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EXTENDED TO NOVEMBER

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

Return of Private Foundation

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

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

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

2018 Open to Public Inspection

For calendar year 2018 or tax year beginning , and ending

Name of foundation: THE ZEIST FOUNDATION, INC

A Employer identification number: 58-1890927

Number and street (or P O box number if mail is not delivered to street address): 3715 NORTHSIDE PKWY, NW — Room/suite: 3-195

B Telephone number: (404) 949-3160

City or town, state or province, country, and ZIP or foreign postal code: ATLANTA, GA 30327

C If exemption application is pending, check here ▶ ☐

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

D 1 Foreign organizations, check here ▶ ☐

2 Foreign organizations meeting the 85% test, check here and attach computation ▶ ☐

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

04

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

I Fair market value of all assets at end of year (from Part II, col (c), line 16) ▶$ 237,859,267.

J Accounting method: [X] Cash ☐ Accrual ☐ Other (specify) (Part I, column (d) must be on cash basis.)

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

ENVELOPE POSTMARK DATE NOV 13 2019

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	0.		N/A	
2	Check ▶ [X] if the foundation is not required to attach Sch B				
3	Interest on savings and temporary cash investments	465,829.	464,194.		STATEMENT 1
4	Dividends and interest from securities	2,220,391.	2,220,391.		STATEMENT 2
5a	Gross rents				
b	Net rental income or (loss)				
6a	Net gain or (loss) from sale of assets not on line 10	12,577,669.			
b	Gross sales price for all assets on line 6a 35,631,955.				
7	Capital gain net income (from Part IV, line 2)		12,577,669.		
8	Net short-term capital gain				
9	Income modifications				
10a	Gross sales less returns and allowances				
b	Less Cost of goods sold				
c	Gross profit or (loss)				
11	Other income	-202,095.	-202,095.		STATEMENT 3
12	**Total** Add lines 1 through 11	15,061,794.	15,060,159.		
13	Compensation of officers, directors, trustees, etc	804,101.	26,250.		777,851.
14	Other employee salaries and wages	145,913.	0.		145,913.
15	Pension plans, employee benefits	135,292.	0.		135,292.
16a	Legal fees STMT 4	35,083.	0.		35,083.
b	Accounting fees STMT 5	41,400.	0.		41,400.
c	Other professional fees STMT 6	3,355,167.	2,700,731.		654,436.
17	Interest	104,597.	104,597.		0.
18	Taxes STMT 7	106,456.	40,390.		66,066.
19	Depreciation and depletion	5,403.	5,403.		
20	Occupancy	37,994.	0.		37,994.
21	Travel, conferences, and meetings	3,745.	0.		3,745.
22	Printing and publications				
23	Other expenses STMT 8	1,017,872.	961,946.		43,742.
24	**Total operating and administrative expenses** Add lines 13 through 23	5,793,023.	3,839,317.		1,941,522.
25	Contributions, gifts, grants paid	9,810,512.			9,810,512.
26	**Total expenses and disbursements** Add lines 24 and 25	15,603,535.	3,839,317.		11,752,034.
27	Subtract line 26 from line 12:				
a	Excess of revenue over expenses and disbursements	-541,741.			
b	**Net investment income** (if negative, enter -0-)		11,220,842.		
c	**Adjusted net income** (if negative, enter -0-)			N/A	

Revenue — Operating and Administrative Expenses

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SCANNED DEC 19 2019

823501 12-11-18 LHA For Paperwork Reduction Act Notice, see instructions — Form **990-PF** (2018)

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19431111 797794 581890927PF 2018.05000 THE ZEIST FOUNDATION, INC 58189091

Part II Balance Sheets Attached schedules and amounts in the description column should be for end-of-year amounts only

			Beginning of year (a) Book Value	End of year (b) Book Value	(c) Fair Market Value
Assets	1	Cash - non-interest-bearing	2,243,866.	2,980,501.	2,980,501.
	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 ▶ 3,829,526.			
		Less: allowance for doubtful accounts ▶ 0.	3,454,526.	3,829,526.	3,829,526.
	8	Inventories for sale or use			
	9	Prepaid expenses and deferred charges			
	10a	Investments - U.S. and state government obligations			
	b	Investments - corporate stock			
	c	Investments - corporate bonds			
	11	Investments - land, buildings, and equipment: basis ▶			
		Less accumulated depreciation ▶			
	12	Investments - mortgage loans			
	13	Investments - other STMT 11	240,966,263.	229,816,747.	229,816,747.
	14	Land, buildings, and equipment: basis ▶ 450,668.			
		Less accumulated depreciation STMT 12 ▶ 118,175.	1,255,095.	332,493.	332,493.
	15	Other assets (describe ▶ MAYSON AVE EDGEWOOD)	900,000.	900,000.	900,000.
	16	**Total assets** (to be completed by all filers - see the instructions. Also, see page 1, item I)	248,819,750.	237,859,267.	237,859,267.
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 ▶ DEFERRAL PAYABLE)	39,043.	47,446.	
	23	**Total liabilities** (add lines 17 through 22)	39,043.	47,446.	
Net Assets or Fund Balances		**Foundations that follow SFAS 117, check here** ▶ ☐ **and complete lines 24 through 26, and lines 30 and 31**			
	24	Unrestricted			
	25	Temporarily restricted			
	26	Permanently restricted			
		Foundations that do not follow SFAS 117, check here ▶ ☒ **and complete lines 27 through 31**			
	27	Capital stock, trust principal, or current funds	222,736,480.	222,736,480.	
	28	Paid-in or capital surplus, or land, bldg., and equipment fund	0.	0.	
	29	Retained earnings, accumulated income, endowment, or other funds	26,044,227.	15,075,341.	
	30	**Total net assets or fund balances**	248,780,707.	237,811,821.	
	31	**Total liabilities and net assets/fund balances**	248,819,750.	237,859,267.	

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	248,780,707.
2	Enter amount from Part I, line 27a	2	-541,741.
3	Other increases not included in line 2 (itemize) ▶	3	0.
4	Add lines 1, 2, and 3	4	248,238,966.
5	Decreases not included in line 2 (itemize) ▶ SEE STATEMENT 10	5	10,427,145.
6	Total net assets or fund balances at end of year (line 4 minus line 5) - Part II, column (b), line 30	6	237,811,821.

