	1b		
c Fair market value of other non-exempt-use assets	1c		
d Total (add lines 1a, 1b, and 1c)	1d		
e Discount claimed for blockage or other factors (explain in detail in Part VI)			
2 Acquisition indebtedness applicable to non-exempt use assets	2		
3 Subtract line 2 from line 1d	3		
4 Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount, see instructions)	4		
5 Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6 Multiply line 5 by .035	6		
7 Recoveries of prior-year distributions	7		
8 Minimum Asset Amount (add line 7 to line 6)	8		
Section C - Distributable Amount			Current Year
1 Adjusted net income for prior year (from Section A, line 8, Column A)	1		
2 Enter 85% of line 1	2		
3 Minimum asset amount for prior year (from Section B, line 8, Column A)	3		
4 Enter greater of line 2 or line 3	4		
5 Income tax imposed in prior year	5		
6 Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6		
7 <input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)			

Part V

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

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 Total annual distributions. Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2017 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2017	(iii) Distributable Amount for 2017
1 Distributable amount for 2017 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2017 (reasonable cause required-- explain in Part VI) See instructions			
3 Excess distributions carryover, if any, to 2017			
a			
b From 2013.			
c From 2014.			
d From 2015.			
e From 2016.			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2017 distributable amount			
i Carryover from 2012 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2017 from Section D, line 7 \$			
a Applied to underdistributions of prior years			
b Applied to 2017 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2017, if any Subtract lines 3g and 4a from line 2 If the amount is greater than zero, explain in Part VI See instructions			
6 Remaining underdistributions for 2017 Subtract lines 3h and 4b from line 1 If the amount is greater than zero, explain in Part VI See instructions			
7 Excess distributions carryover to 2018. Add lines 3j and 4c			
8 Breakdown of line 7			
a Excess from 2013.			
b Excess from 2014.			
c Excess from 2015.			
d Excess from 2016.			
e Excess from 2017.			

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

Facts And Circumstances Test

990 Schedule A, Supplemental Information

Return Reference	Explanation
SCHEDULE A, PART III, LINE 12, EXPLANATION OF OTHER INCOME	GROUP RETRO REFUND - 2013 AMOUNT \$ 189,219 2014 AMOUNT \$ 160,970 2015 AMOUNT \$ 110,13 1 2016 AMOUNT \$ 76,880 2017 AMOUNT \$ 49,294 FORFEITED DEPOSITS - 2013 AMOUNT \$ 13,71 3 2014 AMOUNT \$ 23,300 2015 AMOUNT \$ 6,000 2016 AMOUNT \$ 9,988 2017 AMOUNT \$ 14,42 9 INSURANCE SETTLEMENTS - 2017 AMOUNT \$ 250,000

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ **Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.**
▶ **Attach to Form 990.**

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

OMB No 1545-0047

2017

Open to Public Inspection

Name of the organization
HORIZON HOUSE

Employer identification number
91-0725802

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

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

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

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

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

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

<input type="checkbox"/> Preservation of land for public use (e.g., recreation or education)	<input type="checkbox"/> Preservation of an historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> Preservation of open space	

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

	Held at the End of the Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b

Number of conservation easements on a certified historic structure included in (c):

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

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

- | | |
|--|---|
| a <input checked="" type="checkbox"/> Public exhibition | d <input type="checkbox"/> Loan or exchange programs |
| b <input type="checkbox"/> Scholarly research | e <input type="checkbox"/> Other |
| c <input checked="" type="checkbox"/> Preservation for future generations | |

Part VII

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

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

Part VIII

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

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col (B) line 13) ▶		

Part IX

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

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 15) ▶	

Part X

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

1. (a) Description of liability	(b) Book value	
(1) Federal income taxes		
ASSET RETIREMENT OBLIGATION - ASBESTOS	134,249	
LONG TERM CARE INSURANCE INDEMNIFICATION	189,190	
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col (B) line 25) ▶	323,439	

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

☐

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

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

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

Part XIII Supplemental Information

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

Return Reference	Explanation
See Additional Data Table	
	Schedule D (Form 990) 2017

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 91-0725802
Name: HORIZON HOUSE

Supplemental Information

Return Reference	Explanation
PART III, LINE 4	VARIOUS WORKS OF ART ARE DISPLAYED PUBLICLY FOR RESIDENT AND GUEST ENJOYMENT

