

Return of Private Foundation

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

► Do not enter social security numbers on this form as it may be made public.
► Go to www.irs.gov/Form990PF for instructions and the latest information.

2949123701214 8

OMB No 1545-0052

1804

2017

Open to Public Inspection

For calendar year 2017 or tax year beginning

MAY 1, 2017

and ending

APR 30, 2018

CCE
946

Name of foundation

CHARLESBANK HOMES
C/O BONANNO, SAVINO, DAVIES & GANLEY, PC

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

Room/suite
32

105 CHESTNUT ST

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

NEEDHAM, MA 02492

G Check all that apply: Initial return Initial return of a former public charity
 Final return Amended return
 Address change Name change

H Check type of organization: Section 501(c)(3) exempt private foundation
 Section 4947(a)(1) nonexempt charitable trust Other taxable private foundation

I Fair market value of all assets at end of year (from Part II, col. (c), line 16) **\$ 18,995,952.** J Accounting method: Cash Accrual
 Other (specify) **MOD. CASH BASIS**

A Employer identification number

04-2103755

B Telephone number
781-449-3919

C If exemption application is pending, check here ►

b

D 1. Foreign organizations, check here ►

2. Foreign organizations meeting the 85% test, check here and attach computation ►

E If private foundation status was terminated under section 507(b)(1)(A), check here ►

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ►

Part I Analysis of Revenue and Expenses
(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a))

		(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	24,125.		N/A	
2	Check ► <input checked="" type="checkbox"/> if the foundation is not required to attach Sch. B Interest on savings and temporary cash investments				
3					
4	Dividends and interest from securities	651,945.	651,945.		STATEMENT 1
5a	Gross rents				
b	Net rental income or (loss)				
6a	Net gain or (loss) from sale of assets not on line 10	511,412.			
b	Gross sales price for all assets on line 6a	2,074,170.			
7	Capital gain net income (from Part IV, line 2)		511,412.		
8	Net short-term capital gain				
9	Income modifications				
	Gross sales less returns and allowances				
10a	b Less Cost of goods sold				
c	Gross profit or (loss)				
11	Other income				
12	Total. Add lines 1 through 11	1,187,482.	1,163,357.		0.
13	Compensation of officers, directors, trustees, etc	0.	0.		
14	Other employee salaries and wages				
15	Pension plans, employee benefits				
16a	Legal fees				
b	Accounting fees	7,500.	7,500.		1,500.
c	Other professional fees	24,825.	24,825.		0.
17	Interest				
18	Taxes				
19	Depreciation and depletion				
20	Occupancy				
21	Travel, conferences, and meetings				
22	Printing and publications				
23	Other expenses	3,139.	740.		0.
24	Total operating and administrative expenses. Add lines 13 through 23	35,464.	33,065.		1,500.
25	Contributions, gifts, grants paid	910,000.			910,000.
26	Total expenses and disbursements. Add lines 24 and 25	945,464.	33,065.		911,500.
27	Subtract line 26 from line 12:	242,018.			
a	Excess of revenue over expenses and disbursements				
b	Net investment income (if negative, enter -0-)		1,130,292.		
c	Adjusted net income (if negative, enter -0-)			N/A	