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	35,631,955.		23,054,286.	12,577,669.

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

	(i) FMV as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	(l) Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col. (h))
a				
b				
c				
d				
e				12,577,669.

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** 12,577,669.

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))
2017	11,313,092.	232,566,794.	.048644
2016	11,734,547.	224,196,134.	.052341
2015	11,964,200.	237,454,035.	.050385
2014	11,000,618.	248,935,352.	.044191
2013	8,225,045.	237,804,288.	.034587

2	**Total** of line 1, column (d)	2	.230148
3	Average distribution ratio for the 5-year base period - divide the total on line 2 by 5 0, or by the number of years the foundation has been in existence if less than 5 years	3	.046030
4	Enter the net value of noncharitable-use assets for 2018 from Part X, line 5	4	246,859,053.
5	Multiply line 4 by line 3	5	11,362,922.
6	Enter 1% of net investment income (1% of Part I, line 27b)	6	112,208.
7	Add lines 5 and 6	7	11,475,130.
8	Enter qualifying distributions from Part XII, line 4	8	11,752,034.

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 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	CEDAR ROCK CAPITAL PARTNERS LLC	P	VARIOUS	12/31/18
b	CEDAR ROCK CAPITAL PARTNERS LLC	P	VARIOUS	12/31/18
c	COMMONFUND CAPITAL VENTURE PARTNERS XII LP	P	VARIOUS	12/31/18
d	DAVIDSON KEMPNER INST PARTNERS LP	P	VARIOUS	12/31/18
e	GQG PARTNERS EMERGING MARKETS EQUITY FD	P	VARIOUS	12/31/18
f	RENAISSANCE INST DIVERSIFIED ALPHA FD LLC	P	VARIOUS	12/31/18
g	WTC MICRO CAP EQUITY PORTFOLIO	P	VARIOUS	12/31/18
h	WTC RESEARCH EQUITY PORTFOLIO	P	VARIOUS	12/31/18
i	WTC SELECT LEADERS PORTFOLIO	P	VARIOUS	12/31/18
j	DAVIDSON KEMPNER INST PARTNERS LP	P	VARIOUS	12/31/18
k	GQG PARTNERS EMERGING MARKETS EQUITY FD	P	VARIOUS	12/31/18
l	RENAISSANCE INST DIVERSIFIED ALPHA FD LLC	P	VARIOUS	12/31/18
m	WTC MICRO CAP EQUITY PORTFOLIO	P	VARIOUS	12/31/18
n	WTC RESEARCH EQUITY PORTFOLIO	P	VARIOUS	12/31/18
o	WTC SELECT LEADERS PORTFOLIO	P	VARIOUS	12/31/18

	(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	3,969.			3,969.
b	110,196.			110,196.
c	888.			888.
d	76,888.			76,888.
e	71,426.			71,426.
f			203,523.	-203,523.
g	92,096.			92,096.
h	28,860.			28,860.
i	10,665.			10,665.
j	124,443.			124,443.
k	223,400.			223,400.
l	275,536.			275,536.
m	443,447.			443,447.
n	1,248,957.			1,248,957.
o	117,800.			117,800.

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				3,969.
b				110,196.
c				888.
d				76,888.
e				71,426.
f				-203,523.
g				92,096.
h				28,860.
i				10,665.
j				124,443.
k				223,400.
l				275,536.
m				443,447.
n				1,248,957.
o				117,800.

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	

823591
04-01-18

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	FARALLON EQUITY PARTNERS LP	P	VARIOUS	12/31/18
b	FARALLON EQUITY PARTNERS LP	P	VARIOUS	12/31/18
c	PASSIVE FOREIGN INVEST COMPANY (PFIC)	P	VARIOUS	12/31/18
d	NORTHERN TRUST CG DISTRIBUTIONS	P	VARIOUS	12/31/18
e	BERKSHIRE HATHAWAY INC CL A	P	12/25/05	VARIOUS
f	VANGUARD SHORT TERM	P	VARIOUS	03/12/18
g	MFO VANGUARD FEDERAL MONEY MARKET FUND	P	09/05/18	VARIOUS
h	BERKSHIRE HATHAWAY INC CL A	P	12/25/05	08/07/18
i	EDGEWOOD GROWTH FUND	P	01/01/72	08/21/18
j	BERKSHIRE HATHAWAY INC CL A	P	12/25/05	08/27/18
k	MFO VANGUARD SHORT TERM INVT GRADE INSTL	P	VARIOUS	12/20/18
l	ATLANTA EQUITY FUND	P	VARIOUS	12/31/18
m	MAYSON AVENUE LAND SALE	P	06/01/12	06/20/18
n	NORTHERN TRUST CG DISTRIBUTIONS	P	VARIOUS	12/31/18
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			456,828.	-456,828.
b	1,439,461.			1,439,461.
c	1,239,637.			1,239,637.
d	27.			27.
e	3,151,027.		732,000.	2,419,027.
f	1,500,000.		1,536,848.	-36,848.
g	5,450,000.		5,450,000.	0.
h	3,161,475.		732,000.	2,429,475.
i	1,500,000.		992,117.	507,883.
j	1,582,459.		366,000.	1,216,459.
k	10,500,000.		10,850,854.	-350,854.
l	56,488.			56,488.
m	2,763,500.		1,734,116.	1,029,384.
n	459,310.			459,310.
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				-456,828.
b				1,439,461.
c				1,239,637.
d				27.
e				2,419,027.
f				-36,848.
g				0.
h				2,429,475.
i				507,883.
j				1,216,459.
k				-350,854.
l				56,488.
m				1,029,384.
n				459,310.
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** 12,577,669.