Supplemental Information	
Return Reference	Explanation
PART IV, LINE 2B	A RESIDENT HAS FUNDS ON DEPOSIT WITH HORIZON HOUSE FOR PAYMENT OF HIS MONTHLY FEES THE DEPOSIT WAS FUNDED BY HIS FAMILY

Supplemental Information

Return Reference	Explanation
PART V, LINE 4	THE ENDOWMENT FUND IS BROKEN DOWN INTO TWO FUNDS, BASED ON DONOR INTENT THE TWO AREAS OF USE ARE THE RESIDENT ASSISTANCE FUND AND THE QUALITY OF RESIDENT LIFE FUND THE RESIDENT ASSISTANCE FUND IS USED TO SUPPORT RESIDENTS WHO HAVE EXHAUSTED THEIR FINANCIAL RESOURCES BUT CONTINUE TO LIVE AT HORIZON HOUSE THE QUALITY OF RESIDENT LIFE FUND IS USED FOR THE AREA OF GREATEST NEED, WHICH IS TYPICALLY RESIDENT ASSISTANCE

Supplemental Information	
Return Reference	Explanation
PART XI, LINE 2D - OTHER ADJUSTMENTS	CHANGE IN VALUE OF INTEREST RATE CAP AND SWAP AGREEMENTS 663,378 INCOME FROM SUBSIDIARIES 86,573 CHANGE IN VALUE OF SPLIT INTEREST AGREEMENTS -6,740

Supplemental Information	
Return Reference	Explanation
PART XI, LINE 4B - OTHER ADJUSTMENTS	RENT EXPENSE INCLUDED ON FORM 990, PART VIII, LINE 6B -48,923

Supplemental Information	
Return Reference	Explanation
PART XII, LINE 2D - OTHER ADJUSTMENTS	RENT EXPENSE INCLUDED ON FORM 990, PART VIII, LINE 6B 48,923 EXPENSES FROM SUBSIDIARIES 41,889

Schedule I
(Form 990)

Department of the Treasury
Internal Revenue Service

Name of the organization
HORIZON HOUSE

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

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

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

OMB No 1545-0047

2017

Open to Public Inspection

Employer identification number
91-0725802

Part I

General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?

☒ Yes ☐ No
- 2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

Part II

Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000 Part II can be duplicated if additional space is needed

(a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of noncash assistance	(h) Purpose of grant or assistance
(1) PLYMOUTH HOUSING GROUP 2113 3RD AVENUE SEATTLE, WA 98121	91-1122621	501(C)(3)	7,500				SENIOR ASSISTANCE PROGRAM
(2) WIDER HORIZONS 1145 10TH AVENUE E 306 SEATTLE, WA 98102	46-5686466	501(C)(3)	25,000				SENIOR ASSISTANCE PROGRAM

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

3 Enter total number of other organizations listed in the line 1 table 0

Part III **Grants and Other Assistance to Domestic Individuals.** Complete if the organization answered "Yes" on Form 990, Part IV, line 22

Part III can be duplicated if additional space is needed

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
(1) EDUCATIONAL ASSISTANCE	13	8,916	1,162	BOOK	TUITION AND BOOKS FOR EMPLOYEE EDUCATION
(2) EMERGENCY ASSISTANCE	3	1,500			
(3) RESIDENT ASSISTANCE	15		698,530	BOOK	CREDITS TO MONTHLY STATEMENTS
(3)					
(4)					
(5)					
(6)					
(7)					

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

Return Reference	Explanation
PART I, LINE 2	HORIZON HOUSE PROVIDES GRANT FUNDS TO RESIDENTS, EMPLOYEES AND OTHER ORGANIZATIONS. RESIDENTS MUST APPLY FOR GRANTS ANNUALLY. THESE APPLICATIONS ARE APPROVED BY OUR CEO. EMPLOYEES MAY APPLY FOR EDUCATIONAL ASSISTANCE WITH PROOF OF ENROLLMENT, AND THESE GRANTS ARE APPROVED BY THE HUMAN RESOURCES DIRECTOR. THE HR DIRECTOR SCREENS ALL EMPLOYEE EMERGENCY APPLICATIONS AND GRANTS ARE APPROVED WITH CONSENT FROM THE EMPLOYEE EMERGENCY FUND COMMITTEE. EMERGENCY GRANTS ARE INCLUDED IN TAXABLE INCOME ON THE W-2. LARGE GRANTS TO OTHER ORGANIZATIONS ARE APPROVED BY THE BOARD OF DIRECTORS AS PART OF THE COMMUNITY RELATIONS BUDGET. SMALLER GRANTS ARE GIVEN TO OTHER ORGANIZATIONS IN MEMORY OF DECEASED RESIDENTS.