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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
	1 Cash - non-interest-bearing		5,000.	8,217.	8,217.
	2 Savings and temporary cash investments				
	3 Accounts receivable ►				
	Less: allowance for doubtful accounts ►				
	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 ►				
Assets	8 Inventories for sale or use				
	9 Prepaid expenses and deferred charges		1,125.	1,125.	1,125.
	10a Investments - U.S. and state government obligations				
	b Investments - corporate stock	STMT 6	17,979,828.	18,986,610.	18,986,610.
	c Investments - corporate bonds				
	11 Investments - land, buildings, and equipment basis ►				
	Less accumulated depreciation ►				
	12 Investments - mortgage loans				
	13 Investments - other				
	14 Land, buildings, and equipment: basis ►				
	Less accumulated depreciation ►				
	15 Other assets (describe ►)				
	16 Total assets (to be completed by all filers - see the instructions. Also, see page 1, item l)		17,985,953.	18,995,952.	18,995,952.
Liabilities	17 Accounts payable and accrued expenses				
	18 Grants payable				
	19 Deferred revenue				
	20 Loans from officers, directors, trustees, and other disqualified persons				
	21 Mortgages and other notes payable				
	22 Other liabilities (describe ►)				
	23 Total liabilities (add lines 17 through 22)		0.	0.	
Net Assets or Fund Balances	Foundations that follow SFAS 117, check here ► <input checked="" type="checkbox"/> and complete lines 24 through 26, and lines 30 and 31.				
	24 Unrestricted		17,985,953.	18,995,952.	
	25 Temporarily restricted				
	26 Permanently restricted				
	Foundations that do not follow SFAS 117, check here ► <input type="checkbox"/> and complete lines 27 through 31.				
	27 Capital stock, trust principal, or current funds				
	28 Paid-in or capital surplus, or land, bldg., and equipment fund				
	29 Retained earnings, accumulated income, endowment, or other funds				
	30 Total net assets or fund balances		17,985,953.	18,995,952.	
	31 Total liabilities and net assets/fund balances		17,985,953.	18,995,952.	

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 17,985,953.
2 Enter amount from Part I, line 27a	2 242,018.
3 Other increases not included in line 2 (itemize) ►	3 767,981.
4 Add lines 1, 2, and 3	4 18,995,952.
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 18,995,952.

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Part IV Capital Gains and Losses for Tax on Investment Income SEE ATTACHED STATEMENTS

(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					
b					
c					
d					
e					
(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g))		
a					
b					
c					
d					
e 2,074,170.		1,562,758.			511,412.
Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69.			(I) Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col. (h))		
(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			
a					
b					
c					
d					
e					511,412.
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		511,412.
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	{		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	807,448.	16,894,493.	.047794
2015	642,965.	16,737,032.	.038416
2014	924,100.	17,661,065.	.052324
2013	864,512.	16,538,918.	.052271
2012	535,679.	15,163,973.	.035326
2 Total of line 1, column (d)			.226131
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			.045226
4 Enter the net value of noncharitable-use assets for 2017 from Part X, line 5			18,692,735.
5 Multiply line 4 by line 3			845,398.
6 Enter 1% of net investment income (1% of Part I, line 27b)			11,303.
7 Add lines 5 and 6			856,701.
8 Enter qualifying distributions from Part XII, line 4			911,500.

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 ► <input type="checkbox"/> and enter "N/A" on line 1.
Date of ruling or determination letter: _____ (attach copy of letter if necessary-see instructions)	
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ► <input checked="" type="checkbox"/> and enter 1% of Part I, line 27b
c All other domestic foundations enter 2% of line 27b. Exempt foreign organizations, enter 4% of Part I, line 12, col. (b).	
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)
3	Add lines 1 and 2
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:
6a	2017 estimated tax payments and 2016 overpayment credited to 2017
6b	Exempt foreign organizations - tax withheld at source
6c	Tax paid with application for extension of time to file (Form 8868)
6d	Backup withholding erroneously withheld
7	Total credits and payments. Add lines 6a through 6d
8	Enter any penalty for underpayment of estimated tax. Check here <input checked="" type="checkbox"/> 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 ► Refunded

6a	10,698.
6b	0.
6c	0.
6d	0.
7	10,698.
8	0.
9	605.
10	
11	

Part VII-A Statements Regarding Activities

	Yes	No
1a		X
1b		X
1c		X
2		X
3		X
4a		X
4b		
5		X
6	X	
7	X	
8a	Enter the states to which the foundation reports or with which it is registered. See instructions. ► <u>MA</u>	
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 <i>General Instruction G</i> ? If "No," attach explanation	
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	
10	Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses	

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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	11	X
12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement. See instructions	12	X
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ► N/A	13	X
14 The books are in care of ► WESLEY K. BLAIR, TREAS Located at ► 8 WHITTIER PLACE, UNIT 14, BOSTON, MA	Telephone no. ► 617-927-7494	ZIP+4 ► 02114
15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - check here and enter the amount of tax-exempt interest received or accrued during the year	► 15	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 ►	16	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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?	1b	
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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If "Yes," list the years ► _____, _____, _____, _____		
b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement - see instructions.)	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. ► _____, _____, _____, _____	2b	
3a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?	3b	
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?	4a	X
	4b	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 instructionsOrganizations relying on a current notice regarding disaster assistance, check here N/Ac If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? Yes No

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

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

b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? If "Yes" to 6b, file Form 8870.