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

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04-01-18

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

1a Exempt operating foundations described in section 4940(d)(2), check here ▶ ☐ and enter "N/A" on line 1			
Date of ruling or determination letter. ______ (attach copy of letter if necessary-see instructions)			
b Domestic foundations that meet the section 4940(e) requirements in Part V, check here ▶ [X] and enter 1% of Part I, line 27b		1	112,208.
c All other domestic foundations enter 2% of line 27b. Exempt foreign organizations, enter 4% of Part I, line 12, col. (b).			
2 Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)		2	0.
3 Add lines 1 and 2		3	112,208.
4 Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)		4	0.
5 **Tax based on investment income** Subtract line 4 from line 3. If zero or less, enter -0-		5	112,208.
6 Credits/Payments:			
a 2018 estimated tax payments and 2017 overpayment credited to 2018	6a 171,503.		
b Exempt foreign organizations - tax withheld at source	6b 0.		
c Tax paid with application for extension of time to file (Form 8868)	6c 0.		
d Backup withholding erroneously withheld	6d 0.		
7 Total credits and payments. Add lines 6a through 6d		7	171,503.
8 Enter any **penalty** for underpayment of estimated tax. Check here ☐ if Form 2220 is attached		8	0.
9 **Tax due** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶		9	
10 **Overpayment** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶		10	59,295.
11 Enter the amount of line 10 to be: **Credited to 2019 estimated tax** ▶ 59,295. **Refunded** ▶		11	0.

Part VII-A Statements Regarding Activities

		Yes	No
1a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?	1a		X
b Did it spend more than $100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition	1b		X
If the answer is "Yes" to **1a** or **1b**, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.			
c Did the foundation file **Form 1120-POL** for this year?	1c		X
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: **(1)** On the foundation. ▶ $ 0. **(2)** On foundation managers ▶ $ 0.			
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. ▶ $ 0.			
2 Has the foundation engaged in any activities that have not previously been reported to the IRS?	2		X
If "Yes," attach a detailed description of the activities.			
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? If "Yes," attach a conformed copy of the changes	3		X
4a Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a		X
b If "Yes," has it filed a tax return on **Form 990-T** for this year? N/A	4b		
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year?	5		X
If "Yes," attach the statement required by *General Instruction T*			
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6	X	
7 Did the foundation have at least $5,000 in assets at any time during the year? If "Yes," complete Part II, col. (c), and Part XV	7	X	
8a Enter the states to which the foundation reports or with which it is registered. See instructions. ▶ GA			
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by *General Instruction G*? If "No," attach explanation	8b	X	
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2018 or the tax year beginning in 2018? See the instructions for Part XIV. If "Yes," complete Part XIV	9		X
10 Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses	10		X

2

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 SEE STATEMENT 14	12	X	
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	X	

Website address ▶ ZEISTFOUNDATION.ORG

14 The books are in care of ▶ THE ZEIST COMPANY, LLC Telephone no. ▶ (404) 949-3160

Located at ▶ 3715 NORTHSIDE PKWY, NW, STE 3-195, ATLANTA, GA ZIP+4 ▶ 30327

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 1,635.

			Yes	No
16	At any time during calendar year 2018, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	16		X
	See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the foreign country ▶			

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

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

			Yes	No
1a	During the year, did the foundation (either directly or indirectly)			
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person? ☐ Yes ☒ No			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? ☐ Yes ☒ No			
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? ☒ Yes ☐ No			
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? ☒ Yes ☐ No			
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)? ☐ Yes ☒ No			
	(6) Agree to pay money or property to a government official? (**Exception** Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.) ☐ Yes ☒ No			
b	If any answer is "Yes" to 1a(1)-(6), did **any** of the acts fail to qualify under the exceptions described in Regulations section 53 4941(d)-3 or in a current notice regarding disaster assistance? See instructions	1b		X
	Organizations relying on a current notice regarding disaster assistance, check here ▶ ☐			
c	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2018?	1c		X
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)).			
a	At the end of tax year 2018, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2018? ☐ Yes ☒ No			
	If "Yes," list the years ▶ ______ , ______ , ______ , ______			
b	Are there any years listed in 2a for which the foundation is **not** applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to **all** years listed, answer "No" and attach statement - see instructions.) N/A	2b		
c	If the provisions of section 4942(a)(2) are being applied to **any** of the years listed in 2a, list the years here. ▶ ______ , ______ , ______ , ______			
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year? ☐ Yes ☒ No			
b	If "Yes," did it have excess business holdings in 2018 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 2018.) N/A	3b		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a		X
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2018?	4b		X

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

			Yes	No
5a During the year, did the foundation pay or incur any amount to				
(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?	☐ Yes ☒ No			
(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?	☐ Yes ☒ No			
(3) Provide a grant to an individual for travel, study, or other similar purposes?	☐ Yes ☒ No			
(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions	☐ Yes ☒ No			
(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?	☐ Yes ☒ No			
b If any answer is "Yes" to 5a(1)-(5), did **any** of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance? See instructions	N/A	5b		
Organizations relying on a current notice regarding disaster assistance, check here	▶ ☐			
c If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant?	☐ Yes ☐ No			
If "Yes," attach the statement required by Regulations section 53.4945-5(d)				
6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	☐ Yes ☒ No			
b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		6b		X
If "Yes" to 6b, file Form 8870				
7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?	☐ Yes ☒ No			
b If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction?	N/A	7b		
8 Is the foundation subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year?	☐ Yes ☒ No			

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 15		804,101.	101,828.	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
GARRY LONG - 3715 NORTHSIDE PKWY, NW, STE 3-195, ATLANTA, GA 30327	PROPERTY MANAGER 40.00	75,668.	16,552.	0.
PATRICIA JOHNSON - 3715 NORTHSIDE PKWY, NW, STE 3-195, ATLANTA, GA	GRANTS MANAGER 40.00	70,245.	16,912.	0.

Total number of other employees paid over $50,000 ▶ 0

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

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

(a) Name and address of each person paid more than $50,000	(b) Type of service	(c) Compensation
THE ZEIST COMPANY LLC 3715 NORTHSIDE PKWY, ATLANTA, GA 30327	ACCOUNTING,TAX,MANAGEMENT & INVESTMENT S	1184604.
MONITCELLO ASSOCIATES INC. 1800 LARIMER ST., DENVER, CO 80202	INVESTMENT SERVICES	300,000.
Total number of others receiving over $50,000 for professional services ▶		0

Part IX-A **Summary of Direct Charitable Activities**

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expenses
1 MAYSON AVENUE COOPERATIVE, SEE STATEMENT ATTACHED.	1,007,750.
2	
3	
4	

Part IX-B **Summary of Program-Related Investments**

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

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

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:			
a	Average monthly fair market value of securities		1a	243,130,752.
b	Average of monthly cash balances		1b	2,172,124.
c	Fair market value of all other assets		1c	5,315,452.
d	**Total** (add lines 1a, b, and c)		1d	250,618,328.
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	250,618,328.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)		4	3,759,275.
5	**Net value of noncharitable-use assets** Subtract line 4 from line 3. Enter here and on Part V, line 4		5	246,859,053.
6	**Minimum investment return** Enter 5% of line 5		6	12,342,953.