Schedule J (Form 990)	Compensation Information For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23. ▶ Attach to Form 990. ▶ Information about Schedule J (Form 990) and its instructions is at www.irs.gov/form990.	OMB No 1545-0047
		2017
		Open to Public Inspection
Department of the Treasury Internal Revenue Service	Name of the organization HORIZON HOUSE	Employer identification number 91-0725802

Part I Questions Regarding Compensation		Yes	No
1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.			
<input type="checkbox"/> First-class or charter travel	<input type="checkbox"/> Housing allowance or residence for personal use		
<input type="checkbox"/> Travel for companions	<input type="checkbox"/> Payments for business use of personal residence		
<input type="checkbox"/> Tax indemnification and gross-up payments	<input checked="" type="checkbox"/> Health or social club dues or initiation fees		
<input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)		
b If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain.	1b	Yes	
2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked in line 1a?	2	Yes	
3 Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.			
<input checked="" type="checkbox"/> Compensation committee	<input checked="" type="checkbox"/> Written employment contract		
<input checked="" type="checkbox"/> Independent compensation consultant	<input checked="" type="checkbox"/> Compensation survey or study		
<input checked="" type="checkbox"/> Form 990 of other organizations	<input checked="" type="checkbox"/> Approval by the board or compensation committee		
4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:			
a Receive a severance payment or change-of-control payment?	4a		No
b Participate in, or receive payment from, a supplemental nonqualified retirement plan?	4b		No
c Participate in, or receive payment from, an equity-based compensation arrangement?	4c		No
If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.			
Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.			
5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:			
a The organization?	5a		No
b Any related organization?	5b		No
If "Yes," on line 5a or 5b, describe in Part III.			
6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:			
a The organization?	6a		No
b Any related organization?	6b		No
If "Yes," on line 6a or 6b, describe in Part III.			
7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III.	7		No
8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.	8		No
9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?	9		

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

Note. The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual

[illegible]

Part III **Supplemental Information**

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Return Reference	Explanation
PART I, LINE 1A	CEO RECEIVED REIMBURSEMENTS FOR DUES AT WASHINGTON ATHLETIC CLUB AND IS TREATED AS NON-TAXABLE TO EMPLOYEE

Schedule K
(Form 990)

Department of the Treasury
Internal Revenue Service
Name of the organization
HORIZON HOUSE

Supplemental Information on Tax-Exempt Bonds

► Complete if the organization answered "Yes" to Form 990, Part IV, line 24a. Provide descriptions, explanations, and any additional information in Part VI.
► Attach to Form 990.
► Information about Schedule K (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2017

Open to Public Inspection

Employer identification number

91-0725802

Part I Bond Issues											
(a) Issuer name	(b) Issuer EIN	(c) CUSIP #	(d) Date issued	(e) Issue price	(f) Description of purpose	(g) Defeased		(h) On behalf of issuer		(i) Pool financing	
						Yes	No	Yes	No	Yes	No
A WASHINGTON STATE HOUSING FINANCE COMMISSION	91-1874730	939783PU4	04-01-2014	49,400,444	REFINANCE OF 2005 BOND ISSUE	X			X		X
B WASHINGTON STATE HOUSING FINANCE COMMISSION	91-1874730	939783PU4	04-01-2014	11,599,556	RENOVATION AND EXPAND CAMPUS	X			X		X
C WASHINGTON STATE HOUSING FINANCE COMMISSION	91-1874730	939783VX1	12-28-2017	82,564,395	REDEEM 2014A & 2014B ISSUANCE AND PROVIDE ADDITIONAL PROJECT FUNDS		X		X		X