7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?

b If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction?

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

1 List all officers, directors, trustees, 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
SEE STATEMENT 7		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 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	18,916,172.
b	Average of monthly cash balances	1b	61,224.
c	Fair market value of all other assets	1c	
d	Total (add lines 1a, b, and c)	1d	18,977,396.
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e	0.
2	Acquisition indebtedness applicable to line 1 assets	2	0.
3	Subtract line 2 from line 1d	3	18,977,396.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	284,661.
5	Net value of noncharitable-use assets Subtract line 4 from line 3. Enter here and on Part V, line 4	5	18,692,735.
6	Minimum investment return. Enter 5% of line 5	6	934,637.

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	934,637.
2a	Tax on investment income for 2017 from Part VI, line 5	2a	11,303.
b	Income tax for 2017. (This does not include the tax from Part VI.)	2b	
c	Add lines 2a and 2b	2c	11,303.
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	923,334.
4	Recoveries of amounts treated as qualifying distributions	4	0.
5	Add lines 3 and 4	5	923,334.
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	923,334.

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	911,500.
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	911,500.
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	11,303.
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	900,197.

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

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2016	(c) 2016	(d) 2017
1 Distributable amount for 2017 from Part XI, line 7				923,334.
2 Undistributed income, if any, as of the end of 2017			162,478.	
a Enter amount for 2016 only				
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: ► \$ 911,500.				
a Applied to 2016, but not more than line 2a			162,478.	
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				749,022.
e Remaining amount distributed out of corpus	0.			0.
5 Excess distributions carryover applied to 2017 (If an amount appears in column (d), the same amount must be shown in column (a))				
6 Enter the net total of each column as indicated below:				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5	0.			
b Prior year's 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				174,312.
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 XIV Private Operating Foundations (see instructions and Part VII-A, question 9)

N/A

1 a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2017, enter the date of the ruling

4942(j)(3) or 4942(j)(5)

Tax year	Prior 3 years				(e) Total
	(a) 2017	(b) 2016	(c) 2015	(d) 2014	
a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed					
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon:					
a "Assets" alternative test - enter:					
(1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test - enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed					
c "Support" alternative test - enter:					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XV Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year-see instructions.)**1 Information Regarding Foundation Managers:**

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

NONE

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

NONE

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

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

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

SEE STATEMENT 8

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

c Any submission deadlines:

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

CHARLESBANK HOMES

Form 990-PF (2017)

C/O BONANNO, SAVINO, DAVIES & GANLEY, PC

04-2103755

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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				
ABBEY KELLEY FOSTER HOUSE INC 23 CROWN ST WORCESTER, MA 01609	N/A	PUBLIC CHARITY	RENOVATIONS	50,000.
ASSOCIATED GRANT MAKERS 133 FEDERAL STREET, SUITE 802 BOSTON, MA 02110	N/A	PUBLIC CHARITY	CONTRIBUTION	5,000.
BREAD & ROSES HOUSING 15 UNION ST STE 401 LAWRENCE, MA 01840	N/A	PUBLIC CHARITY	CONSTRUCTION	50,000.
CARITAS COMMUNITIES 25 BRAINTREE HILL OFFICE PARK - STE 206 BRAINTREE, MA 02184	N/A	PUBLIC CHARITY	RENOVATIONS	50,000.
DISMAS HOUSE OF MASSACHUSETTS 30 RICHARDS ST WORCESTER, MA 01603	N/A	PUBLIC CHARITY	RENOVATIONS	49,000.
Total	SEE CONTINUATION SHEET(S)			► 3a 910,000.
b Approved for future payment				
NONE				
Total				► 3b 0.

Form 990-PF (2017)

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.