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	12,342,953.
2a	Tax on investment income for 2018 from Part VI, line 5	2a 112,208.		
b	Income tax for 2018. (This does not include the tax from Part VI.)	2b		
c	Add lines 2a and 2b		2c	112,208.
3	Distributable amount before adjustments Subtract line 2c from line 1		3	12,230,745.
4	Recoveries of amounts treated as qualifying distributions		4	0.
5	Add lines 3 and 4		5	12,230,745.
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	12,230,745.

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	11,752,034.
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	11,752,034.
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	112,208.
6	**Adjusted qualifying distributions** Subtract line 5 from line 4	6	11,639,826.

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 2017	(c) 2017	(d) 2018
1 Distributable amount for 2018 from Part XI, line 7				12,230,745.
2 Undistributed income, if any, as of the end of 2018				
a Enter amount for 2017 only			10,947,419.	
b Total for prior years: ____ , ____ , ____		0.		
3 Excess distributions carryover, if any, to 2018:				
a From 2013				
b From 2014				
c From 2015				
d From 2016				
e From 2017				
f **Total** of lines 3a through e	0.			
4 Qualifying distributions for 2018 from Part XII, line 4: ▶ $ 11,752,034.				
a Applied to 2017, but not more than line 2a			10,947,419.	
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 2018 distributable amount				804,615.
e Remaining amount distributed out of corpus	0.			
5 Excess distributions carryover applied to 2018 (If an amount appears in column (d), the same amount must be shown in column (a))	0.			0.
6 **Enter the net total of each column as indicated below**				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5	0.			
b Prior years' undistributed income. Subtract line 4b from line 2b		0.		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed		0.		
d Subtract line 6c from line 6b. Taxable amount - see instructions		0.		
e Undistributed income for 2017. Subtract line 4a from line 2a. Taxable amount - see instr.			0.	
f Undistributed income for 2018. Subtract lines 4d and 5 from line 1 This amount must be distributed in 2019				11,426,130.
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 2013 not applied on line 5 or line 7	0.			
9 **Excess distributions carryover to 2019** Subtract lines 7 and 8 from line 6a	0.			
10 Analysis of line 9:				
a Excess from 2014				
b Excess from 2015				
c Excess from 2016				
d Excess from 2017				
e Excess from 2018				

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 2018, enter the date of the ruling ▶

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

	Tax year	Prior 3 years			
	(a) 2018	(b) 2017	(c) 2016	(d) 2015	(e) Total
2 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 ▶ [X] 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:

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

c Any submission deadlines:

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

Part XV Supplementary Information *(continued)*

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
SEE ATTACHED STATEMENT 3715 NORTHSIDE PKWY, NW ATLANTA, GA 30327	NONE	PUBLIC CHARITY	VARIOUS	9,810,512.
Total			▶ 3a	9,810,512.
b *Approved for future payment* NONE				
Total			▶ 3b	0.

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
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	531390		14	465,829.	
4 Dividends and interest from securities	531390		14	2,220,391.	
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	531390		14	-202,095.	
8 Gain or (loss) from sales of assets other than inventory	531390		18	12,577,669.	
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.		15,061,794.	0.

13 Total Add line 12, columns (b), (d), and (e) 13 15,061,794.

(See worksheet in line 13 instructions to verify calculations.)

Part XVI-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).

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

			Yes	No
1	Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?			
a	Transfers from the reporting foundation to a noncharitable exempt organization of:			
	(1) Cash	1a(1)		X
	(2) Other assets	1a(2)		X
b	Other transactions:			
	(1) Sales of assets to a noncharitable exempt organization	1b(1)		X
	(2) Purchases of assets from a noncharitable exempt organization	1b(2)		X
	(3) Rental of facilities, equipment, or other assets	1b(3)		X
	(4) Reimbursement arrangements	1b(4)		X
	(5) Loans or loan guarantees	1b(5)		X
	(6) Performance of services or membership or fundraising solicitations	1b(6)		X
c	Sharing of facilities, equipment, mailing lists, other assets, or paid employees	1c		X

d If the answer to any of the above is "Yes," complete the following schedule Column **(b)** should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column **(d)** the value of the goods, other assets, or services received.

(a) Line no	(b) Amount involved	(c) Name of noncharitable exempt organization	(d) Description of transfers, transactions, and sharing arrangements
		N/A	

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

b If "Yes," complete the following schedule.

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

Sign Here

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

▶ Marie B Foster | 11/13/19 | ▶ Co-President

Signature of officer or trustee | Date | Title

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

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
EILEEN K. SCHERBERGER, CPA	Eileen Scherberger CPA	11/13/19		P00962705

Firm's name ▶ THE ZEIST COMPANY, LLC — Firm's EIN ▶ 58-2405209

Firm's address ▶ 3715 NORTHSIDE PKWY,NW, STE 3-195 ATLANTA, GA 30327 — Phone no. (404)949-3160

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

SOURCE	AMOUNT
CARNELIAN ENERGY CAPITAL II LP	20.
CAROUSEL CAPITAL PARTNERS V LP	57.
CEDAR ROCK CAPITAL	4,098.
DAVIDSON KEMPNER INSTITUTIONAL PARTNERS LP	358,319.
DAVIDSON KEMPNER LT DIST. OPP. FUND	8,263.
FARALLON EQUITY PARTNERS LP	23,191.
GQG PARTNERS EM EQUITY FUND	2,458.
OWL VENTURES III LP	985.
RENAISSANCE INSTITUTIONAL DIV ALPHA FUND	60,948.
ROARK CAPITAL PARTNERS V LP	73.
WTC-CTF MICRO CAP	864.
WTC-CTF RESEARCH EQUITY	3,095.
WTF-CTF SELECT LEADERS	3,458.
TOTAL TO FORM 990-PF, PART I, LINE 3, COLUMN A	465,829.