Part II		Proceeds							
		A		B		C		D	
1	Amount of bonds retired	46,339,464		11,389,613					
2	Amount of bonds legally defeased								
3	Total proceeds of issue	49,400,444		11,599,556		82,564,395			
4	Gross proceeds in reserve funds								
5	Capitalized interest from proceeds								
6	Proceeds in refunding escrows	529,721							
7	Issuance costs from proceeds					1,343,750			
8	Credit enhancement from proceeds								
9	Working capital expenditures from proceeds								
10	Capital expenditures from proceeds			11,599,556					
11	Other spent proceeds	49,930,000				58,108,624			
12	Other unspent proceeds					23,112,021			
13	Year of substantial completion	2007		2015		2021			
		Yes	No	Yes	No	Yes	No	Yes	No
14	Were the bonds issued as part of a current refunding issue?	X		X		X			
15	Were the bonds issued as part of an advance refunding issue?		X		X		X		
16	Has the final allocation of proceeds been made?	X		X			X		
17	Does the organization maintain adequate books and records to support the final allocation of proceeds?	X		X		X			

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

Part III Private Business Use (Continued)

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
3a Are there any management or service contracts that may result in private business use of bond-financed property?	X			X	X			
b If "Yes" to line 3a, does the organization routinely engage bond counsel or other outside counsel to review any management or service contracts relating to the financed property?	X				X			
c Are there any research agreements that may result in private business use of bond-financed property?		X		X		X		
d If "Yes" to line 3c, does the organization routinely engage bond counsel or other outside counsel to review any research agreements relating to the financed property?								
4 Enter the percentage of financed property used in a private business use by entities other than a section 501(c)(3) organization or a state or local government ▶	2 090 %		0 %		2 240 %			
5 Enter the percentage of financed property used in a private business use as a result of unrelated trade or business activity carried on by your organization, another section 501(c)(3) organization, or a state or local government ▶	0 840 %		0 %		1 410 %			
6 Total of lines 4 and 5	2 930 %		0 %		3 650 %			
7 Does the bond issue meet the private security or payment test? . . .		X		X		X		
8a Has there been a sale or disposition of any of the bond-financed property to a nongovernmental person other than a 501(c)(3) organization since the bonds were issued?		X		X		X		
b If "Yes" to line 8a, enter the percentage of bond-financed property sold or disposed of . .								
c If "Yes" to line 8a, was any remedial action taken pursuant to Regulations sections 1.141-12 and 1.145-2?								
9 Has the organization established written procedures to ensure that all nonqualified bonds of the issue are remediated in accordance with the requirements under Regulations sections 1.141-12 and 1.145-2?	X		X		X			

Part IV Arbitrage

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
1 Has the issuer filed Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate?		X		X		X		
2 If "No" to line 1, did the following apply?								
a Rebate not due yet?	X		X			X		
b Exception to rebate?		X		X		X		
c No rebate due?		X		X	X			
If "Yes" to line 2c, provide in Part VI the date the rebate computation was performed								
3 Is the bond issue a variable rate issue?	X		X			X		
4a Has the organization or the governmental issuer entered into a qualified hedge with respect to the bond issue?	X		X			X		
b Name of provider	WA FEDERAL		WA FEDERAL					
c Term of hedge	385 0000000000 %		385 0000000000 %					
d Was the hedge superintegrated?		X		X				
e Was the hedge terminated?	X		X					

Part IV Arbitrage (Continued)

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

Part V Procedures To Undertake Corrective Action

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

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

TATLEY-GRUND INC 115 N 97TH SEATTLE, WA 98103	CONSTRUCTION	377,543
2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization ► 12		

Part II**Supplemental Information.**

Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

Return Reference

Explanation

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Name of the organization
HORIZON HOUSE

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

► Attach to Form 990 or 990-EZ.

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

OMB No 1545-0047

2017

Open to Public Inspection

Employer identification number

91-0725802

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART I, LINE 6 DESCRIPTION OF VOLUNTEER SERVICES	THE NUMBER OF VOLUNTEERS INCLUDES LONG TERM VOLUNTEERS, ONE DAY VOLUNTEERS AND VOLUNTEERS THAT COME FOR SPECIAL PROJECTS VOLUNTEERS HELP TRANSPORT RESIDENTS TO DAILY ACTIVITIES AND SPECIAL OUTINGS, BRING IN PETS TO VISIT RESIDENTS, PROVIDE MUSICAL PROGRAMS AND PROVIDE HELP WITH SPECIAL CRAFT PROJECTS THE NUMBER OF VOLUNTEERS ALSO INCLUDES THE UNCOMPENSATED BOARD MEMBERS