Enter gross amounts unless otherwise indicated.		Unrelated business income		(e) Related or exempt function income	
		(a) Business code	(b) Amount		(c) Exclu- sion code
1 Program service revenue:					
a					
b					
c					
d					
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments					
3 Interest on savings and temporary cash investments					
4 Dividends and interest from securities				01	651,945.
5 Net rental income or (loss) from real estate:					
a Debt-financed property					
b Not debt-financed property					
6 Net rental income or (loss) from personal property					
7 Other investment income					
8 Gain or (loss) from sales of assets other than inventory				18	511,412.
9 Net income or (loss) from special events					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue:					
a					
b					
c					
d					
e					
12 Subtotal. Add columns (b), (d), and (e)			0.	1,163,357.	0.
13 Total. Add line 12, columns (b), (d), and (e)					1,163,357.

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

Line No ▼	Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes).
	COMMUNITY INVESTMENT REFUNDABLE MA TAX CREDIT

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

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
- (2) Other assets

- (1) Sales of assets to a noncharitable exempt organization
- (2) Purchases of assets from a noncharitable exempt organization
- (3) Rental of facilities, equipment, or other assets
- (4) Reimbursement arrangements
- (5) Loans or loan guarantees
- (6) Performance of services or membership or fundraising solicitations

c Sharing of facilities, equipment, mailing lists, other assets, or paid employees

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.

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  Date 7/25/18 Title **TREASURER**

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

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 <input type="checkbox"/> if self-employed	PTIN
	TIMOTHY B. DAVIES	<i>TB Davies CML</i>	7/26/02		P00031320
	Firm's name ► BONANNO, SAVINO, DAVIES & GANLEY, PC			Firm's EIN ► 04-3165981	
Firm's address ► 105 CHESTNUT STREET, SUITE 32 NEEDHAM, MA 02492-2520			Phone no. (781)-449-3919		

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold, e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.			(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a 914.526 SHARES @ \$28.43 VANGUARD TOTAL INTERNATIONAL			P	VARIOUS	06/02/17
b 733.381 SHARES @ \$84.54 VANGUARD INTERNATIONAL GR			P	VARIOUS	06/02/17
c 157.941 SHARES @ \$88.64 VANGUARD US GROWTH FUND AD			P	VARIOUS	06/02/17
d 705.18 SHARES @ \$36.87 VANGUARD INTERNATIONAL VAL			P	VARIOUS	06/02/17
e 69.767 SHARES @ \$60.20 VANGUARD TOTAL STOCK MARKET			P	VARIOUS	07/06/17
f 77.001 SHARES @ \$88.31 VANGUARD EXPLORER FUND ADMI			P	VARIOUS	07/06/17
g 414.564 SHARES @ \$27.74 VANGUARD TOTAL INTERNATIONAL			P	VARIOUS	07/06/17
h 34.65 SHARES @ \$86.58 VANGUARD US GROWTH FUND ADM			P	VARIOUS	07/06/17
i 54.217 SHARES @ \$83.00 VANGUARD INTERNATIONAL GROW			P	VARIOUS	07/06/17
j 151.126 SHARES @ \$66.17 VANGUARD WINDSOR II FUND			P	VARIOUS	07/06/17
k 755.674 SHARES @ \$10.69 VANGUARD SHORT-TERM INV G			P	VARIOUS	07/25/17
l 312.609 SHARES @ \$28.79 VANGUARD TOTAL INTERNATIONAL			P	VARIOUS	07/27/17
m 198.413 SHARES @ \$90.72 VANGUARD US GROWTH FUND AD			P	VARIOUS	07/27/17
n 296.264 SHARES @ \$87.76 VANGUARD INTERNATIONAL GRO			P	VARIOUS	07/27/17
o 139.915 SHARES @ \$89.34 VANGUARD INTERNATIONAL GRO			P	VARIOUS	08/07/17

(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 26,000.		22,719.	3,281.
b 62,000.		50,619.	11,381.
c 14,000.		10,205.	3,795.
d 26,000.		24,122.	1,878.
e 4,200.		2,910.	1,290.
f 6,800.		6,649.	151.
g 11,500.		10,311.	1,189.
h 3,000.		2,239.	761.
i 4,500.		3,742.	758.
j 10,000.		9,255.	745.
k 8,078.		8,094.	-16.
l 9,000.		7,775.	1,225.
m 18,000.		12,820.	5,180.
n 26,000.		20,449.	5,551.
o 12,500.		9,657.	2,843.