FORM 990-PF DIVIDENDS AND INTEREST FROM SECURITIES STATEMENT 2

SOURCE	GROSS AMOUNT	CAPITAL GAINS DIVIDENDS	COLUMN (A) AMOUNT
BNY MELLON - #0070	250,221.	0.	250,221.
BNY MELLON - #0090	1,801.	0.	1,801.
BNY MELLON - #0170	38.	0.	38.
BNY MELLON - #4000	12.	0.	12.
CEDAR ROCK CAPITAL	743,364.	0.	743,364.
DAVIDSON KEMPNER INSTITUTIONAL PARTNERS LP	56,529.	0.	56,529.
FARALLON EQUITY PARTNERS LP	55,024.	0.	55,024.
FORM 8621 PFIC DIVIDENDS	266,559.	0.	266,559.
GQG PARTNERS EM EQUITY FUND	97,004.	0.	97,004.
NORTHERN TRUST 70372	1,055.	0.	1,055.
NORTHERN TRUST 70375	2,283.	0.	2,283.
NORTHERN TRUST 70376	59.	0.	59.
NORTHERN TRUST 70910	307,433.	0.	307,433.
RENAISSANCE INSTITUTIONAL DIV ALPHA FUND	113,319.	0.	113,319.
WTC-CTF MICRO CAP	38,860.	0.	38,860.
WTC-CTF RESEARCH EQUITY	223,046.	0.	223,046.
WTC-CTF SELECT LEADERS	63,784.	0.	63,784.
TOTAL TO FM 990-PF, PART I, LN 4	2,220,391.	0.	2,220,391.

FORM 990-PF — OTHER INCOME — STATEMENT 3

DESCRIPTION	(A) REVENUE PER BOOKS	(B) NET INVEST-MENT INCOME	(C) ADJUSTED NET INCOME
INVESTMENT INCOME - ATLANTA EQUITY FUND	43,617.	43,617.	
INVESTMENT INCOME - MAYSON AVENUE	21,538.	21,538.	
WTF-CTF RESEARCH EQUITY	11,737.	11,737.	
WTF-CTF SELECT LEADERS	-298.	-298.	
WTF-CTF MICRO CAP	-27.	-27.	
CEDAR ROCK CAPITAL	-2,618.	-2,618.	
CARNELIAN ENERGY CAPITAL II LP	11,256.	11,256.	
DAVIDSON KEMPNER INSTITUTIONAL PARTNERS LP	126,944.	126,944.	
FARALLON EQUITY PARTNERS	-100,715.	-100,715.	
GQG PARTNERS EM EQUITY FUND	879.	879.	
RENAISSANCE INSTITUTIONAL DIV ALPHA FUND	-320,801.	-320,801.	
CAROUSEL CAPITAL PARTNERS V LP	5,014.	5,014.	
NORTHERN TRUST SECTION 1411	1,379.	1,379.	
TOTAL TO FORM 990-PF, PART I, LINE 11	-202,095.	-202,095.	

FORM 990-PF — LEGAL FEES — STATEMENT 4

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST-MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
LEGAL FEES	35,083.	0.		35,083.
TO FM 990-PF, PG 1, LN 16A	35,083.	0.		35,083.

FORM 990-PF — ACCOUNTING FEES — STATEMENT 5

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST-MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
PROFESSIONAL FEES - TAX & ACCOUNTING	41,400.	0.		41,400.
TO FORM 990-PF, PG 1, LN 16B	41,400.	0.		41,400.

FORM 990-PF OTHER PROFESSIONAL FEES STATEMENT 6

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
INVESTMENT FEES	2,699,989.	2,699,989.		0.
PROFESSIONAL FEES - FOUNDATION SOURCE	10,000.	0.		10,000.
PROFESSIONAL FEES - CONSULTING	27,432.	742.		26,690.
PROFESSIONAL FEES - OTHER	1,752.	0.		1,752.
MANAGEMENT FEES	615,994.	0.		615,994.
TO FORM 990-PF, PG 1, LN 16C	3,355,167.	2,700,731.		654,436.

FORM 990-PF TAXES STATEMENT 7

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
TAXES & LICENSES	130.	0.		130.
TAXES - PAYROLL	65,936.	0.		65,936.
TAXES - FOREIGN	40,390.	40,390.		0.
TO FORM 990-PF, PG 1, LN 18	106,456.	40,390.		66,066.

FORM 990-PF | OTHER EXPENSES | STATEMENT 8

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
DUES AND SUBSCRIPTIONS	287.	0.		287.
EDUCATION	13,237.	0.		13,237.
INSURANCE - GENERAL LIABILITY	5,131.	0.		5,131.
MEALS & ENTERTAINMENT	2,726.	0.		2,726.
OFFICE EXPENSE	8,138.	0.		8,138.
POSTAGE & DELIVERY	1,031.	0.		1,031.
REPAIRS & MAINTENANCE	2,115.	0.		2,115.
TELEPHONE & INTERNET	9,765.	0.		9,765.
PORTFOLIO DEDUCTIONS (PASSTHROUGH)	270,080.	270,080.		0.
EMPLOYEE EXPENSE REIMBURSEMENTS	1,312.	0.		1,312.
INVESTMENT FEES (PASSTHROUGH K1'S)	704,050.	691,866.		0.
TO FORM 990-PF, PG 1, LN 23	1,017,872.	961,946.		43,742.

FOOTNOTES STATEMENT 9

STATEMENT REGARDING PART VII-A, LINE 11
SUMMARY OF DIRECTLY OR INDIRECTLY CONTROLLED ENTITY

MAYSON AVENUE COOPERATIVE, LLC IS A WHOLLY OWNED DISREGARDED LLC OF THE FOUNDATION, WHICH CARRIES OUT THE BULK OF ITS PLACE BASED PHILANTHROPIC ACTIVITIES.