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART III, LINE 4A	<p>2017 HORIZON HOUSE STATEMENT OF SOCIAL ACCOUNTABILITY HORIZON HOUSE HAS A LONG-STANDING COMMITMENT TO SOCIAL ACCOUNTABILITY BOTH RESIDENTS AND STAFF AND THE ENTIRE ORGANIZATION GIVE THEIR TIME AND FINANCIAL SUPPORT TO THOSE IN NEED THIS SUPPORT IS OFFERED TO THOSE BOTH LIVING IN HORIZON HOUSE AND IN THE BROADER COMMUNITY THE MISSION OF HORIZON HOUSE IS TO BE A DYNAMIC RETIREMENT COMMUNITY DEDICATED TO DIGNIFIED AGING, LIFE FULFILLMENT AND SERVICE TO THE BROADER COMMUNITY HISTORY AND BACKGROUND HORIZON HOUSE, A NOT-FOR-PROFIT RETIREMENT COMMUNITY WAS FOUNDED IN 1961, BECOMING THE FIRST RETIREMENT COMMUNITY IN DOWNTOWN SEATTLE FOUNDED MEMBERS WERE CIVIC LEADERS AND MEMBERS OF THE UNITED CHURCH OF CHRIST WHO ESTABLISHED A COMMITMENT TO SOCIAL JUSTICE, COMMUNITY OUTREACH AND SOCIAL ACCOUNTABILITY WHICH CONTINUES TO THIS DAY HORIZON HOUSE IS A CONTINUING CARE RETIREMENT COMMUNITY WITH 378 INDEPENDENT LIVING APARTMENTS AND 104 SUPPORTED LIVING HEALTH CARE APARTMENTS THERE ARE APPROXIMATELY 540 RESIDENTS AT HORIZON HOUSE AND A STAFF OF 300 COMPREHENSIVE HEALTH SERVICES INCLUDE, WELLNESS/EXERCISE, REHABILITATION THERAPY, MEDICAL AND DENTAL CLINIC, HOME CARE, NURSING CARE AND ADULT DAY SERVICES IN ADDITION TO EDUCATIONAL CLASSES AND MANY SOCIAL AND CULTURAL EVENTS HORIZON HOUSE GOVERNANCE HORIZON HOUSE IS GOVERNED BY 10 - 15 MEMBER BOARD OF TRUSTEES WHO SERVES WITHOUT COMPENSATION THE BOARD IS COMPRISED OF MEN AND WOMEN WITH PROFESSIONAL EXPERTISE IN THE LEADERSHIP AND OPERATIONAL AREAS OF HORIZON HOUSE EXAMPLES OF COMMUNITY OUTREACH AND SOCIAL ACCOUNTABILITY SOME HIGHLIGHTS FROM 2017 INCLUDE - CHARITABLE CARE FOR RESIDENTS UNABLE TO PAY IN THE AMOUNT OF \$698,530 ENABLING THEM TO REMAIN AT HORIZON HOUSE AND ELIMINATING THE NEED FOR GOVERNMENT ASSISTANCE AND SUBSIDIES DISTRIBUTION OF \$1,500 TO EMPLOYEES IN NEED OF ASSISTANCE AND \$10,078 TO EMPLOYEES FOR EDUCATIONAL PURPOSES THESE DISTRIBUTIONS ARE FUNDED BY OUR GENEROUS DONORS CONSISTING OF RESIDENTS, FAMILIES, VENDORS AND STAFF - SPACE DONATED TO NON-PROFIT GROUPS SUCH AS PARKINSONS SUPPORT, THE LEAGUE OF WOMEN VOTERS, PUGETARIANS - UNITED CHURCH OF CHRIST AND OTHER SEATTLE NEIGHBORHOOD GROUPS ON AN ANNUAL BASIS MEETING SPACE IS ALSO DONATED TO OTHER NON-PROFITS SUCH AS THE FIRST HILL IMPROVEMENT ASSOCIATION, NORTHWEST CENTER FOR CREATIVE AGING AND ELDERWISE FOR SPECIFIC MEETINGS AND EVENTS DONATIONS TO COMMUNITY NOT-FOR-PROFIT GROUPS IN HONOR OF DECEASED HORIZON HOUSE RESIDENTS FOR A TOTAL OF \$2,250 - HORIZON HOUSE IS A MEMBER OF VARIOUS NON-PROFIT ASSOCIATIONS INCLUDING THE COUNCIL OF HEALTH & HUMAN SERVICES MINISTRIES OF THE UNITED CHURCH OF CHRIST, LEADINGAGE, FIRST HILL IMPROVEMENT ASSOCIATION, NORTHWEST CENTER FOR CREATIVE AGING AND THE JIM ELLIS FREEWAY PARK ASSOCIATION A COMMUNITY GRANTS PROGRAM PROVIDES FUNDING TO ORGANIZATIONS THAT SUPPORT PROGRAMS AND SERVICES TO OLDER ADULTS - GRANTS AND DONATIONS FOR THEIR CHARITABLE WORK IN THE BROADER COMMUNITY IN THE TOTAL AMOUNT OF \$55</p>