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

(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	(l) Losses (from col. (h)) Gains (excess of col. (h) gain over col. (k), but not less than "-0-")
a			3,281.
b			11,381.
c			3,795.
d			1,878.
e			1,290.
f			151.
g			1,189.
h			761.
i			758.
j			745.
k			-16.
l			1,225.
m			5,180.
n			5,551.
o			2,843.

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 }

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

2	
3	

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold, e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.	(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a	408.755 SHARES @ \$37.92 VANGUARD INTERNATIONAL VAL	P	VARIOUS	08/07/17
b	757.315 SHARES @ \$29.05 VANGUARD TOTAL INTERNATION	P	VARIOUS	08/07/17
c	10.427 SHSVANGUARD TOTAL STOCK MARKET INDEX FUND	P	VARIOUS	09/14/17
d	141.812 SHSVANGUARD INTERNATIONAL GROWTH FUND ADM	P	VARIOUS	09/14/17
e	389.935 SHSVANGUARD U.S. GROWTH FUND ADMIRAL SHAR	P	VARIOUS	09/14/17
f	777.255 SHSVANGUARD SHORT-TERM INVESTMENT-GRADE F	P	VARIOUS	10/26/17
g	162.248 SHSVANGUARD EXPLORER FUND ADMIRAL SHARES	P	VARIOUS	11/17/17
h	705.6 SHSVANGUARD TOTAL INTERNATIONAL STOCK INDEX	P	VARIOUS	11/17/17
i	361.141 SHSVANGUARD INTERNATIONAL VALUE FUND INVE	P	VARIOUS	11/17/17
j	2213.182 SHSVANGUARD TOTAL STOCK MARKET INDEX FUN	P	VARIOUS	11/17/17
k	441.354 SHSVANGUARD INTERNATIONAL GROWTH FUND ADM	P	VARIOUS	11/17/17
l	609.744 SHSVANGUARD U.S. GROWTH FUND ADMIRAL SHAR	P	VARIOUS	11/17/17
m	38.198 SHSVANGUARD EXPLORER FUND ADMIRAL SHARES	P	VARIOUS	12/18/17
n	97.683 SHSVANGUARD TOTAL INTERNATIONAL STOCK INDE	P	VARIOUS	12/18/17
o	285.192 SHSVANGUARD INTERNATIONAL VALUE FUND INVE	P	VARIOUS	12/18/17

(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 15,500.		13,982.	1,518.
b 22,000.		18,837.	3,163.
c 651.		435.	216.
d 13,096.		9,788.	3,308.
e 36,252.		25,194.	11,058.
f 8,293.		8,325.	-32.
g 15,435.		14,010.	1,425.
h 21,069.		17,568.	3,501.
i 14,215.		12,353.	1,862.
j 142,949.		92,524.	50,425.
k 42,035.		30,463.	11,572.
l 59,298.		39,396.	19,902.
m 3,381.		3,307.	74.
n 2,971.		2,432.	539.
o 11,291.		9,784.	1,507.

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

(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	(l) Losses (from col. (h)) Gains (excess of col. (h) gain over col. (k), but not less than "-0-")
a			1,518.
b			3,163.
c			216.
d			3,308.
e			11,058.
f			-32.
g			1,425.
h			3,501.
i			1,862.
j			50,425.
k			11,572.
l			19,902.
m			74.
n			539.
o			1,507.