FORM 990-PF OTHER DECREASES IN NET ASSETS OR FUND BALANCES STATEMENT 10

DESCRIPTION	AMOUNT
ADJUSTMENT TO UNREALIZED GAINS/LOSSES ON INVESTMENTS	10,427,145.
TOTAL TO FORM 990-PF, PART III, LINE 5	10,427,145.

FORM 990-PF OTHER INVESTMENTS STATEMENT 11

DESCRIPTION	VALUATION METHOD	BOOK VALUE	FAIR MARKET VALUE
ATLANTA EQUITY FUND, LP	FMV	67,242.	67,242.
NORTHERN TRUST - FIXED INCOME (SEE ATTACHMENT)	FMV	5,978,696.	5,978,696.
NORTHERN TRUST - EQUITIES (SEE ATTACHMENT)	FMV	62,271,682.	62,271,682.
NORTHERN TRUST - ALTERNATIVES (SEE ATTACHMENT)	FMV	153,437,009.	153,437,009.
NORTHERN TRUST - DEFERRALS (SEE ATTACHMENT)	FMV	47,446.	47,446.
NORTHERN TRUST - CASH EQUIVALENTS	FMV	8,014,672.	8,014,672.
TOTAL TO FORM 990-PF, PART II, LINE 13		229,816,747.	229,816,747.

FORM 990-PF DEPRECIATION OF ASSETS NOT HELD FOR INVESTMENT STATEMENT 12

DESCRIPTION	COST OR OTHER BASIS	ACCUMULATED DEPRECIATION	BOOK VALUE
FURNITURE	8,452.	8,452.	0.
OFFICE FURNITURE	5,103.	5,103.	0.
OFFICE SPACE BUILDOUT	38,155.	30,270.	7,885.
LATERAL FILE CABINETS & BOOKCASES	4,350.	4,350.	0.
CONFERENCE TABLE, 2 CHAIRS & SOFA	10,727.	10,727.	0.
EGTAGER FOR CONFERENCE ROOM	2,723.	2,723.	0.
CONFERENCE ROOM CHAIRS	3,277.	3,277.	0.
LATERAL FILE CABINETS & BOOKCASES	4,350.	4,350.	0.
OFFICE CHAIRS	1,677.	1,677.	0.
TABLE REFINISHING	1,827.	1,827.	0.
RECEPTIONIST CHAIR	599.	599.	0.
COOPERATIVE BUILDERS - CONSTRUCTION OVERSIGHT	4,631.	3,674.	957.
COOPERATIVE BUILDERS - CONSTRUCTION OVERSIGHT	3,371.	2,673.	698.
COOPERATIVE BUILDERS - CONSTRUCTION OVERSIGHT	2,570.	2,040.	530.
COOPERATIVE BUILDERS - CONSTRUCTION OVERSIGHT	1,443.	1,144.	299.
COOPERATIVE BUILDERS - CONSTRUCTION OVERSIGHT	1,204.	955.	249.
APPLE IPAD	1,012.	1,012.	0.
RECOVER WING CHAIR AND OVAL BACK CHAIRS	575.	575.	0.
OFFICE FURNITURE - CREDENZA, CURIO CABINET, BOOKCASE	5,505.	5,259.	246.
PARTNER'S DESK	4,254.	4,064.	190.
FABRIC & LABOR DECORATING	4,059.	3,878.	181.
OVAL BACK ARM CHAIRS (2)	1,850.	1,767.	83.
CREDENZA	3,248.	3,103.	145.
RECOVER SHIELD BACK CHAIR AND 4 ACCENT CHAIRS	607.	607.	0.
DELL LATITUDE LAPTOP E7240	2,112.	2,051.	61.
LAPTOP COMPUTER	1,925.	1,759.	166.
LAND	320,000.	0.	320,000.
LAPTOP WITH DVD, DOCKING & EXTERNAL DISPLAY	2,401.	2,055.	346.
CESSI ERGO RISE TABLE AND CHAIR	2,096.	1,638.	458.
DELL LATITUDE 7000 #1	2,238.	2,238.	0.
DELL LATITUDE 7000 #2	2,238.	2,238.	0.
DELL LATITUDE 7000 #3	2,087.	2,087.	0.
TOTAL TO FM 990-PF, PART II, LN 14	450,666.	118,172.	332,494.

FORM 990-PF OTHER ASSETS STATEMENT 13

DESCRIPTION	BEGINNING OF YR BOOK VALUE	END OF YEAR BOOK VALUE	FAIR MARKET VALUE
MAYSON AVE EDGEWOOD (PRI) LOANS RECEIVABLE	900,000.	900,000.	900,000.
TO FORM 990-PF, PART II, LINE 15	900,000.	900,000.	900,000.

FORM 990-PF EXPLANATION CONCERNING PART VII-A, LINE 12 STATEMENT 14
SECTION 170(C)(2)(B) STATEMENT

EXPLANATION

ALL CONTRIBUTIONS TO A DAF OVER WHICH THE FOUNDATION HAS ADVISORY PRIVILEGES ARE CONTRIBUTIONS TO AN ENTITY DESCRIBED IN IRC SECTIONS 501(C)(3) AND 170(B)(1)(A)(VI). SUCH FUNDS WILL BE USED EXCLUSIVELY TO FUND GRANTS TO OTHER ENTITIES THAT ARE EXEMPT UNDER SECTION 501(C)(3), AND ARE ALSO DESCRIBED UNDER THE IRC SECTIONS 170(B)(1)(A)(I)-(VI) OR 509(A)(2). AS A RESULT, THEY ARE INCLUDED IN QUALIFYING DISTRIBUTIONS OF THE FOUNDATION.

THE FOUNDATION REGULARLY SETS ASIDE, IN A DAF, FUNDS COMMITTED TO CHARITABLE PROJECTS THAT WILL BE PAID IN INSTALLMENTS OVER TIME.