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART III, LINE 4A	,506 - DONATIONS OF STAFF TIME TO SUCH NON-PROFITS AS JIM ELLIS FREEWAY PARK ASSOCIATION, FIRST HILL IMPROVEMENT ASSOCIATION, LEADINGAGE, UNITED WAY AND OTHERS - VOLUNTEER HOURS DONATED BY HORIZON HOUSE RESIDENTS TO COMMUNITY NON-PROFITS INCLUDE LANG SIMONS AND SYLVIA 'S PLACE PLYMOUTH HOUSING, SEWING AND KNITTING FOR HARBORVIEW AND PLYMOUTH HOUSING AND FRI ENDS OF THE LIBRARY BOOK CART 2017 TOTAL DONATED DOLLARS AND HOURS \$710,108 IN CHARITABLE DOLLARS (RESIDENT CARE, EMPLOYEE ASSISTANCE AND EDUCATIONAL GRANTS) \$57,756 (COMMUNITY GRANTS TO ORGANIZATIONS, MEMORIAL GIFTS)

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 4	ARTICLES OF INCORPORATION AND BYLAWS WERE UPDATED IN FEBRUARY 2017. ALTHOUGH MOSTLY ADMINISTRATIVE CHANGES WERE MADE, THE NUMBER OF BOARD MEMBERS CHANGED TO A RANGE OF 10 TO 15 FROM A FIXED NUMBER OF 16, AND THE NUMBER OF BOARD MEMBERS ELECTED BY THE PACIFIC NORTHWEST CONFERENCE OF THE UCC CHANGED TO 1 FROM 15.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 7A	THE BOARD OF DIRECTORS OF THE PACIFIC NORTHWEST CONFERENCE OF THE UNITED CHURCH OF CHRIST APPOINTS 1 MEMBER OF THE HORIZON HOUSE BOARD OF DIRECTORS

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11B	INFORMATION IS PROVIDED BY HORIZON HOUSE TO THE ORGANIZATION'S EXTERNAL CPAS TO PREPARE THE FORM 990 MANAGEMENT REVIEWS AND RECOMMENDS FILING OF THE RETURN TO THE AUDIT COMMITTEE THE AUDIT COMMITTEE REVIEWS AND APPROVES THE FORM 990 ON BEHALF OF THE BOARD OF TRUSTEES THE BOARD OF TRUSTEES RECEIVES A COPY OF THE FORM 990 WITH SCHEDULE B CONTRIBUTORS' NAMES REMOVED PRIOR TO FILING WITH THE IRS THE LIST OF NAMES WAS REDACTED AS ONE CONTRIBUTOR WISHED TO REMAIN ANONYMOUS

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 12C	ALL BOARD MEMBERS COMPLETE ANNUALLY A CONFLICT OF INTEREST AND CODE OF CONDUCT DECLARATION THE CONFLICT OF INTEREST POLICY STATES "ANY DUALITY OF INTEREST OR POSSIBLE CONFLICT OF INTEREST ON THE PART OF ANY BOARD MEMBER MUST DISCLOSE TO THE OTHER MEMBERS OF THE BOARD AND MADE A MATTER OF RECORD, EITHER THROUGH THE COMPLETION OF AN ANNUAL STATEMENT OR WHEN THE INTEREST BECOMES A MATTER OF BOARD ACTION ANY GOVERNING BOARD MEMBER HAVING A DUALITY OF INTEREST OR POSSIBLE CONFLICT OF INTEREST ON ANY MATTER SHOULD NOT VOTE OR USE HIS OR HER INFLUENCE ON THE MATTER, AND SUCH BOARD MEMBER SHOULD NOT BE COUNTED IN DETERMING A QUORUM FOR THE MEETING THE MINUTES OF THE MEETING SHOULD REFLECT THAT A DISCLOSURE WAS MADE, THE ABSTENTION OF VOTING AND THE QUORUM SITUATION "