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

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold, e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.	(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
a 414.243	SHSVANGUARD TOTAL STOCK MARKET INDEX FUND	P	VARIOUS	12/18/17
b 140.784	SHSVANGUARD WINDSOR II FUND ADMIRAL SHARE	P	VARIOUS	12/18/17
c 798.213	SHSVANGUARD SHORT-TERM INVESTMENT-GRADE F	P	VARIOUS	01/25/18
d 197.105	SHSVANGUARD EXPLORER FUND ADMIRAL SHARES	P	VARIOUS	03/02/18
e 6.303	SHSVANGUARD TOTAL STOCK MARKET INDEX FUND A	P	VARIOUS	03/02/18
f 263.666	SHSVANGUARD INTERNATIONAL GROWTH FUND ADM	P	VARIOUS	03/02/18
g 545.325	SHSVANGUARD U.S. GROWTH FUND ADMIRAL SHAR	P	VARIOUS	03/02/18
h 292.62	SHSVANGUARD EXPLORER FUND ADMIRAL SHARES	P	VARIOUS	04/02/18
i 823.438	SHSVANGUARD EXPLORER FUND ADMIRAL SHARES	P	VARIOUS	04/02/18
j 127.523	SHSVANGUARD EXPLORER FUND ADMIRAL SHARES	P	VARIOUS	04/02/18
k 2649.734	SHSVANGUARD STRATEGIC EQUITY FUND INVEST	P	VARIOUS	04/02/18
l 102.9	SHSVANGUARD STRATEGIC EQUITY FUND INVESTOR	P	VARIOUS	04/02/18
m 6615.15	SHSVANGUARD TOTAL STOCK MARKET INDEX FUND	P	VARIOUS	04/02/18
n 2612.47	SHSVANGUARD TOTAL STOCK MARKET INDEX FUND	P	VARIOUS	04/02/18
o 2115.096	SHSVANGUARD WINDSOR II FUND ADMIRAL SHAR	P	VARIOUS	04/02/18

(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 27,916.		17,318.	10,598.
b 9,442.		8,679.	763.
c 8,453.		8,550.	-97.
d 18,035.		17,065.	970.
e 424.		264.	160.
f 26,084.		18,257.	7,827.
g 54,456.		36,037.	18,419.
h 26,318.		25,335.	983.
i 74,060.		71,293.	2,767.
j 11,469.		11,041.	428.
k 88,263.		71,300.	16,963.
l 3,428.		2,769.	659.
m 427,074.		278,051.	149,023.
n 168,661.		109,808.	58,853.
o 135,007.		130,387.	4,620.

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

(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	(l) Losses (from col. (h)) Gains (excess of col. (h) gain over col. (k), but not less than "-0-")
a			10,598.
b			763.
c			-97.
d			970.
e			160.
f			7,827.
g			18,419.
h			983.
i			2,767.
j			428.
k			16,963.
l			659.
m			149,023.
n			58,853.
o			4,620.

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 }

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 } 3

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold, e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.	(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
a	664.109 SHSVANGUARD WINDSOR II FUND ADMIRAL SHARE	P	VARIOUS	04/02/18
b	2204.805 SHSVANGUARD U.S. GROWTH FUND ADMIRAL SHA	P	VARIOUS	04/02/18
c	39.903 SHSVANGUARD EXPLORER FUND ADMIRAL SHARES	P	VARIOUS	04/27/18
d	517.965 SHSVANGUARD STRATEGIC EQUITY FUND INVESTO	P	VARIOUS	04/27/18
e	236.022 SHSVANGUARD INTERNATIONAL VALUE FUND INVE	P	VARIOUS	04/27/18
f	462.747 SHSVANGUARD TOTAL STOCK MARKET INDEX FUND	P	VARIOUS	04/27/18
g	335.38 SHSVANGUARD WINDSOR II FUND ADMIRAL SHARES	P	VARIOUS	04/27/18
h	78.471 SHSVANGUARD U.S. GROWTH FUND ADMIRAL SHARE	P	VARIOUS	04/27/18
i				
j				
k				
l				
m				
n				
o				

	(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	42,390.		40,940.	1,450.
b	212,675.		145,703.	66,972.
c	3,712.		3,455.	257.
d	15,855.		13,059.	2,796.
e	9,427.		8,172.	1,255.
f	30,935.		19,450.	11,485.
g	22,263.		20,675.	1,588.
h	7,809.		5,186.	2,623.
i				
j				
k				
l				
m				
n				
o				

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

	(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	(l) Losses (from col. (h)) Gains (excess of col. (h) gain over col. (k), but not less than "-0-")
a				1,450.
b				66,972.
c				257.
d				2,796.
e				1,255.
f				11,485.
g				1,588.
h				2,623.
i				
j				
k				
l				
m				
n				
o				

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	511,412.
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		3	N/A

FORM 990-PF		DIVIDENDS AND INTEREST FROM SECURITIES			STATEMENT 1
SOURCE	GROSS AMOUNT	CAPITAL GAINS DIVIDENDS	(A) REVENUE PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME
MA TAX					
CREDIT-INTEREST	391.	0.	391.	391.	
VANGUARD - BRKRG					
ACCTS	650,976.	0.	650,976.	650,976.	
VANGUARD- CHECKING	578.	0.	578.	578.	
TO PART I, LINE 4	651,945.	0.	651,945.	651,945.	