FORM 990-PF PART VIII - LIST OF OFFICERS, DIRECTORS TRUSTEES AND FOUNDATION MANAGERS STATEMENT 15

NAME AND ADDRESS	TITLE AND AVRG HRS/WK	COMPEN-SATION	EMPLOYEE BEN PLAN CONTRIB	EXPENSE ACCOUNT
NANCY J. BRUMLEY-ROBITAILLE 3715 NORTHSIDE PKWY, NW, STE 3-195 ATLANTA, GA 30327	CO-PRESIDENT/DIRECTOR 13.00	125,000.	34,856.	0.
R. BRAD FOSTER 3715 NORTHSIDE PKWY, NW, STE 3-195 ATLANTA, GA 30327	VICE PRESIDENT/DIRECTOR 7.00	62,000.	2,598.	0.
MARIE B. FOSTER 3715 NORTHSIDE PKWY, NW, STE 3-195 ATLANTA, GA 30327	CO-PRESIDENT/DIRECTOR 16.00	125,000.	34,856.	0.
BARBARA K. DEBUTTS 3715 NORTHSIDE PKWY, NW, STE 3-195 ATLANTA, GA 30327	EXECUTIVE DIRECTOR 40.00	313,419.	18,882.	0.
ATIBA MBIWAN 3715 NORTHSIDE PKWY, NW, STE 3-195 ATLANTA, GA 30327	ASSOCIATE DIRECTOR 40.00	178,682.	10,636.	0.
TOTALS INCLUDED ON 990-PF, PAGE 6, PART VIII		804,101.	101,828.	0.

The Zeist Foundation, Inc. 58-1890927

STATEMENT REGARDING PART II, LINE 7
Summary of Notes and Loans Receivable

Note Receivable - Upaid Systems Convertible Promissory Notes	$1,020,910
Receivable Upaid Bridge Notes Convertible Stock Certificates	$2,808,616
Total Notes and Loans Receivable	$3,829,526

The Zeist Foundation, Inc. 58-1890927

STATEMENT REGARDING PART II, LINE 15
Summary of Other Program Related Assets

Note Receivable - Edgewood Townhomes, LP	$ 900,000
Total Other Assets	$ 900,000

THE ZEIST FOUNDATION, INC.
FEIN 58-1890927
BALANCE SHEET - INVESTMENTS ATTACHMENT TO 990-PF
12/31/2018

		Cash Equiv	Alternative	Equities	Fixed Income	Deferrals	Total FMV	
Northern Trust Account	70910	8,014,672	153,437,009	62,271,682	5,978,696	-	229,702,059	
Northern Trust Account	70375		-	-	-			*included in cash*
Northern Trust Account	70372	-	-	-	-	41,136	41,136	
Northern Trust Account	70376	-	-	-	-	3,624	3,624	
Northern Trust Account	70373	-	-	-	-	2,687	2,687	
Totals for Northern Trust attachments								**229,749,505**
Atlanta Equity				67,242				67,242
Total Other Investments line 13								**229,816,747**

STATEMENT REGARDING PART VII-A, LINE 11
Summary of Directly or Indirectly Controlled Entity

Mayson Avenue Cooperative, LLC is a wholly-owned disregarded LLC of the Foundation, which carries out the bulk of its place-based philanthropic activities.

The Zeist Foundation Inc.
FEIN 58-1890927
Grant Recipient Details, 990-PF, Part XV
12/31/2018