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 15A	FOR DETERMINING THE 2017 COMPENSATION OF THE CEO, HH RETAINED THE SERVICES OF OUTSIDE COMPENSATION CONSULTANTS THE CONSULTING FIRM COMPILED DATA FROM THE TOTAL COMPENSATION OF EXECUTIVE DIRECTORS AND CEOS OF 18 LOCAL CCRC AS WELL AS COMPARABLE ORGANIZATIONS AND SUBMITTED A RECOMMENDATION TO THE BOARD OF TRUSTEES BASED ON THE ANALYSIS THE DATE OF THE LAST COMPENSATION REVIEW WAS FEBRUARY 2018

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION C, LINE 19	GOVERNING DOCUMENTS AND ANNUAL AUDITED FINANCIAL STATEMENTS ARE AVAILABLE TO RESIDENTS IN THE ORGANIZATION'S LIBRARY OR BY REQUEST

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XI, LINE 9	CHANGE IN VALUE OF SPLIT INTEREST AGREEMENTS 656,638

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XI, LINE 8	DURING THE YEAR ENDED DECEMBER 31, 2017, THE ORGANIZATION DISCOVERED EARNED ENTRANCE FEES FOR SEVERAL RESIDENTS WERE OVER-AMORTIZED DURING PRIOR YEARS DATED FROM 2012 TO 2016 IN ORDER TO CORRECT THESE PRIOR-YEAR MISSTATEMENTS, THE ORGANIZATION ELECTED TO RESTATE REFUNDABLE ENTRANCE FEES, DEFERRED ENTRANCE FEES, AND UNRESTRICTED NET ASSETS AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2016

SCHEDULE R
(Form 990)

Department of the Treasury
Internal Revenue Service

Name of the organization
HORIZON HOUSE

Related Organizations and Unrelated Partnerships

► Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
► Attach to Form 990.
► Information about Schedule R (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2017

Open to Public Inspection

Employer identification number

91-0725802

Part I

Identification of Disregarded Entities

Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

Part II

Identification of Related Tax-Exempt Organizations

Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No

Part III Identification of Related Organizations Taxable as a Partnership Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

Part IV Identification of Related Organizations Taxable as a Corporation or Trust Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of- year assets	(h) Percentage ownership	(i) Section 512(b) (13) controlled entity?	
								Yes	No
(1) HORIZON HOME CARE 900 UNIVERSITY STREET SEATTLE, WA 98101 45-5380588	HOME CARE	WA	HORIZON HOUSE	C	44,684	299,974	100 000 %	Yes	

Part V Transactions With Related Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.**Note.** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule**1** During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

	Yes	No
a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity		No
b Gift, grant, or capital contribution to related organization(s)		No
c Gift, grant, or capital contribution from related organization(s)		No
d Loans or loan guarantees to or for related organization(s)	Yes	
e Loans or loan guarantees by related organization(s)		No
f Dividends from related organization(s)		No
g Sale of assets to related organization(s)		No
h Purchase of assets from related organization(s)		No
i Exchange of assets with related organization(s)		No
j Lease of facilities, equipment, or other assets to related organization(s)		No
k Lease of facilities, equipment, or other assets from related organization(s)		No
l Performance of services or membership or fundraising solicitations for related organization(s)	Yes	
m Performance of services or membership or fundraising solicitations by related organization(s)		No
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	Yes	
o Sharing of paid employees with related organization(s)	Yes	
p Reimbursement paid to related organization(s) for expenses		No
q Reimbursement paid by related organization(s) for expenses	Yes	
r Other transfer of cash or property to related organization(s)		No
s Other transfer of cash or property from related organization(s)		No

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

[illegible]

Part VII **Supplemental Information**

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