FORM 990-PF		ACCOUNTING FEES			STATEMENT 2
DESCRIPTION		(A) EXPENSES PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
ACCOUNTING AND LEGAL FEES		7,500.	7,500.		1,500.
TO FORM 990-PF, PG 1, LN 16B		7,500.	7,500.		1,500.

FORM 990-PF		OTHER PROFESSIONAL FEES			STATEMENT 3
DESCRIPTION		(A) EXPENSES PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
INVESTMENT MANAGEMENT FEES		24,825.	24,825.		0.
TO FORM 990-PF, PG 1, LN 16C		24,825.	24,825.		0.

FORM 990-PF		OTHER EXPENSES			STATEMENT 4
DESCRIPTION		(A) EXPENSES PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
BOARD MEMBERS EXPENSE		1,499.	300.		0.
INSURANCE		1,500.	300.		0.
FILING FEES		140.	140.		0.
TO FORM 990-PF, PG 1, LN 23		3,139.	740.		0.

CHARLESBANK HOMES C/O BONANNO, SAVINO, D

04-2103755

FORM 990-PF OTHER INCREASES IN NET ASSETS OR FUND BALANCES STATEMENT 5

DESCRIPTION	AMOUNT
CHANGE IN UNREALIZED GAIN ON SECURITIES	767,981.
TOTAL TO FORM 990-PF, PART III, LINE 3	767,981.

FORM 990-PF CORPORATE STOCK STATEMENT 6

DESCRIPTION	BOOK VALUE	FAIR MARKET VALUE
VANGUARD BROKERAGE	18,986,610.	18,986,610.
TOTAL TO FORM 990-PF, PART II, LINE 10B	18,986,610.	18,986,610.

FORM 990-PF

PART VIII - LIST OF OFFICERS, DIRECTORS
TRUSTEES AND FOUNDATION MANAGERS

STATEMENT 7

NAME AND ADDRESS	TITLE AND AVRG HRS/WK	COMPEN- SATION	EMPLOYEE BEN PLAN CONTRIB	EXPENSE ACCOUNT
THOMAS W. CORNU 42 WINTER ST NAHANT, MA 01908	TRUSTEE 2.00	0.	0.	0.
SUSAN K. KELLER 69 SAGAMORE AVE MEDFORD, MA 02155	TRUSTEE 2.00	0.	0.	0.
PHILIP J. NOTOPOULOS 48 FAIRMONT STREET BELMONT, MA 02478	TRUSTEE, VICE PRES. & SECRETARY 2.00	0.	0.	0.
RICHARD H SAYRE 7 WAINWRIGHT ROAD #85 WINCHESTER, MA 01890	TRUSTEE & PRESIDENT 2.00	0.	0.	0.
CHARLES J. MANEIKIS JR 38 PIERCE AVE DORCHESTER, MA 02122	TRUSTEE 2.00	0.	0.	0.
JEANNE PINADO 34 AVON STREET JAMAICA PLAIN, MA 02130	TRUSTEE 2.00	0.	0.	0.
KATHRYN ROY 382 MARRETT ROAD LEXINGTON, MA 02421	TRUSTEE 2.00	0.	0.	0.
WESLEY K. BLAIR 8 WHITTIER PLACE - UNIT 14A BOSTON, MA 02114	TRUSTEE & TREASURER 2.00	0.	0.	0.
L. JASON LAW 8 EUCLID AVE. WINCHESTER, MA 01890	TRUSTEE 2.00	0.	0.	0.
ELIZABETH HIBBARD 887 MAIN STREET NORWELL, MA 02061	TRUSTEE 2.00	0.	0.	0.

CHARLESBANK HOMES C/O BONANNO, SAVINO, D

04-2103755

TOTALS INCLUDED ON 990-PF, PAGE 6, PART VIII

0. 0. 0.