RECIPIENT	RECIPIENT ADDRESS		AMOUNT	RELATIONSHIP	PURPOSE
7 Stages, Inc	1105 Euclid Ave NE	Atlanta, GA 30307	35,000	none	Arts & Culture
Achieve Atlanta	191 Peachtree St NE, Suite 1000	Atlanta, GA 30303	75,000	none	Education
Agape Community Center	2353 Bolton Rd NW, Ste 100	Atlanta, GA 30318	50,000	none	Education
Atlanta Ballet, Inc , The	1400 W Peachtree Street NW	Atlanta, GA 30309	100,000	none	Arts & Culture
Atlanta Botanical Garden	1345 Piedmont Avenue NE	Atlanta, GA 30309	50,000	none	Health & Human Services
Atlanta Children's Shelter	PO Box 54322	Atlanta, GA 30308	30,000	none	Education
Atlanta Community Food Bank	732 Joseph E Lowery Blvd , NW	Atlanta, GA 30318	250,000	none	Health & Human Services
Atlanta Families for Excellence in Education	1266 W Paces Ferry Rd, Ste 151	Atlanta, GA 30327	25,000	none	Education
Atlanta History Center	130 W Paces Ferry Rd NW	Atlanta, GA 30305	75,000	none	Arts & Culture
Atlanta Mission	2353 Bolton Rd	Atlanta, GA 30318	100,000	none	Health & Human Services
Atlanta Neighborhood Charter School	688 Grant Street	Atlanta, GA 30315	50,000	none	Education
Atlanta Police Foundation	191 Peachtree St NE, Suite 191	Atlanta, GA 30303	100,000	none	Health & Human Services
Atlanta Speech School	3160 Northside Parkway, NW	Atlanta, GA 30327	250,000	none	Education
Big Brothers Big Sisters of Metro Atlanta	1382 Peachtree St NE	Atlanta, GA 30309	40,000	none	Health & Human Services
Bobby Jones Golf Course Foundation	2560 Brookdale Dr , NW	Atlanta, GA 30305	75,000	none	Health & Human Services
Boys & Girls Club of Metro Atlanta	1275 Peachtree St NE, Ste 50	Atlanta, GA 30309	400,000	none	Health & Human Services
Breakthrough Atlanta	4075 Paces Ferry Road, NW	Atlanta, GA 30327	75,000	none	Education
Buckhead Christian Ministry	2847 Piedmont Road	Atlanta, GA 30305	100,000	none	Health & Human Services
Camp Twin Lakes	600 Means Street, Suite 110	Atlanta, GA 30318	100,000	none	Health & Human Services
Children's Healthcare of Atlanta	1577 Northeast Expressway, Suite A	Atlanta, GA 30329	1,000,000	none	Health & Human Services
CHRIS 180	1017 Fayetteville Rd, Suite B	Atlanta, GA 30316	250,000	none	Health & Human Services
Communities in Schools Atlanta	260 Peachtree Street, Ste 750	Atlanta, GA 30303	50,000	none	Education
Communities in Schools Georgia	260 Peachtree Street, Suite 700	Atlanta, GA 30303	50,000	none	Education
Communities of Coastal Georgia Foundation	1626 Frederica Rd #201	St Simons Island, GA 31522	40,000	none	Community Development
Community Foundation for Greater Atlanta	50 Hurt Plaza, Suite 449	Atlanta, GA 30303	1,045,095	none	Community Development
Covenant House Georgia	1559 Johnson Road, NW	Atlanta, GA 30318	50,000	none	Health & Human Services
Duke University	1452 Fitzpatrick Center	Durham, NC 27708	100,000	none	Health & Human Services
Dyslexia Resource Trust	282 Mt Paran Rd NW	Atlanta, GA 30327	200,000	none	Education
Emory University	1440 Clifton Road, Suite 170	Atlanta, GA 30322	405,000	none	Health & Human Services
Every Student Every Community	112 Krog Street NE	Atlanta, GA 30307	100,000	none	Health & Human Services
Feed My Lambs	560 N Fairground St	Marietta, GA 30060	25,000	none	Education
Fernbank Museum of Natural History, The	767 Clifton Road NE	Atlanta, GA 30307	50,000	none	Education
Food Corps	1140 SE 7th Avenue, Ste 110	Portland, OR 97214	15,000	none	Health & Human Services
Food Well Alliance	970 Jefferson St , NW	Atlanta, GA 30318	50,000	none	Health & Human Services
Foundation Center, The	50 Hurt Plaza, Ste 150	Atlanta, GA 30303	10,000	none	Community Development
GEEARS	3400 Peachtree Rd NE, Ste 1720	Atlanta, GA 30326	65,000	none	Education
Georgia Center on Economic Education	75 Piedmont Ave, Ste 700	Atlanta, GA 30303	35,000	none	Education
Georgia Foodbank Association	732 Joseph E Lowery Blvd , NW	Atlanta, GA 30318	150,000	none	Health & Human Services
Georgia Leadership Institute	School Improvement	Duluth, GA 30097	100,000	none	Education
Georgia Partnership for Excellence in Education	233 Peachtree St, Suite 2000	Atlanta, GA 30303	35,000	none	Education
Grady Health Foundation	191 Peachtree Street NE, Ste 820	Atlanta, GA 30303	500,000	none	Health & Human Services
Historic Oakland Foundation	248 Oakland Avenue SE	Atlanta, GA 30312	20,000	none	Arts & Culture
Horizons Atlanta	3330 Cumberland Blvd, Ste 500	Atlanta, GA 30339	60,000	none	Education
Junior Achievement of Georgia, Inc	460 Abernathy Road	Atlanta, GA 30328	250,000	none	Education
La Amistad	3434 Roswell Rd, NW	Atlanta, GA 30305	45,000	none	Education
Lovett School	4075 W Paces Ferry Rd, NW	Atlanta, GA 30327	25,000	none	Education
Metropolitan Atlanta Arts Fund	50 Hurt Plaza Suite #449	Atlanta, GA 30303	75,000	none	Arts & Culture
Moving in the Spirit	P O Box 170230	Atlanta, GA 30317	35,000	none	Arts & Culture
National Centre for Family Philanthropy	1667 K Street, Ste 550	Washington, DC 20006	5,000	none	Community Development
Nicholas House	PO Box 15577	Atlanta, GA 30333	50,000	none	Education
Odyssey Inc	1424 W Paces Ferry Road NW	Atlanta, GA 30327	50,000	none	Education
Our House Inc	PO Box 1304	Atlanta, GA 30329	100,000	none	Health & Human Services
Pro Bono Partnership of Atlanta	999 Peachtree Street, Ste 2300	Atlanta, GA 30309	20,000	none	Community Development
Quality Care for Children	2751 Buford Highway, NE, Suite 500	Atlanta, GA 30324	125,000	none	Education
Robert W Woodruff Arts Center	1280 Peachtree Street NE	Atlanta, GA 30309	801,500	none	Arts & Culture
Ronald McDonald House Charities	795 Gatewood Rd NE	Atlanta, GA 30329	75,000	none	Health & Human Services
Second Harvest of Georgia	1411 Harbin Circle	Valdosta, GA 31601	10,000	none	Health & Human Services
Sheltering Arms	385 Centennial Olympic Park Drive	Atlanta, GA 30313	125,000	none	Health & Human Services
Southeastern Council of Foundations	50 Hurt Plaza	Atlanta, GA 30303	9,790	none	Community Development
True Colors Theatre Company	887 W Means Street, Suite J-102	Atlanta, GA 30318	25,000	none	Arts & Culture
University of Georgia Foundation	110 E Clayton Street, Ste 300	Athens, GA 30602	100,000	none	Education

STATEMENT REGARDING PART IX-A, LINE 1
Summary of Direct Charitable Activities

Mayson Avenue Cooperative, LLC – A single member limited liability company, disregarded for tax purposes, of which The Zeist Foundation, Inc. is the sole member. The company is authorized to engage in activities in furtherance of exclusively charitable, scientific, religious, literacy and educational purposes within the meaning of Section 501 (c)(3) of the IRC. The direct charitable activities engaged in were building community support and soliciting neighborhood input for a housing redevelopment project in the Edgewood Community of Atlanta, Georgia, and providing educational opportunities to residents of the project and the surrounding neighborhood, including the maintenance of the Edgewood Community Learning Garden, in cooperation with The Wylde Center, a local educational charity.

The Zeist Foundation Inc.
FEIN 58-1890927
Grant Recipient Details, 990-PF, Part XV
12/31/2018

RECIPIENT	RECIPIENT ADDRESS		AMOUNT	RELATIONSHIP	PURPOSE
Whitefoord, Inc	1353 George Brumley Way SE	Atlanta, GA 30317-1743	716,267	none	Education
Wholesome Waves Georgia	P O Box 170118	Atlanta, GA 30317	50,000	none	Health & Human Services
Wylde Center, The	435 Oakview Rd	Atlanta, GA 30030	132,860	none	Community Development
YMCA of Metro Atlanta	100 Edgewood Avenue, Suite 1100	Atlanta, GA 30303	250,000	none	Health & Human Services
Zoo Atlanta	800 Cherokee Avenue SE	Atlanta, GA 30315	350,000	none	Arts & Culture
			$ 9,810,512		