FORM 990-PF

GRANT APPLICATION SUBMISSION INFORMATION
PART XV, LINES 2A THROUGH 2D

STATEMENT 8

NAME AND ADDRESS OF PERSON TO WHOM APPLICATIONS SHOULD BE SUBMITTED ✓

RICHARD SAYRE
C/O WATCH HILL COMPANY, 63 SHORE ROAD, SUITE 35
WINCHESTER, MA 01890

FORM AND CONTENT OF APPLICATIONS

WRITTEN REQUESTS TO INCLUDE STATEMENT OF PURPOSE, DOLLAR AMOUNT ASKED, AND
COPY OF EXEMPTION CERTIFICATE

ANY SUBMISSION DEADLINES

NONE STIPULATED AT PRESENT

RESTRICTIONS AND LIMITATIONS ON AWARDS

AWARDS ARE GENERALLY MADE TO BOSTON AREA ORGANIZATIONS; TYPICALLY FOR
"BRICKS & MORTAR" PROJECTS - NOT FOR OPERATING BUDGETS.

CHARLESBANK HOMES
C/O BONANNO, SAVINO, DAVIES & GANLEY, PC 04-2103755

Part XV Supplementary Information

3 Grants and Contributions Paid During the Year (Continuation)

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
FATHER BILL'S AND MAINSPRING 422 WASHINGTON STREET QUINCY, MA 02301	N/A	PUBLIC CHARITY	RENOVATIONS	50,000.
FRIENDS OF HAMPSHIRE COUNTY HOMELESS PO BOX 60398 FLORENCE, MA 01062	N/A	PUBLIC CHARITY	CONSTRUCTION	50,000.
HABITAT FOR HUMANITY CAPE COD 411 MAIN STREET YARMOUTH PORT, MA 02675	N/A	PUBLIC CHARITY	CONSTRUCTION	50,000.
HABITAT FOR HUMANITY METROWEST 11 DISTRIBUTOR ROAD WORCESTER, MA 01605	N/A	PUBLIC CHARITY	CONSTRUCTION	40,000.
HABITAT FOR HUMANITY SOUTH SHORE 20 MATHEWSON DRIVE WEYMOUTH, MA 02189	N/A	PUBLIC CHARITY	CONSTRUCTION	50,000.
HABITAT P.L.U.S 520 ESSEX ST LYNN, MA 01902	N/A	PUBLIC CHARITY	RENOVATIONS	40,000.
HOUSING SOLUTIONS 169 SUMMERSTREET KINGSTON, MA 02364	N/A	PUBLIC CHARITY	RENOVATIONS	45,000.
ISLAND HOUSING TRUST 346 STATE ROAD VINEYARD HAVEN, MA 02568	N/A	PUBLIC CHARITY	RENOVATIONS	50,000.
LYNN SHELTER ASSOCIATION - HOME 91 LIBERTY ST LYNN, MA 01902	N/A	PUBLIC CHARITY	RENOVATIONS	53,000.
OAK HILL CDC 74 PROVIDENCE ST WORCESTER, MA 01604	N/A	PUBLIC CHARITY	RENOVATIONS	50,000.
Total from continuation sheets				706,000.

CHARLESBANK HOMES
C/O BONANNO, SAVINO, DAVIES & GANLEY, PC 04-2103755

Part XV Supplementary Information

3 Grants and Contributions Paid During the Year (Continuation)

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)				
PINE STREET INN 444 HARRISON AVE BOSTON, MA 02118	N/A	PUBLIC CHARITY	RENOVATIONS	50,000.
SOUTH MIDDLESEX OPPORTUNITY COUNCIL 7 BISHOP ST FRAMINGHAM, MA 01702	N/A	PUBLIC CHARITY	RENOVATIONS	50,000.
WOMEN'S INSTITUTE 15 COURT SQUARE - STE 210 BOSTON, MA 02108	N/A	PUBLIC CHARITY	RENOVATIONS	50,000.
WORCESTER COMMON GROUND INC 7 BELLEVUE ST - UNIT 4 WORCESTER, MA 01609	N/A	PUBLIC CHARITY	RENOVATIONS	50,000.
YWCA MALDEN 54 WASHINGTON ST MALDEN, MA 02148	N/A	PUBLIC CHARITY	RENOVATIONS	28,000.

Total from continuation sheets